

To,

16.11.2022

M/s.Manyata Developers Private Limited,  
Richmond Circle, Bangalore -560001.

Title report in respect of Converted land bearing Sy.No.57 measuring 3Acres 17 ½ Guntas,  
Situated at Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District and  
Bounded on :-

East By	Remaining portion of land in Sy.No.57;
West By	Property bearing Sy.No.58;
North BY	Property bearing Sy.No.59;
South By	Kempahatti Village Limit.

(In the name of Sri.T.Krishnaprasad S/o Sri.Prakash Rao)

**List of documents furnished for scrutiny:-**

1. Official Memorandum in No.ALN (A & K) SR .30/ 2013-14 dated 28.6.2013.
2. Intimation letter dated 24.6.2013.
3. Conversion fine paid receipt.
4. Conversion Sketch.
5. RR No. 278.
6. RR No.289.
7. RR No.290.
8. Sale Deed dated 5.2.1942 executed by Sri.B.Srinivasa Iyengar in favour of Sri.Shanuboga, Sri.Thimmapaiah S/o. Sri.Subbaiah and Sri.Sreenivasa Rao S/o. Sri.Muniyoji Raya, registered as Document No.990/1941-42, Pages 225 to 226 , Volume 492, in the office of the Sub –registrar, Basavangudi (Anekal).

*Roopa .S*

- =====
9. Sale Deed dated 7.10.1942 executed by Sri.Shanuboga, Sri.Thimmapaiah and Sri.Marati SrinivasRao in favour of Sri.Emme Shankarappa S/o Sri.Emme Nanjappa, registered in Document No.499 /1942-43, pages 156 to 157, in the office of the Sub-registrar Basavangudi (Anekal).
  10. Sale Deed dated 7.10.1942 executed by Sri.Emme Shankarappa in favour of Sri.Papaiah S/o Sri.Kurichinnappa and Sri.Ajappa S/o Sri.Kurimuneppa, registered as Document No. 501/1942-43, Pages 157 to 158 , Volume 499 in the office of the Sub – registrar, Basavangudi (Anekal).
  11. Sale Deed dated 21.5.1947 executed by Sri.Ajappa and Sri.Papaiah in favour of Sri.Kempiranna S/o Sri.Ramanna registered as Document No.2300/1946-47 , Pages 72 to 74, Volume 576 , in the office of the Sub-registrar, Basavangudi (Anekal).
  12. Sale Deed dated 11.5.1970 executed by Sri.Kempiranna in favour of Sri. TB. Nanjappa S/o Sri.Thali Betaiah registered as Document No.431/1970-71, Pages 8 to 9, Volume 1134, in the office of the Sub- registrar Basavangudi (Anekal).
  13. Sale Deed executed by Sri.Kempiranna in favour of Sri.S.Shankarappa S/o Sri.Shankarappa Vide MR No. 7/1988-89.
  14. Sale Deed dated 24.7.1995 executed by Sri.S.Shankarappa, Sri.S.Muniswamappa, Sri.S.Nanjappa and Sri.Chudappa in favour of Sri.Thatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao, registered as Document No.2276/1995-96 , pages 138 to 145, Volume 1869 in the office of the Sub- registrar Basavangudi (Anekal) (MR No. 13/1995-96).
  15. Will dated 27.5.2017 executed by Sri.Thatineni Krishnaprasad in favour of his Wife Smt.Thatineni SudhaRathnamala and Smt.Magarathnadevi. Smt.Vadlamudiharathi registered as Document No.100/III/2017, in the office of the Sub- registrar, Hyderabad South.
  16. Death certificate of Sri.Thatineni Krishna Prasad dated 30.6.2017.
  17. Sale Deed dated 29.3.2021 executed by his wife Smt.Thatineni SudhaRathnamala along with confirming Party Sri.Reddy Veeranna S/o Late Sri.Sanjeevappa in favour M/s. Reddy Veeranna Constructions Pvt. Ltd., registered as Document No.

Roopa .S

=====

5923/2020-21 stored in CD No. SRJD831, in the office of the Sub-registrar, Basavangudi (Sarjapura) for Sy.No.57 measuring 3A 17 ½ Guntas.

18. MR No. T9/2017-18.
19. MR No. H37/2020-21.
20. RTC's for Sy.No.57 measuring 6Acres 33G including 2G of karab for the period from 1969-70 to 1973-74.
21. RTC's for the period from 1979-80 to 1983-84.
22. RTC's for the period from 1984-85 to 1988-89.
23. RTC's for the period from 1989-90 to 1993-94.
24. RTC's for the period from 1994-95 to 1996-97.
25. RTC's for the period from 1997-98 to 1999-2000.
26. RTC's for the period from 2001-02 to 2002-03.
27. RTC's for the period from 2003-04 to 2012-13.
28. RTC's for the period from 2013-14 to 2016-17.
29. RTC's for the period from 2017-18 to 2021-22.
30. 79 AB Endorsement in No.LRF-CR-319 of dated 9.3.2015 in respect of Sy.No.57 measuring 3 Acres 17.08 Guntas, issued by the Special Deputy Commissioner, Bangalore Sub- division, Bangalore.
31. PTCL Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 in respect of Sy.No.57 measuring 3 Acres 17.08 Guntas, issued by the Special Deputy Commissioner, Bangalore Sub- division, Bangalore.
32. Non-available Endorsement of MR No. 7/1988-89 dated 19.9.2013 issued by the Thasildar Anekal.
33. NIL Tenancy certificate issued by the Thasildar Anekal in respect of Sy.No.57 measuring 3 Acres 17.08 Guntas, issued by the Special Deputy Commissioner, Bangalore Sub- division, Bangalore.
34. Karda.
35. Akarbandh.
36. Tax paid receipt for the period 2014-15.
37. EC for the period from 1.4.1940 to 31.3.2004.

*Roopa S*

38. EC for the period from 1.4.1960 TO 31.3.2004.  
39. EC for the period from 1.4.2004 to 17.9.2017.  
40. EC for the period from 18.9.2013 to 6.3.2015.  
41. EC for the period from 1.4.2004 to 15.4.2021.

**TITLE REPORT :-**

Originally, the land bearing Sy.No.57 measuring 18 Acres 39Guntas, Situated at Guddanahalli Village, Kasaba Hobli, Anekal, Bangalore District was owned by Jodidar Sri.B.Srinivasa Iyengar.

Subsequently, A Sale Deed dated 05.2.1942 duly registered on 07.02.1942 was executed by Sri.B.Srinivasa Iyengar in favour of Sri.Shanuboga Sri.Thimmapaiah S/o. Sri.Subbaiah & Sri.Sreenivasa Rao S/o. Sri.Muniyaji Raya, registered as Document No.990/1941-42, Pages 225 to 226 , Volume 492 in the office of the Sub –registrar, Basavangudi (Anekal)for an extent of 18 Acres 39Guntas of land in Sy.No.57 and the same is reflected in RR.278.

A Sale Deed dated 07.10.1942 executed by Sri.Shanuboga Sri.Thimmapaiah S/o. Sri.Subbaiah and Sri.Sreenivasa Rao S/o. Sri.Muniyaji Raya in favour of Sri.Emme Shankarappa S/o Sri.Emme Nanjappa, registered in Document No.499 /1942-43, Pages 156 to 157 , in the office of the Sub- registrar, Basavangudi (Anekal) and the same is reflected in RR No. 289.

A Sale Deed dated 07.10.1942 executed by Sri.Emme Shankarappa S/o Sri.Emme Nanjappa in favour of Sri.Papaiah S/o Sri.Kurichinnappa and Sri.Ajappa S/o Sri.Kurimuneppa, registered as Document No. 501/1942-43, pages 157 to 158, Volume 499 in the office of the Sub –registrar, Basavangudi (Anekal) thus by virtue of sale deed Sri.Papaiah and Sri.Ajappa is shown as joint owners in respect of Sy.No.57 measuring 6Acres 31Guntas and the same is reflected in RR No. 290.

A Sale Deed dated 21.5.1947 executed by Sri.Papaiah and Sri.Ajappa in favour of Sri.Kempiranna S/o. Sri.Ramanna, registered as Document No.2300/1946-47, Pages 72 to 74, Volume 576, in the office of the Sub–registrar, Basavangudi (Anekal) in respect of Sy.No.57 measuring 6Acres 31Guntas.

*Roopa.S*

=====

A Sale Deed dated 11.5.1970 executed by Sri.Kempiranna in favour of Sri. T.B. Nanjappa S/o Sri.Thali Betaiah registered in Document No.431/1970-71, Pages 8 to 9, Volume 1134 in the office of the Sub- registrar, Basavangudi (Anekal) in respect of Sy.No.57 measuring 3 Acres 15 ½ Guntas.

The said Sri.Kempiranna sold remaining portion of land in Sy.No.57 measuring 3 Acres 15 ½ Guntas in favour of Sri.Shankarappa S/o Sri.Emme Shankarappa.

A Sale Deed dated 24.7.1995 executed by Sri.S.Shankarappa, Sri.S.Muniswamappa, Sri.S.Nanjappa and Sri.Chudappa in favour of Sri.Thatineni Krishna Prasad S/o Sri.Thatineni Prakash Rao, registered as Document No.2276/1995-96 , Pages 138 to 145, Volume 1869 in the office of the Sub -registrar, Basavangudi (Anekal) (MR No. 13/1995-96)in respect of land in Sy.No.57 measuring 3Acres 15 ½ Guntas.

Sri.T.Krishnaprasad S/o Prakash Rao applied for conversion of land in Sy.No.57 measuring 3 Acres 17 ½ Guntas including 2Guntas of Karab, the Deputy Commissioner Vide official memorandum ALN(A & K) SR.30/ 2013-14 dated 28.6.2013 has Converted from Agricultural for Residential Purpose. The Intimation letter dated 24.6.2013, the Conversion fine paid receipt & Conversion Sketch are furnished. The same has been mutated vide MR No.T9/2017-18.

Sri.Thatineni Krishnaprasad during his life time, had executed a Will dated 27.5.2017 in favour of his Wife Smt.Thatineni Sudha Rathnamala and Smt.Maganti Ramadevi. Smt.Vadlamudi Bharathi registered in Document No.100/III/2017, in the office of the Sub-registrar, Hyderabad South.

Death certificate of Sri.Thatineni Krishna Prasad died on 30.6.2017. Subsequent to his death the Schedule Property was allotted to the share his wife Smt.Thatineni Sudha Rathnamala as per Will.

A Sale Deed dated 29.3.2021 executed by Smt.Thathineni SudhaRathnamala along with confirming Party Sri.Reddy Veeranna S/o Late Sri.Sanjeevappa in favour Sri. Reddy Veeranna Constructions Pvt. Ltd., Registered as Document No.5923/2020-21 stored in CD No.SRJD831,

*Roopa.S*

=====

in the office of the Sub-registrar, Basavangudi (Sarjapura) in respect of Sy.No.57 measuring 3Acres 17 ½ Guntas.

Thus in the aforesaid manner, M/s.Reddy Veeranna constructions Pvt. Ltd., a company registered under the provisions of the Companies Act 1956, became the absolute owners are in possession and enjoyment of Converted land in Sy.No.57 measuring 3 Acres 17.08Guntas including 2 Guntas of "A" Karab, situated at Guddanahalli Village, Kasaba Hobli, Anekal, Bangalore District, Bangalore.

**RTC's:-**

RTC's for Sy.No.57 measuring 6Acres 33Guntas including 2G of karab for the period from 1969-70 to 1973-74 – the name of Sri.Kempaveeranna S/o Sri.Chikkaramayya is shown as owner.

RTC's for the period from 1979-80 to 1983-84 the name of Sri.Kempaveeranna S/o Sri.Chikkaramayya is shown as owner Vide RR No. 497 and Sri.TB.Nanjappa Vide MR No. 6/1969-70.

RTC's for the period from 1984-85 to 1988-89 the names of Sri.Kempaveeranna S/o Sri.Chikkaramayya is shown as owner Vide RR No. 497 and TB.Nanjappa Vide MR No.6/1969-70 and 3Acres.15G in the name of Sri.N.Shankarappa S/o Sri.Emme Shankarappa Vide MR No. 7/1988-89.

RTC's for the period from 1989-90 to 1993-94 is showing the names of Sri.TB.Nanjappa Vide MR No.6/1969-70 and 3A.15G in the name of Sri.N.Shankarappa S/o Emme Shankarappa Vide MR No. 7/1988-89.

RTC's for the period from 1994-95 to 1996-97 the names of TB.Nanjappa Vide MR No. 6/1969-70 and 3A.15G in the name of Sri.N.Shankarappa S/o Sri Emme Shankarappa Vide MR No. No.7/1988-89 has been rounded off and the names of Sri.KrishnaPrasad S/o Sri.T.Prakash Rao Vide MR No. 13/1995-96- measuring 3A.15 ½ G and Sri.N.Chudappa S/o Sri.TB.Nanjayya and Sri.N.Ravishankar S/o Sri.TB.Nanjayya vide M.R.No.IHC 11/1995-96 measuring 3Acres 15 ½ Guntas.

*Roopa.S*

=====

RTC's for the period from 1997-98 to 1999-2000 the names of Sri.T.KrishnaPrasad S/o T. Prakash Rao Vide MR No. 13/1995-96- measuring 3A.15 ½ G and Sri.N.Chudappa S/o Sri.TB.Nanjaiah and Sri.N.Ravishankar S/o Sri.T.B.Nanjayya vide M.R.No.IHC.11/1995-96 measuring 3Acres 15 ½Guntas.

RTC's for the period from 2001-02 to 2002-03 the names of Sri.Krishna Prasad S/o Sri.T.Prakash Rao Vide MR No.13/1995-96-measuring 3Acres.15½Gunts and Sri.N.Chudappa S/o Sri.TB.Nanjayya and Sri.N.Ravishankar S/o Sri.TB.Nanjappa vide M.R. No.IHC 11/1995-96 measuring 3Acres 15 ½ Guntas.

RTC's for the period from 2003-04 to 2012-13 the names of Sri.Krishna Prasad S/o Sri.T.Prakash Rao vide M.R.No.13/1995-96- measuring 3Acres 15½Gunts and Sri.N.Ravishankar S/o Sri.TB.Nanjaiah Vide MR No.6/1969-70 measuring 3Acres 15 ½ Guntas

RTC's for the period from 2013-14 to 2016-17 the names of Sri.KrishnaPrasad S/o Sri.T.Prakash Rao Vide MR No.T3/1995-96- measuring 3Acres.15 ½Gunts and jointly Sri.N.Chudappa S/o Sri.TB.Nanjaiah and Sri.N.Ravishankar S/o Sri.TB.Nanjaiah vide MR No. 6/1969-70 measuring 3Acres 15 ½ Guntas.

RTC's for the period from 2017-18 to 2021-22 in the joint names of Sri.N.Chudappa S/o Sri.TB.Nanjaiah and Sri.N.Ravishankar S/o Sri.TB.Nanjaiah vide M.R. No.6/1969-70 measuring 3A 15 ½ G and the names of Sri.T.Krishna Prasad S/o Sri.T.Prakash Rao Vide MR No.T9/2017-18- measuring 3Acres 15 ½ Guntas.

Akarbandh is reflecting is showing the extent as 6 Acres 33 Guntas with 2 Guntas of karab in it.

Tax paid receipt in the name of Sri.T.Krishna Prasad in respect of Sy.No.57.

*Roopa .S*

=====  
**Endorsements :-**

Non- available Endorsement of MR No.7/1988-89 dated 19.9.2013 issued by the Thasildar, Anekal.

79 A & B endorsement in No. LRF-CR-319 of dated 9.3.2015 in respect of Sy.No.57 measuring 6 Acres 31Guntas, issued by the Special Deputy Commissioner, Bangalore Sub-division, Bangalore.

PTCL Endorsement in No.PTCL-CR-2237 of dated 9.3.2015 in respect of Sy.No.57 measuring 6 Acres 31Guntas , issued by the Special Deputy Commissioner, Bangalore Sub -division, Bangalore.

NIL Tenancy certificate issued by the Thasildar Anekal in respect of Sy.No.57 measuring 6 Acres 31Guntas , issued by the Special Deputy Commissioner, Bangalore Sub-Division, Bangalore.

**Encumbrance Certificates:-**

Encumbrance Certificate for the period from 1.4.1940 to 31.3.2004 is reflecting the following:-

- a) A Sale Deed dated 07.05.1942 executed by Sri.B.Srinivasa Iyengar represented by his Power of Attorney Holder in favour of Sri.Thimmapaiah registered in Document No.990/1941-42, pages 225 to 226 , Volume 492 in the office of the Sub- registrar, Basavangudi (Anekal).
- b) A Sale Deed dated 7.10.1942 executed by Sri.ShanBhogh, Sri.Thimmapaiah and Sri.Marati Srinivas Rao in favour of Sri.Shankarappa S/o Sri.Emme Nanjappa registered in Document No.499 /1942-43, pages 156 to 157, in the office of the Sub-registrar, Basavangudi (Anekal).
- c) A Sale Deed dated 7.10.1942 executed by Sri.Emme Shankarappa S/o Sri.Emme Nanjappa in favour of Sri.Papaiah S/o Sri.Kurichinnappa and Sri.Ajappa S/o

*Roopa .S*

- =====
- Sri.Kurimuneppa, registered in Document No. 501/1942-43, pages 157 to 158, Volume 499, in the office of the Sub –registrar, Basavangudi (Anekal).
- d) A Sale Deed dated 21.5.1947 executed by Sri.Ajappa and Sri.Papaiah in favour of Sri.Kempiranna, registered in Document No.2300/1946-47 , Pages 72 to 74, Volume 576 , in the office of the Sub –registrar, Basavangudi (Anekal).
- e) A Sale deed dated 11.5.1970 executed by Sri.Kempiranna in favour of Sri. TB. Nanjappa S/o Sri.Thali Betaiah registered in Document No.431/1970-71, pages 8 to 9, Volume 1134 in the office of the Sub-registrar Basavangudi (Anekal) for SyNo.57 measuring 3Acres. 15 ½Gunts.
- f) A Sale deed dated 24.7.1995 executed by Sri.S.Shankarappa, Sri.S.Muniswamappa, Sri.S.Nanjappa and Sri.Chudappa in favour of Sri.Thatineni Krishna Prasad S/o Sri.Thatineni Prakash Rao, registered in Document No.2276/1995-96, Pages 138 to 145, Volume 1869 in the office of the Sub-registrar, Basavangudi (Anekal) (MR No. 13/1995-96) for Sy.No.57 measuring 3Acres. 15 ½Gunts.

Encumbrance certificate for the period from 1.4.1960 to 31.3.2004 is reflecting the Sale deed dated 24.7.1995 executed by Sri.S.Shankarappa, Sri.S.Muniswamappa, Sri.S.Nanjappa and Sri.Chudappa in favour of Sri.Thatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao registered in Document No.2276/1995-96, Pages 138 to 145, Volume 1869, in the office of the Sub registrar Basavangudi (Anekal).

Encumbrance certificate for the period from 1.4.2004 to 17.9.2013, 18.9.2013 to 6.3.2015 are not reflecting any transactions for the said period.

EC for the period from 1.4.2004 to 15.4.2021 is reflecting the Sale Deed dated 29.3.2021 executed by his wife Smt.Thatineni Sudha Rathnamala in favour Sri.Reddy Veeranna constructions PVT. LTD., along with Confirming Party Sri.Reddy Veeranna S/o Late Sri.Sanjeevappa of registered in Document No. 5923/2020-21 stored in CD No.SRJD831, in the office of the Sub- registrar, Basavangudi (Sarjapura) for SyNo.57 measuring 3A 17 ½ G.

*Roopa .S*

=====

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observation, I am of the opinion that M/s.Reddy Veeranna constructions Pvt. Ltd., a company registered under the provisions of the Companies Act1956, are the absolute owners of the Converted land bearing Sy.No.57 measuring 3Acres 17 ½ Guntas, situated at Guddanahalli Village , KasabaHobli, Anekal Taluk, Bangalore District and their title to the same is clear and marketable .

While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/ are properly authorized and executed. In the event of facts in this Opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my Opinion, it may or may not have an impact on my Opinion.

Further Document's required:

EC for the period from 15.4.2021 to till date to be applied.

All Documents returned herewithin:

*Roopa.S*

Roopa. S

Advocate

To,

03.12.2022

M/s. Manyata Developers Private Limited,  
Richmond Circle, Bangalore -560001.

Title report in respect of Converted land bearing Sy.No.58 measuring 6 Acres 7Guntas, situated at Guddanahalli Village , KasabaHobli, Anekal, Bangalore District and Bounded on :-

East By	Resurvey No.57;
West By	Resurvey No.61;
North By	Resurvey No.59;
South By	Kempahatti Gadi.

(In the name of T.Krishnaprasad S/o Sri.Prakash Rao)

**List of documents furnished for scrutiny:-**

1. Official Memorandum in No.ALN(A & K) SR 28/2013-14 dated 28.6.2013 in respect of Sy.No.58 measuring 6Acres 7Guntas.
2. Intimation letter dated 24.6.2013.
3. Conversion fine paid receipt.
4. Conversion Sketch.
5. RR No. 279.
6. RR No. 281.
7. RR No.286.
8. Sale Deed dated 7.2.1942 executed by Sri.B.Srinivasa Iyengar in favour of Sri.Shanbhog Sri.Thimmapayya and Sri.Sr.Sreenivasa Rao registered as Document No.990/1941-42, Pages 225 to 226 , Volume 492, in the office of the Sub-registrar, Basavangudi (Anekal).
9. Sale Deed dated 23.3.1942 executed by Sri.Sr.Sreenivasa Rao in favour of Sri.Byanna registered as Document No. 1146/1941-42, Volume 494, and Pages 50 to 51, in the office of the Sub-registrar Anekal.
10. Sale Deed dated 25.6.1942 executed by Sri.Byanna in favour of Sri.Shankarappa registered as Document No.1824.1941/42, Volume 496, in the office of the Sub-registrar, Anekal.

*Roopa.S*

- 
11. Sale Deed dated 24.7.1995 executed by Sri.Shankarappa in favour of Sri.Krishna Prasad registered as Document No. 2277/1995-96 Volume 1869, Pages 145-152 in the office of the Sub- registrar, Anekal.
  12. Will dated 27.5.2017 executed by Sri.Thatineni Krishna Prasad in favour of his wife Smt. Thatineni Sudha Rathnamala and Smt. Magarathnadevi. Smt. Vadlamudi Bharathi, registered as Document No.100/2017, in the office of the Sub- registrar, Hyderabad South.
  13. Death certificate of Thatineni Krishna Prasad dated 30.6.2017.
  14. Sale Deed dated 29.3.2021 executed by Smt. Tatineni Sudha Rathnamala, along with Confirming Party Sri.Reddy Veeranna S/o Late Sri.Sanjeevappa in favour Sri. Reddy Veeranna Constructions PVT. Ltd., of registered as Document No.5919/2020-21 stored in CD No.SRJD831, in the office of the Sub-registrar, Basavangudi (Sarjapura) for Sy.No.58.
  15. MR No. 14/1995-96.
  16. MR No. H41/2020-21.
  17. MR No. T8/2017-18.
  18. Karda.
  19. Akarbandh.
  20. MR No. 14/1995-96.
  21. 79 AB Endorsement in No. LRF-CR-319 of dated 9.3.2015 in respect of Sy.No.58 measuring 6A.7G, issued by the Special Deputy Commissioner, Bangalore Sub- Division, Bangalore.
  22. PTCL Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 in respect of Sy.No.58 measuring 6A.7G, issued by the Special Deputy Commissioner, Bangalore Sub-division, Bangalore.
  23. Non available Endorsement of MR No. 2/1991-92, 65/1987-88 dated 11.1.2021 issued by the Special Thasildar, Anekal.
  24. NIL Tenancy Certificate issued by the Thasildar Anekal in respect of Sy.No.58 measuring 6A.7G, issued by the Special Deputy Commissioner, Bangalore Sub-Division, Bangalore.
  25. Tax paid receipt for the period 2014-15 in the name of T.Krishna Prasad in respect of SyNo.58 measuring 6A.7G.
  26. RTC's for Sy.No.58 measuring 6A 9G including 2G of karab for the period from 1969-70 to 1973-74.
  27. RTC's for the period from 1974-75 to 1978-79.
  28. RTC's for the period from 1979-80 to 1983-84.
  29. RTC's for the period from 1984-85 to 1988-89.
  30. RTC's for the period from 1989-90 to 1993-94.

- 
31. RTC's for the period from 1994-95 to 1996-97.
  32. RTC's for the period from 1997-98 to 1999-2000.
  33. RTC's for the period from 2001-02 to 2021-22.
  34. EC for the period from 1.4.1940 to 31.3.2004.
  35. EC for the period from 1.4.1960 to 31.3.2004.
  36. EC for the period from 1.4.2004 to 15.9.2013.
  37. EC for the period from 1.4.2004 to 16.4.2021.

### Title Report:-

Originally, the land bearing Sy.No.58 measuring 18Acres 39Guntas, situated at Guddanahalli Village, KasabaHobli, Anekal Taluk, Bangalore District was owned by Jodidar Sri.B.Srinivasa Iyengar.

Subsequently, A Sale Deed dated 5.2.1942 duly registered on 07.02.1942 was executed by Sri.B.Srinivasa Iyengar in favour of Sri.Shanuboga, Sri.Thimmapaiah S/o. Sri.Subbaiah and Sri.Sreenivasa Rao S/o. Sri.Muniyoji Raya, registered as Document No.990/1941-42, Pages 225 to 226, Volume 492 in the office of the Sub –registrar, Basavangudi (Anekal) an extent of 18 Acres 39Guntas of land in Sy.No.58 and the same is reflected in RR.280.

A Sale Deed dated 13.3.1942 duly registered on 23.03.1942 executed by Sri.Shanuboga Sri.Thimmapaiah S/o. Sri.Subbaiah and Sri.Sreenivasa Rao S/o. Sri.Muniyoji Raya in favour of Sri.Byanna S/o.Sri.Mallappa, registered as Document No. 1146/1941-42 , Volume 494, Pages 50 to 51 in the office of the Sub- registrar, Anekal, a portion of land in Sy.No.58 measuring to an extent of 6Acres 07Guntas and the same is reflected in RR.282.

A Sale Deed dated 25.6.1942 executed by Sri.Byanna S/o.Sri.Mallappa in favour of Sri.Shankarappa S/o Sri.Emme Nanjappa, registered as Document No.1824/1941-42, Volume496, in the office of the Sub- registrar, Anekal, an extent of 6Acres 07Guntas land in Sy.No.59 and the same is reflected in RR.287.

*Roopa .S*

A Sale Deed dated 26.7.1995 executed by Sri.S.Shankarappa, Sri.S.Muniswamappa, Sri.S.Nanjappa and Sri.Chudappa in favour of Sri.Thatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao registered as Document No.2277/1995-96 , Pages 138 to 145, Volume 1869 in the office of the Sub -registrar, Basavangudi (Anekal) (MR No. 13/1995-96)in respect of land in Sy.No.58 measuring 6Acres 07Guntas.

Sri.T.KrishnaPrasad, applied for conversion of land in respect of Sy.No.58 measuring 6Acres 7Guntas, situated at Guddanahalli Village, Kasaba Hobli, Anekal, Bangalore District and the same has been converted for Residential purpose vide official Memorandum ALN(A & K) SR 28/2013-14 dated 28.6.2013, the Intimation letter dated 24.6.2013, Conversion fine paid receipt and Conversion Sketch are furnished.

A Will dated 27.5.2017 executed by Sri.Thatineni KrishnaPrasad in favour of his Wife Smt. Thatineni Sudha Rathnamala and Smt.Magarathnadevi. Smt.Vadlamudiharathi, registered as Document No.100/III/2017, in the office of the Sub- registrar, Hyderabad South.

Subsequent to the Death of Sri.Thatineni Krishna Prasad on 30.6.2017, the properties owned by him was allotted as per will, to his wife and children and the Schedule Property was allotted to the share of his wife Smt. Thatineni Sudha Rathnamala.

Subsequently, A Sale Deed dated 29.3.2021 executed by his wife Smt. Thatineni Sudha Rathnamala in favour Sri.Reddy Veeranna Constructions PVT.LTD along with Confirming Party Sri.Reddy Veeranna S/o Late Sanjeevappa, registered as Document No. 5919/2020-21 stored in CD No.SRJD831, in the office of the Sub-registrar, Basavangudi (Sarjapura) in respect of Sy.No.58 measuring 6Acres 7Guntas.

Thus in the aforesaid manner, M/s. Reddy Veeranna Constructions Pvt. Ltd ., a company registered under the provisions of the Companies Act 1956, became the absolute owner are in possession and enjoyment of the land in Sy.No.58 measuring 6 Acres 07 Guntas, situated at Guddanahalli Village, KasabaHobli, Anekal Taluk, Bangalore District, Bangalore.

*Roopa S*

=====

**RTC's**

RTC's for Sy.No.58 measuring 6A 9G including 2G of karab for the period from 1969-70 to 1973-74 for the period 2021-22 are furnished and are reflecting relevant names with relevant entries for those period.

**Endorsements:-**

Non- available Endorsement of, MR No. 2/1991-92 MR No. 2/1991-92, 65/1987-88 dated 11.1.2021 issued by the Special Thasildar, Anekal.

Nil Tenancy Endorsement dated 16.03.2015 issued by the Special Thasildar, Anekal Taluk, Bangalore District reveals that no tenancy claims are made in respect of the property in Sy.No.58 measuring 6Acres 07 Guntas.

Endorsement in No.LRF/CR/319/2014-15 dated 9.3.2015 issued by The Assistant Commissioner, Bangalore Sub- Division, Bangalore, reveals that no proceedings are initiated under Sec.79 (A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy.No.58 measuring 6Acres7Guntas.

Endorsement in No.PTCL-CR-2237 of dated 9.3.2015 issued by The Assistant Commissioner; Bangalore South Sub-Division reveals that no proceedings are initiated in respect of the property bearing Sy.No.58 measuring 6Acres7Guntas under the provisions of Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands) Act 1978.

**Encumbrance Certificates**

Encumbrance Certificates for the period from 1.4.1940 to 31.3.2004 is reflecting the following:-

1. Sale Deed dated 7.2.1942 executed by Sri.B.Srinivasa Iyengar represented by his power of attorney Holder in favour of Sri.Thimmapayya registered in Document No.990/1941-42, pages 225 to 226 , Volume 492 in the office of the Sub-registrar, Basavangudi (Anekal) in respect of Sy.No.58.
2. Sale Deed dated 25.6.1942 executed by Sri.Byanna in favour of Sri.Shankarappa registered as Document No.1824.1941/42, Volume 496, in the office of the Sub- registrar, Anekal in respect of Sy.No.58.

*Roopa .S*

- =====
3. Sale Deed dated 23.3.1942 executed by Sri.Srinivasa Rao in favour of Sri.Byanna registered as Document No. 1146/1941-42, Volume 494, pages 50 to 51, in the office of the Sub-registrar Anekal in respect of Sy.No.58.
  4. Mortgage Deed dated 9.9.1954 executed by Sri.Shankarappa in favour of Sri.yellegowda registered as Document No.728/183-184 in respect of Sy.No.58.
  5. Sale Deed dated 24.7.1995 executed by Sri.Shankarappa in favour of Krishna Prasad registered as Document No. 2277/1995-96 Volume 1869, Pages 145-152 in the office of the sub registrar Anekal in respect of Sy.No.58.

Encumbrance Certificates for the period from 1.4.1960 to 31.3.2004 is reflecting a Sale deed dated 24.7.1995 executed by Sri.Shankarappa in favour of Sri.Krishna Prasad registered as Document No. 2277/1995-96 Volume 1869, Pages 145-152, in the office of the Sub-registrar, Anekal in respect of Sy.No.58.

Encumbrance Certificates for the period from 1.4.2004 to 17.9.2013 is not reflecting any transactions.

Encumbrance Certificates for the period from 1.4.2004 to 15.4.2021 and 1.4.2004 to 16.4.2021 is reflecting a Sale Deed dated 29.3.2021 executed by his wife Smt. Tatineni Sudha Rathnamala in favour Sri. Reddy Veeranna constructions PVT.LTD along with conforming party Sri.Reddy Veeranna S/o Late Sri.Sanjeevappa of registered in Document No. 5919/2020-21 stored in CD No.SRJD831, in the office of the Sub-registrar, Basavangudi (Sarjapura) for Sy.No.57 measuring 6Acres 7Guntas.

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observation, I am of the opinion that M/s.Reddy Veeranna Constructions Pvt. Ltd., a company registered under the provisions of the Companies Act1956, are the absolute owners of the Converted land bearing Sy.No.58 measuring 6Acres 7Guntas, situated at Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District and their title to the same is clear and marketable .

While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/ are properly authorized and executed.

*Roopa .S*

ROOPA .S  
ADVOCATE

Phone No:+919845328134  
Email:Roopashekar6@gmail.com  
Address: G3, 44, 9th Cross,  
Prashanthnagar, Bangalore-560079

=====

In the event of facts in this Opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion.

Further Documents required:

EC for the period from 16.4.2021 to till dated to be applied.

All Documents are returned herewith:

*Roopa.S*

Roopa. S

Advocate

=====

Title report in respect of Converted land bearing Sy. No. 59 measuring 3Acres 3.08 Guntas,  
Situating at Guddanahalli village , KasabaHobli, Anekal Taluk, Bangalore District and Bounded  
on :-

East	Land bearing Sy No. 55;
West	By remaining portion in Sy No.59
North	Land bearing Sy No.60
South	Land bearing Sy No. 57

(in the name of T.Krishnaprasad S/o Prakash)

List of documents furnished for scrutiny:-

1. Official Memorandum in No. ALN(A & K) SR 29/2013-14 dated 28.6.2013.
2. Intimation letter dated 24.6.2013.
3. Conversion fine paid receipt.
4. Conversion Sketch.
5. RR No. 280.
6. RR No. 282.
7. RR No.287.
8. RR No.291.
9. A Sale Deed dated 5.2.1942 executed by Sri.B.Srinivasa Iyengar, Sri.Shanuboga Thimmapaiah S/o.Subbaiah and Sri.Sreenivasa Rao S/o.Muniyoji Raya, registered as Document No.990/1941-42, Pages 225 to 226 , Volume 492, in the office of the Sub-registrar, Basavangudi (Anekal).
10. Sale Deed dated 13.3.1942 executed by Sri.Sreenivasa Rao S/o.Muniyoji Raya in favour of Sri.Byanna registered as Document No. 1146/1941-42 , Volume 494, pages 50 to 51, in the office of the Sub-registrar, Anekal.
11. Sale Deed dated 24.6.1942 executed by Sri.Byanna in favour of Sri.Shankarappa S/o. Emme Nanjappa, registered as Document No.1824/1941-42, Volume 496, Pages 167, in the office of the Sub-registrar, Anekal.

*Roopa-s*

- =====
12. Sale Deed dated 07.10.1942 executed by Sri.Shankarappa S/o. Emme Nanjappa in favour of Chikkanappa S/o.Nanjappa, registered as Document No.500/1942-43, Volume 498, pages 207 to 208 in the office of the Sub registrar, Anekal.
  13. Sale Deed dated 05.09.1991 executed by Smt.Shankamma W/o Late Chikkannappa , Sri.Shivashankar, Sri.Somashekar, Sri.Chandrashekar, Sri.Nataraj and Sri.Vishwanath, in favour of Sri.Srinivasa Reddy S/o.K.R.Radhakrishna Reddy, registered as Document No. 1146/1991-92 , Volume 161, Pages 158 to 161 in the office of the sub registrar Anekal, an extent of 6 Acres 7 Guntas of land in Sy.No.59.
  14. Sale Deed dated 26.4.2006 executed by K.R.Srinivasareddy S/o Late Radhakrishnareddy in favour of M.Chandrashekar S/o D.Munivenkatappa, registered as Document No.3208/2006-07,stored in CD No. ANKD 116 in the office of the Sub- registrar ,Basavangudi (Anekal)
  15. Sale Deed dated 17.06.2006 executed by M.Chandrashekar S/o D.Munivenkatappa in favour of Sri.T.Krishna Prasad, registered in Document No.19334/2006-07,stored in CD No. ANKD 156 in the office of the Sub- registrar,Basavangudi (Anekal)-3Acres 3.08 Guntas.
  16. Will dated 27.5.2017 executed by Thatineni Krishnaprasad in favour of his Wife SMT. Thatineni Sudha Rathnamala and Smt. Magarathnadevi. Smt. Vadlamudiharathi, registered as Document No.100/2017 , in the office of the Sub-registrar, Hyderabad South.
  17. Death certificate of Thatineni Krishna Prasad dated 30.6.2017
  18. Sale Deed dated 29.3.2021 executed by his wife Smt. Tatineni Sudha Rathnamala along with confirming Party Sri. Reddy Veeranna in favour M/s.Reddy Veeranna Constructions PVT.LTD , registered as Document No. 5922/2020-21 stored in CD No. SRJD831, in the office of the Sub- registrar Basavangudi (Sarjapura) for Sy. No. 57 measuring 3A 17 ½ Guntas.
  19. M.R.17/2006-07.
  20. M.R.H38/2020-21.

*Roopa .S*

- 
21. 79 AB Endorsement in No. LRF-CR-319 of dated 9.3.2015 in respect of Sy.No.59 measuring 6A.7G, issued by the Special Deputy Commissioner, Bangalore Sub-division, Bangalore
  22. PTCL Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 in respect of Sy No. Sy No. 59 measuring 6A.7G, issued by the Special Deputy Commissioner Bangalore, Sub - division, Bangalore
  23. Non available Endorsement of IHC No. 12/1988-89 , MR No. 3/1991-92 and MR No. 23/1991-92 dated 19.9.2013 issued by the tasildarAnekal
  24. NIL Tenancy certificate issued by the TasildarAnekal in respect of Sy. No., Sy. No.59 measuring 3A. 3 ½ G, issued by the Special Deputy Commissioner,Bangalore Sub-division, Bangalore.
  25. Tax paid receipt for the period 2014-15 in the name of T.Krishna Prasad in respect of, Sy No. 59 measuring 3A. 3 ½ G,
  26. Karda .
  27. Akarband.
  28. HissaTippany.
  29. EC for the period from 1.4.1940 to 31.3.2004.
  30. EC for the period from 1.4.2004 to 10.1.2021.
  31. EC for the period from 1.4.2004 to 6.12.2021.
  32. EC for the period from 7.12.2021 to 7.12.2021.

**TITLE REPORT:-**

Originally, the land bearing Sy. No. 59 measuring 18 Acres 39Guntas, Situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District was owned by Jodidar Sri.B.Srinivasa Iyengar.

Subsequently, A Sale Deed dated 5.2.1942 duly registered on 07.02.1942 was executed by Sri.B.Srinivasa Iyengar in favour of Sri. Shanuboga Thimmapaiah S/o.Subbaiah and Sri.Sreenivasa Rao S/o.Muniyoji Raya, registered as Document No.990/1941-42, pages 225 to 226 , Volume 492 in the office of the Sub -registrar

Basavangudi (Anekal) an extent of 18 Acres 39Guntas of land in Sy.No.59 and the same is reflected in RR.280.

A Sale Deed dated 13.3.1942 duly registered on 23.03.1942 executed by Sri. ShanubogaThimmapaiah S/o.Subbaiah and Sri.Sreenivasa Rao S/o.Muniyoji Raya in favour of Sri.Byanna S/o.Sri.Mallappa, registered as Document No. 1146/1941-42 , Volume 494, pages 50 to 51 in the office of the Sub- registrar, Anekal a portion of land in Sy.No.59 measuring to an extent of 6Acres 07Guntas and the same is reflected in RR.282.

A Sale Deed dated 25.6.1942 executed by Sri.Byanna S/o.Sri.Mallappa in favour of Sri.Shankarappa S/o Emme Nanjappa, registered as Document No.1824/1941-42, Volume 496, in the office of the Sub- registrar, Anekal, an extent of 6Acres 07Guntas land in Sy.No.59 and the same is reflected in RR.287.

A Sale Deed dated 07.10.1942 executed by Sri.Shankarappa S/o. Emme Nanjappa in favour of Sri.Nanjappa S/o.Sri.Chikkanappa, registered as Document No.500/1942-43, Volume 498, pages 207 to 208, in the office of the Sub-registrar, Anekal an extent of 6Acres 07Guntas land in Sy.No.59 and the same is reflected in RR.291.

Subsequent to the death of Sri.Chikkanappa S/o.Nanjappa, his legal heirs entered into an oral partition dated 13.06.1977 wherein an extent of 6Acres 07Guntas land in Sy.No.59 was allotted to the share of Smt.Shankamma W/o Late Chikkannappa , Sri.C.Shivashankar, Sri.C.Somashekar, Sri.C.Chandrashekar, Sri.C.Nataraj and Sri.C.Vishwanath and their names have been entered as owners and khatedars vide I.H.C.12/88-89.

Subsequently, Smt.Shankamma W/o Late Chikkannappa, Sri.Shivashankar, Sri.Somashekar, Sri.Chandrashekar, Sri.Nataraj and Sri.Vishwanath , executed a Sale Deed dated 05.09.1991 in favour of Sri.Srinivasa Reddy S/o.K.R.Radhakrishna Reddy

=====

,registered as Document No. 1146/1991-92 , Volume 161, pages 158 to 161 in the office of the Sub- registrar Anekal, an extent of 6 Acres 7 Guntas of land in Sy.No.59.

A Sale deed dated 26.4.2006 executed by Sri.KR.Srinivasareddy S/o Late Radhakrishna Reddy in favour of Sri.M.Chandrashekar S/o D.Munivenkatappa registered as Document No.3208/2006-07,stored in CD No. ANKD 116 in the office of the Sub-registrar,Anekal, an extent of 6 Acres 7 Guntas of land in Sy.No.59.

A Sale Deed dated 17.06.2006 executed by Sri.M.Chandrashekar S/o D.Munivenkatappa in favour of Sri.T.Krishna Prasad, registered in Document No.19334/2006-07,stored in CD No. ANKD 156 in the office of the Sub- registrar, Basavangudi (Anekal)-3Acres 3.08 Guntas.

Sri.T.Krishna Prasad, applied for conversion of land in respect of Sy No. 59 measuring 3A.3.08G, Situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District and the same has been converted vide official memorandum ALN(A & K) SR 29/2013-14 dated 28.6.2013 converted for residential purpose and the Intimation letter dated 24.6.2013, Conversion fine paid receipt and Conversion Sketch are furnished.

A Will dated 27.5.2017 executed by Thatineni KrishnaPrasad in favour of his Wife Smt. Thatineni Sudha Rathnamala and Smt. Magarathnadevi. Smt.Vadlamudiharathi, registered as Document No.100/III/2017 , in the office of the Sub- registrar, Hyderabad South.

Subsequent to the Death of Thatineni Krishna Prasad dated 30.6.2017, the properties owned by him was allotted as per the will to his wife and children and the Schedule Property was allotted to the share of his wife Smt. Thatineni Sudha Rathnamala.

*Roopa.S*

Subsequently, a Sale Deed dated 29.3.2021 executed by his wife Smt. Tatineni Sudha Rathnamala, along with confirming Party Sri.ReddyVeeranna S/o Late Sanjeevappa in favour M/s.Reddy Veeranna Constructions Pvt.Ltd., a company registered under the provisions of the Companies Act,1956, registered vide Document No. 5922/2020-21 stored in CD No. SRJD831, in the office of the Sub-registrar, Basavangudi (Sarjapura) in Sy No. 59 measuring 3A 3.08 Guntas and the name of M/s.Reddy Veeranna Constructions PVT.LTD., has been entered as owner and khatedar vide M.R.No.H38/2020-21.

Thus in the aforesaid manner, M/s.Reddy Veeranna Constructions PVT.LTD., a company registered under the provisions of the Companies Act 1956, became the absolute owner is in possession and enjoyment of the land in Sy.No.59 measuring 3 Acres 3.08 Guntas, situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District,Bangalore.

**RTC's:-**

RTC's for SY.No.59 measuring 6Acres 07 Guntas :- for the period from 1969-70 to 73-74 and 74-75 to 78-79 , 79 to 83-84 is reflecting the name of Sri.Nanjappa S/o.Chikkanna as owner.

for the period from 1984-85 to 88-89 is reflecting the name of Sri.Nanjappa S/o.Chikkanna as owner vide RR.291 and Smt.Shankamma W/o Late Chikkannappa vide I.H.C.12/88-89.

for the period from 1989-90 to 93-94 is reflecting the name of Smt.Shankamma W/o Late Chikkannappa vide I.H.C.12/88-89 and K.R.Sreenivasa Reddy S/o.K.R.Krishna Reddy as owner vide M.R.3/91-92.

for the period from 1994-95 to 96-97 is reflecting the name of Sri.K.R.Sreenivasa Reddy S/o.K.R.Krishna Reddy as owner vide M.R.3/91-92.

Roopa S

for the period from 1997-98 to 99-2000, 2000-01 to 2005-06 is reflecting the name of Sri.K.R.Sreenivasa Reddy S/o.K.R.Krishna Reddy as owner vide M.R.3/91-92.

for the period from 2006-07 o 2021-22 is reflecting the names of Sri.M.Chandrashekar S/o D. Munivenkatappa for 3 Acres 3.08 Guntas vide M.R.61/2005-06 sand Sri.T.Krishna Prasad S/o.Prakashrao for 3 Acres 3.08 Gunta as owner vide M.R.17/2006-07.

Akarbandh is showing the extent as 6 Acres 7 guntas and no karab in it.Tippany and karda are also furnished.

Tax paid receipt for the period 2014-2015 is furnished.

**Endorsements:-**

Non available Endorsement of IHC No. 12/1988-89 , MR No. 3/1991-92 and MR No. 23/1991-92 dated 19.9.2013 issued by the Special Thasildar, Anekal .

Nil Tenancy Endorsement dated 16.03.2015 issued by the Special Thasildar, Anekal Taluk, Bangalore District reveals that no tenancy claims are made in respect of the property in Sy.No.59 measuring 6Acres 07 Guntas.

Endorsement in No. LRF/CR/319/2014-15 dated 9.3.2015 issued by The Assistant Commissioner, Bangalore Sub- Division, Bangalore, reveals that no proceedings are initiated under Sec.79(A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy.No.59 measuring 6Acres7Guntas .

Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 issued by The Assistant Commissioner; Bangalore South Sub-Division reveals that no proceedings are initiated in respect of the property bearing Sy.No.59 measuring 6Acres7Guntas

*Roopa.S*

under the provisions of Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands) Act 1978.

**Encumbrance Certificates:-**

Encumbrance Certificate for the period from 1.4.1940 to 31.3.2004 is reflecting the following:-

- a) A Sale deed dated 07.05.1942 executed by B.Srinivasa Iyengar in favour of Thimmappaiah and Sri.Sreenivasachar registered in Document No.990/1941-42, pages 225 to 226 , Volume 492 in the office of the Sub- registrar, Basavangudi (Anekal).
- b) A Sale Deed dated 13.3.1942 duly registered on 23.03.1942 executed by Sri.ShanubogaThimmappaiah S/o.Subbaiah and Sri.Sreenivasa Rao S/o.Muniyoji Raya in favour of Sri.Byanna S/o.Sri.Mallappa, registered as Document No. 1146/1941-42 , Volume 494, pages 50 to 51 in the office of the Sub- registrar, Anekal
- c) A Sale Deed dated 25.6.1942 executed by Sri.Byanna S/o.Sri.Mallappa in favour of Sri.Shankarappa S/o Emme Nanjappa, registered as Document No.1824/1941-42, Volume 496, in the office of the Sub- registrar, Anekal.
- d) A Sale Deed dated 07.10.1942 executed by Sri.ShankarappaS/o. Emme Nanjappa in favour of Sri.Chikkanappa S/o.Nanjappa, registered as Document No.500/1942-43, Volume 498, pages 207 to 208, in the office of the Sub-registrar, Anekal.

EC for the period from 1.4.2004 to 10.1.2021 and EC for the period from 1.4.2004 to 6.12.2021 are reflecting the following:-

- a)An Agreement of Sale dated 26.04.2006 entered into between Sri.Chandrashekar S/o D.Munivenkatappa with Sri.Samba Shiva Rao S/o Madhusudan Rao registered as Document No.3214/2006-07 stored in CD No. ANKD116, in the office of the Sub-registrar, Anekal.

*Roopa.S*

- b)A Cancellation of Agreement dated 17.6.2006 by and between Chandrashekar with Sambashiva Rao S/o Madhusudan Rao registered as Document No. 9362/2006-07 stored in CD No.SRJD 132 in the office of the Sub registrar Anekal.
- c)An Agreement of Sale dated 16.3.2007 entered into between Sri.M.Chandrashekar with Sri.Samba Shiva Rao S/o Madhusudan Rao registered in Document No.32896/2006-07 stored in CD No. ANKD193, in the office of the Sub- registrar, Basavangudi (Anekal)- Sy No.59 measuring 3Acres 3 ½ Guntas.
- d)A Cancellation of agreement dated 28.02.2018 by and between Sri.Chandrashekar with Sri.M.K.Sambashiva Rao S/o Madhusudan Rao registered as Vide Doc No. 4813/2017-18 stored in CD No.SRJD 253 in the office of the sub registrar Anekal (Basavanagudi) -Sy No.59 measuring 3Acres 3 ½ Guntas. .

EC for the period from 7.12.2021 to 7.12.2021 is reflecting the following:-

- a)Sale deed dated 6.12.2021 executed by Sri.M.Chandrashekar S/o D. Munivenkatappa in favour M/s.Reddy Veeranna Constructions Pvt. Ltd., a company registered under the provisions of the Companies Act,1956,registered as Document No. 5035/2021-22 stored in CD No.SRJD992, in the office of the Sub- registrar Basavangudi(Sarjapura) in Sy. No. 57 measuring 3A 3 ½ Guntas.
- b) Sale Deed dated 29.3.2021 executed by his wife Smt. Tatineni Sudha Rathnamala, along with Confirming Party Sri. Reddy Veeranna in favour M/s.Reddy Veeranna Constructions PVT.LTD. , a company registered under the provisions of the Companies Act 1956, registered vide Document No. 5922/2020-21 stored in CD No. SRJD831, in the office of the Sub- registrar, Basavangudi.

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observation, I am of the opinion that M/s.Reddy Veeranna Constructions Pvt. Ltd., a company registered under the provisions of the Companies Act,1956, are the absolute owners of the Converted

*Roopa .S*

=====  
land bearing Sy.No.59 measuring 3Acres 3.08 Guntas, situated at Guddanahalli Village , Kasaba Hobli, Anekal Taluk, Bangalore District and their title to the same is clear and marketable .

While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/ are properly authorized and executed. In the event of facts in this Opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my Opinion, it may or may not have an impact on my Opinion.

Further Document's required:

The EC for the period from 7.12.2021 to till date are to be procured.

All Documents returned herewithin:

Roopa-S

Roopa. S

Advocate

Title report in respect of Converted land bearing Sy.No.59 measuring 3Acres 3.08 Guntas, Situated at Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District and Bounded on:-

East By:-	Remaining portion of land in Sy. No.59;
West By:-	Land bearing Sy.No.61;
North By:-	Land bearing Sy.No.60;
South By:-	Land bearing Sy.No.58.

(In the name of M.Chandrashekar S/o D. Munivenkatappa)

**List of documents furnished for scrutiny:-**

1. Official Memorandum in No. ALN(A & K) SR 29/2013-14 dated 28.6.2013.
2. Intimation Letter dated 24.6.2013.
3. Conversion Fine paid receipt.
4. Conversion Sketch.
5. RR No. 280.
6. RR No. 282.
7. RR No.287.
8. RR No.291.
9. A Sale Deed dated 5.2.1942 executed by Sri.B.Srinivasa Iyengar in favour of Sri.Shanbhoga Thimmapayya registered in Document No.990/1941-42, Pages 225 to 226 , Volume 492, in the office of the Sub –registrar, Basavangudi (Anekal).
10. Sale Deed dated 13.3.1942 executed by Sri.B.Srinivasa Rao in favour of Sri.Byanna registered as Document No. 1146/1941-42 , Volume 494, Pages 50 to 51, in the office of the Sub-registrar, Anekal
11. Sale Deed dated 25.6.1942 executed by Sri.Byanna in favour of Sri.Shankarappa registered as Document No.1824/1941-42, Volume 496, in the office of the Sub-registrar, Anekal.

*Roopa.S*

- =====
12. Sale Deed dated 07.10.1942 executed by Sri.Shankarappa S/o. Emme Nanjappa in favour of Sri.Nanjappa S/o Sri.Chikkanappa, registered as Document No.500/1942-43, Volume 498, pages 207 to 208,in the office of the Sub- registrar, Anekal.-6Acres 7 Guntas.
  13. Sale Deed dated 05.09.1991 executed by Smt.Shankamma W/o Late Chikkannappa , Sri.Shivashankar, Sri.Somashekar, Sri.Chandrashekar, Sri.Nataraj and Sri.Vishwanath, in favour of Sri.Srinivasa Reddy S/o.K.R.Radhakrishna Reddy, registered as Document No. 1146/1991-92, Volume 161, Pages 158 to 161 in the office of the Sub- registrar, Anekal.
  14. Sale Deed dated 26.4.2006 executed by Sri.K.R.Srinivasareddy S/o Late Radha Krishnareddy in favour of Sri.M.Chandrashekar S/o D.Munivenkatappa, registered in Document No.3208/2006-07, Stored in CD No. ANKD 116 in the office of the Sub - registrar, Basavangudi (Anekal).
  15. Agreement of Sale dated 26.4.2006 entered into between Sri.Chandrashekar with Sri.Sambashiva Rao S/o Madhusudan Rao, registered as Document No.3214/2006-07 stored in CD No. ANKD116, in the office of the Sub–registrar, Basavangudi (Anekal).
  16. Cancellation of Agreement dated 17.6.2006 registered as Document No. 9362/2006-07 stored in CD No. ANKD 132 in the office of the Sub- registrar, Anekal
  17. Agreement of Sale dated 16.3.2007 entered into between Sri.Chandrashekar with Sri.Sambashiva Rao S/o Madhusudan Rao, registered in Document No.32896/2006-07 stored in CD No. ANKD193, in the office of the Sub-registrar, Basavangudi (Anekal)- Sy No.59 measuring 3A.3 ½ G.
  18. Cancellation of agreement dated 17.6.2006 entered between Sri.Chandrashekar with Sambashiva Rao S/o Madhusudan Rao, registered as Document No. 4813/2017-18 stored in CD No.SRJD 253, in the office of the Sub-registrar, Anekal (Basavanagudi).
  19. Sale Deed dated 6.12.2021 executed by Sri.Chandrashekar in favour M/s.Reddy Veeranna constructions PVT.LTD along with Confirming Party Sri.Reddy Veeranna S/o Late Sanjeevappa, registered as Document No. 5035/2021-22, stored in CD

Roopa.s

- =====
- No.SRJD992, in the office of the Sub- registrar, Basavangudi (Sarjapura) for Sy No. 57 measuring 3A 3 ½ G.
20. RTC's for the period from 1969-70 to 73-74.
  21. RTC's for the period from 74-75 to 78-79.
  22. RTC's for the period from 79 to 83-84.
  23. RTC's for the period from 1984-85 to 88-89.
  24. RTC's for the period from 1989-90 to 93-94.
  25. RTC's for the period from 1994-95 to 96-97.
  26. RTC's for the period from 1997-98 to 99-2000,
  27. RTC's for the period from 2000-01 to 2005-06.
  28. RTC's for the period from 2006-07 to 2021-22
  29. Karda.
  30. Akarbandh.
  31. Hissa Tippyany.
  32. 79 A&B Endorsement in No. LRF-CR-319 of dated 9.3.2015 in respect of Sy.No.59 measuring 6Acres 7Guntas, issued by the Assistant Commissioner, Bangalore Sub - Division, Bangalore.
  33. PTCL Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 in respect of Sy.No.59 measuring 6Acres 7Guntas, issued by the Special Deputy Commissioner, Bangalore Sub- Division, Bangalore.
  34. Non-available Endorsement of IHC No. 12/1988-89 , MR No. 3/1991-92 and MR No. 23/1991-92 dated 19.9.2013, issued by the Thasildar Anekal.
  35. NIL Tenancy certificate issued by the Thasildar Anekal in respect of Sy.No.59 measuring 3Acres 3 ½ Guntas, issued by the Special Deputy Commissioner Bangalore Sub- Division, Bangalore.
  36. Tax paid receipt for the period 2014-15 in the name of T.Krishna Prasad in respect of Sy.No.59 .
  37. EC for the period from 1.4.1940 to 31.03.2004.
  38. EC for the period from 1.4.2004 to 10.01.2021.
  39. EC for the period from 1.4.2004 to 06.12.2021.

Roopa.S

40. EC for the period from 7.12.2021 to 07.12.2021.

**TITLE REPORT:-**

Originally, the land bearing Sy.No.59 measuring 18 Acres 39Guntas, Situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District was owned by Jodidar Sri.B.Srinivasa Iyengar.

Subsequently, A Sale Deed dated 5.2.1942 duly registered on 07.02.1942 was executed by Sri.B.Srinivasa Iyengar in favour of Sri.Shanuboga Thimmapaiah S/o.Subbaiah and Sri.Sreenivasa Rao S/o.Muniyoji Raya, registered as Document No.990/1941-42, Pages 225 to 226 , Volume 492 in the office of the Sub -registrar Basavangudi (Anekal) an extent of 18 Acres 39Guntas of land in Sy.No.59 and the same is reflected in RR.280.

A Sale Deed dated 13.3.1942 duly registered on 23.03.1942 executed by Sri.Shanuboga Thimmapaiah S/o.Subbaiah and Sri.Sreenivasa Rao S/o.Muniyoji Raya in favour of Sri.Byanna S/o.Sri.Mallappa, registered as Document No. 1146/1941-42 , Volume 494, Pages 50 to 51 in the office of the Sub- registrar, Anekal a portion of land in Sy.No.59 measuring to an extent of 6Acres 07Guntas and the same is reflected in RR.282.

A Sale Deed dated 25.6.1942 executed by Sri.Byanna S/o.Sri.Mallappa in favour of Sri.Shankarappa S/o Emme Nanjappa, registered as Document No.1824/1941-42, Volume 496, in the office of the Sub- registrar, Anekal, an extent of 6Acres 07Guntas land in Sy.No.59 and the same is reflected in RR.287.

A Sale Deed dated 07.10.1942 executed by Sri.ShankarappaS/o. Emme Nanjappa in favour of Sri.Nanjappa S/o Sri.Chikkanappa, registered as Document No.500/1942-43, Volume 498, pages 207 to 208, in the office of the Sub-registrar, Anekal ,an extent of 6Acres 07Guntas land in Sy.No.59 and the same is reflected in RR.291.

*Roopa .S*

Subsequent to the death of Sri.Chikkanappa S/o.Nanjappa, his legal heirs entered into an oral partition dated 13.06.1977 wherein an extent of 6Acres 07Guntas land in Sy.No.59 was allotted jointly to the share of Smt.Shankamma W/o Late Chikkannappa , Sri.C.Shivashankar, Sri.C.Somashekar, Sri.C.Chandrashekar, Sri.C.Nataraj and Sri.C.Vishwanath and their names have been entered as owners and khatedars vide I.H.C.12/88-89.

Subsequently, Smt.Shankamma W/o Late Chikkannappa, Sri.Shivashankar, Sri.Somashekar, Sri.Chandrashekar, Sri.Nataraj and Sri.Vishwanath , executed a Sale Deed dated 05.09.1991 in favour of Sri.Srinivasa Reddy S/o.K.R.Radhakrishna Reddy ,registered as Document No. 1146/1991-92 , Volume 161, Pages 158 to 161 in the office of the Sub- registrar, Anekal, an extent of 6 Acres 7 Guntas of land in Sy.No.59.

A Sale Deed dated 26.4.2006 executed by Sri.KR.Srinivasareddy S/o Late Radhakrishna Reddy in favour of Sri.M.Chandrashekar S/o D.Munivenkatappa registered as Document No.3208/2006-07, Stored in CD No. ANKD 116 in the office of the Sub- registrar, Anekal, an extent of 6 Acres 7 Guntas of land in Sy.No.59.

An Agreement of Sale dated 26.04.2006 entered into between Sri.Chandrashekar S/o D.Munivenkatappa with Sri.Samba Shiva Rao S/o Madhusudan Rao, registered as Document No.3214/2006-07,Stored in CD No. ANKD116, in the office of the Sub - registrar, Anekal for an extent of 6 Acres 7 Guntas of land in Sy.No.59.

Subsequently, the said Agreement of Sale dated 26.04.2006 entered into between Sri.Chandrashekar S/o D.Munivenkatappa with Sri.Samba Shiva Rao S/o Madhusudan Rao, was cancelled by way of Cancellation of Agreement dated 17.6.2006, registered as Document No. 9362/2006-07, stored in CD No.SRJD 132, in the office of the Sub-registrar Anekal, for an extent of 6 Acres 7 Guntas of land in Sy.No.59, by virtue of which the Agreement of Sale dated 26.04.2006 stands cancelled .

Roopa .S

An Agreement of Sale dated 16.3.2007 entered into between Sri.M.Chandrashekar with Sri.Samba Shiva Rao S/o Madhusudan Rao, registered as Document No.32896/2006-07 stored in CD No. ANKD193, in the office of the Sub- registrar, Basavangudi (Anekal) in respect of Sy.No.59 measuring 3Acres 3 ½ Guntas.

Subsequently, the said Agreement of Sale dated 16.3.2007 entered into between Sri.M.Chandrashekar with Sri.Samba Shiva Rao S/o Madhusudan Rao, was cancelled by way of Cancellation of Agreement dated 28.02.2018 , registered as Document No. 4813/2017-18, Stored in CD.No.SRJD 253, in the office of the Sub- registrar, Anekal (Basavanagudi) –Sy.No.59 measuring 3Acres 3 ½ Guntas, by virtue of this the Agreement of Sale dated 16.3.2007 stands cancelled .

Sri.M.Chandrashekar S/o D. Munivenkatappa applied for conversion of land in of Sy.No.59 measuring 3A.3.08G, situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District and the same has been Converted for Residential purpose vide Official Memorandum ALN(A & K) SR.29/2013-14 dated 28.6.2013, the Intimation letter dated 24.6.2013, Conversion fine paid receipt and Conversion Sketch are furnished.

Subsequently, A Sale Deed dated 6.12.2021 executed by Sri.M.Chandrashekar S/o D. Munivenkatappa in favour Sri.Reddy Veeranna constructions Pvt. Ltd., a company registered under the provisions of the Companies Act,1956,registered as Document No. 5035/2021-22 stored in CD No.SRJD992, in the office of the Sub-registrar Basavangudi (Sarjapura) for Sy.No.57 measuring 3Acres 3 ½ Guntas , in the said Sale Deed Sri.Byrappa has joined as the Confirming Party ,as he had entered into an Agreement of Sale dated 18.03.2015 with Sri.Chandrashekar, registered as Document No.6154/2014-15, stored in CD No.SRJD 253, in the office of the Sub - registrar, Basavanagudi.

*Roopa.S*

Thus in the aforesaid manner, M/s.Reddy Veeranna Constructions Pvt.Ltd ., a company registered under the provisions of the Companies Act 1956, became the absolute owner is in possession and enjoyment of the land in Sy.No.59 measuring 3 Acres 3.08 Guntas, situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District, Bangalore.

**RTC's:-**

RTC's for Sy.No.59 measuring 6Acres 07 Guntas :- for the period from 1969-70 to 73-74 and 74-75 to 78-79 , 79 to 83-84 is reflecting the name of Sri.Nanjappa S/o.Chikkanna as owner.

for the period from 1984-85 to 88-89 is reflecting the name of Sri.Nanjappa S/o.Chikkanna as owner vide RR.291 and Smt.Shankamma W/o Late Chikkannappa vide I.H.C.12/88-89.

for the period from 1989-90 to 93-94 is reflecting the name of Smt.Shankamma W/o Late Chikkannappa vide I.H.C.12/88-89 and K.R.Sreenivasa Reddy S/o.K.R.Krishna Reddy as owner vide M.R.3/91-92.

for the period from 1994-95 to 96-97 is reflecting the name of Sri.K.R.Sreenivasa Reddy S/o K.R.Krishna Reddy as owner vide M.R.3/91-92.

for the period from 1997-98 to 99-2000, 2000-01 to 2005-06 is reflecting the name of Sri.K.R.Sreenivasa Reddy S/o.K.R.Krishna Reddy as owner videM.R.3/91-92.

for the period from 2006-07 o 2021-22 is reflecting the names of Sri.M.Chandrashekar S/o D. Munivenkatappa for 3 Acres 3.08 Guntas vide M.R.61/2005-06 sand Sri.T.Krishna Prasad S/o.Prakash Rao for 3 Acres 3.08 Gunta as owner vide M.R.17/2006-07.

*Roopa.S*

Akarbandh is showing the extent as 6 Acres 7 Guntas and no karab in it. Tippany and karda are also furnished.

Tax paid receipt for the period 2014-2015 is furnished.

**Endorsements:-**

Non-available Endorsement of IHC No. 12/1988-89, M.R. No. 3/1991-92 and MR No. 23/1991-92 dated 19.9.2013 stating that these are not available, issued by the Special Thasildar, Anekal .

Nil Tenancy Endorsement dated 16.03.2015 issued by the Special Thasildar, Anekal Taluk, Bangalore District reveals that no tenancy claims are made in respect of the Property in Sy.No.59 measuring 6Acres 07 Guntas.

Endorsement in No. LRF/CR/319/2014-15 dated 9.3.2015 issued by The Assistant Commissioner, Bangalore Sub- Division, Bangalore, reveals that no proceedings are initiated under Sec.79(A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy No.59 measuring 6Acres7Guntas .

Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 issued by The Assistant Commissioner; Bangalore South Sub-Division reveals that no proceedings are initiated in respect of the property bearing Sy.No.59 measuring 6Acres7Guntas under the provisions of Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands) Act 1978.

**Encumbrance Certificates:-**

Encumbrance Certificates for the period from 1.4.1940 to 31.3.2004 is reflecting the following:-

*Roopa.S*

- 
- a) A Sale Deed dated 07.05.1942 executed by B.Srinivasa Iyengar in favour of Sri.Shanubhog Thimmapaiah and Sri.Sreenivasachar registered as Document No.990/1941-42, Pages 225 to 226 , Volume 492, in the office of the Sub-registrar, Basavangudi (Anekal).
- b) A Sale Deed dated 13.3.1942 duly registered on 23.03.1942 executed by Sri. Shanubhog Thimmapaiah S/o.Subbaiah and Sri.Sreenivasa Rao S/o.Muniyoji Raya in favour of Sri.Byanna S/o.Sri.Mallappa, registered as Document No. 1146/1941-42 , Volume 494, pages 50 to 51 in the office of the Sub- registrar, Anekal
- c) A Sale Deed dated 25.6.1942 executed by Sri.Byanna S/o.Sri.Mallappa in favour of Sri.Shankarappa S/o Emme Nanjappa, registered as Document No.1824/1941-42, Volume 496, in the office of the Sub- registrar, Anekal.
- d) A Sale Deed dated 07.10.1942 executed by Sri.Shankarappa S/o. Emme Nanjappa in favour of Sri.Chikkanappa S/o.Nanjappa, registered as Document No.500/1942-43, Volume 498, pages 207 to 208, in the office of the Sub-registrar, Anekal.

Encumbrance Certificates for the period from 1.4.2004 to 10.1.2021 and EC for the period from 1.4.2004 to 6.12.2021 are reflecting the following:-

- a)An Agreement of Sale dated 26.04.2006 entered into between Sri.Chandrashekar S/o D.Munivenkatappa with Sri.Samba Shiva Rao S/o Madhusudan Rao registered as Document No.3214/2006-07 stored in CD No. ANKD116, in the office of the sub registrar,Anekal for an extent of 6 Acres 7 Guntas of land in Sy.No.59.
- b)A Cancellation of Agreement dated 17.6.2006 by and between Chandrashekar with Sambashiva Rao S/o Madhusudan Rao registered as Vide Doc No. 9362/2006-07 stored in CD No.SRJD 132 in the office of the Sub registrar Anekal, for an extent of 6 Acres 7 Guntas of land in Sy.No.59.
- c)An Agreement of Sale dated 16.3.2007 entered into between Sri.M.Chandrashekar with Sri.Samba Shiva Rao S/o Madhusudan Rao registered in Document

No.32896/2006-07 stored in CD No. ANKD193, in the office of the Sub- registrar, Basavangudi (Anekal)- Sy No.59 measuring 3Acres 3 ½ Guntas.

d)A Cancellation of agreement dated 28.02.2018 by and between Sri.Chandrashekar with Sri.M.K.Sambashiva Rao S/o Madhusudan Rao registered as Vide Doc No. 4813/2017-18 stored in CD No.SRJD 253 in the office of the sub registrar Anekal (Basavanagudi) -Sy No.59 measuring 3Acres 3 ½ Guntas,by virtue of this the agreement got cancelled .

Encumbrance Certificates for the period from 7.12.2021 to 7.12.2021 is reflecting the following: -

Sale Deed dated 6.12.2021 executed by Sri.M.Chandrashekar S/o D. Munivenkatappa in favour M/s.Reddy Veeranna constructions Pvt. Ltd., a company registered under the provisions of the Companies Act,1956,registered as Document No. 5035/2021-22 stored in CD No.SRJD992, in the office of the Sub- registrar, Basavangudi (Sarjapura) for Sy. No. 57 measuring 3Acres 3.08 Guntas.

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observation, I am of the opinion that M/s. Reddy Veeranna Constructions Pvt. Ltd., a company registered under the provisions of the Companies Act 1956, are the absolute owners of the Converted land bearing Sy.No.59 measuring 3Acres 3.08 Guntas, situated at Guddanahalli Village , Kasaba Hobli, Anekal Taluk, Bangalore District and their title to the same is clear and marketable .

While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/ are properly authorized and executed. In the event of facts in this Opinion are different from my

*Roopa .S*

=====

conclusions or assumptions from any documents not furnished and which may contradict my Opinion, it may or may not have an impact on my Opinion.

Further documents required:

the EC for the period from 7.12.2021 to till date are to be procured.

All Documents returned herewithin:

*Roopa .S*

Roopa. S

Advocate

To,

16.11.2022

M/s.Manyata Developers Private Limited,  
Richmond Circle, Bangalore -560001.

Title report in respect of Converted land bearing Sy.No.60 measuring 3Acres 20Guntas, situated at Guddanahalli Village, Kasaba Hobli, Anekal, Bangalore District and Bounded on:-

East By	Land bearing Resurvey No.27;
West By	Land bearing Resurvey No.61;
North BY	Remaining Land in Resurvey No.60;
South By	Land bearing Resurvey No.59.

(In the name of Sri.T.Krishnaprasad S/o Sri.Prakash Rao)

**List of documents furnished for scrutiny:-**

1. Official Memorandum in No.ALN (A & K) SR 244/2013-14 dated 13.5.2015.
2. Intimation letter dated 25.4.2015.
3. Conversion fine paid receipt.
4. Conversion Sketch.
5. RR No.323.
6. RR No.324.
7. Sale Deed dated 24.7.1995 executed by Sri.ChikkaThayamma D/o Sri.Muniyappain favour of Sri.Tatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao, registered as Document No.2275/1995-96, Volume 1869, Pages 133 to 138, in the office of the Sub- registrar, Basavangudi (Anekal) in Sy.No.60 measuring 2A 20G.
8. MR No.17/1995-96.

*Roopa .S*

9. Sale Deed dated 24.7.1995 executed by Sri.Devraj, Sri.Ramesh, and Sri.Muniswamy S/o late. Sri.GowdanaMunirayappa in favour of Sri.Tatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao registered as Document No.2283/1995-96, Pages 232 to 238, Volume-1854 in the office of the Sub-registrar,Basavangudi (Anekal).
10. MR No.16/1995-96.
11. MR No. T11/2017-18.
12. Will dated 27.5.2017 executed by Sri.ThatineniKrishnaprasad in favour of his Wife Smt. Thatineni SudhaRathnamala and Smt.Magarathnadevi. Smt.Vadlamudiharathi registered in Document No.100/2017, in the office of the Sub- registrar, Hyderabad South.
13. Death Certificate of Thatineni Krishna Prasad dated 30.6.2017.
14. Sale Deed dated 29.3.2021 executed by his wife Smt.ThatineniSudhaRathnamala along with confirming Party Sri.ReddyVeeranna S/o Late Sri.Sanjeevappa in favour Sri. Reddy VeerannaConstructions PVT. Ltd., registered as Document No.5920/2020-21 stored in CD No. SRJD831, in the office of the Sub-registrar,Basavangudi (Sarjapura) for Sy.No.60 measuring 3A 20G.
15. MR No. H40/2020-21.
16. MR No. 10/2006-07.
17. MR No. H1/2013-14.
18. RTC's for Sy.No.60 measuring 31A 15G including 4Acres 14Gunts of karab for the period from 1969-70 to 1973-74.
19. RTC's for the period from 1974-75 to 1978-79 for Sy.No.60 measuring 5Acres 30Guntas including 1Acres 4Guntas of karab.
20. RTC's for the period from for 1979-80 to 1983-84 Sy.No.60 measuring 31Acres 15 including 14Acres 18Guntas of karab.
21. RTC's for the period from for 1979-80 to 1983-84 Sy.No.60 measuring 31Acres 15 including 14Acres 18Guntas of karab.
22. RTC's for the period from 1989-90 to 1993-94 for Sy.No.60 measuring 31Acres 15Guntas including 15G of A karab.

*Roopa .S*

- 
23. RTC's for the period from 1993-94 to 1996-97 for Sy.No.60 measuring 31Acres 15Guntas including 15G of A karab.
  24. RTC's for the period from 1997-98 to 2001-02 for Sy.No.60 measuring 31Acres 15Guntas including 15G of A karab.
  25. RTC's for the period from 2001-02 to 2002-03.
  26. RTC's for the period from 2002-03 to 2009-10.
  27. RTC's for the period from 2009-10 to 2020-21.
  28. RTC's for the period from 2009-10 to 2020-21.
  29. Akarbandh for Sy.No.60 measuring 31Acres.15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab.
  30. Karda.
  31. 79 AB Endorsement in No. LRF-CR-319 of dated 9.3.2015 in respect of Sy.No.60 measuring 3Acres.20Guntas, Sy.No.60 measuring 1Acres.20Guntas, issued by the Special Deputy Commissioner, Bangalore Sub-division, Bangalore.
  32. PTCL Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 in respect of Sy.No.60 measuring 3A.20G, Sy.No.60 measuring 1Acres.20Guntas, issued by the Special Deputy Commissioner, Bangalore Sub- division, Bangalore.
  33. Non-available Endorsement of MR No. 4/1950-51 dated 19.9.2013 issued by the SpecialThasildar,Anekal.
  34. NIL Tenancy certificate issued by the tahsildar Anekal in respect of Sy.No.60 measuring 27Acres.16Guntas, issued by the Special Deputy Commissioner, Bangalore Sub-division, Bangalore.
  35. Tax paid receipt for the period 2014-15 in the name of Sri.T.Krishna Prasad in respect of Sy.No.60 measuring 27A.16G.
  36. EC for the period from 1.4.1960 to 31.3.2004.
  37. EC for the period from 1.4.2004 to 17.9.2013.
  38. EC for the period from 18.7.203 to 6.3.2015.
  39. EC for the period from 1.4.2004 to 10.1.2021.
  40. EC for the period from 1.4.2004 to 16.4.2021.

*Roopa.S*

=====

**Title Report :-**

Originally, the land bearing Sy.No.60 measuring 3 Acres 20 Guntas, Situated at Guddanahalli village, Kasaba Hobli, Anekal, Bangalore District was owned by Sri.Thatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao.

Sri.Thatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao having acquired by way of two different sale deeds:-

1)A Sale Deed dated 24.7.1995 executed by Sri.Devaraj, Sri.Ramesh, Sri.Muniswamy S/o Late. Sri.GowdanaMunirayappa in favour of Sri.Thatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao registered as Document No.2283/1995-96, Pages 232 to 238, Volume 1854, in the office of the Sub-registrar,Basavangudi (Anekal) in respect of Sy.No.60 measuring 1Acre And his name has been entered as owner and khatedar as per the entries made in M.R.16/95-96.

2)A Sale Deed dated 24.7.1995 executed by Smt.ChikkaThayamma W/oSri.Nagappain favour of Sri.Thatineni Krishna Prasad S/oSri.Tatineni Prakash Rao, registered as Document No.2275/1995-96, Volume 1869, Pages 133 to 138, in the office of the Sub-registrar, Basavangudi (Anekal) in respect of Sy.No.60 measuring 2Acres 20Guntas and his name has been entered as owner and khatedar as per the entries made in M.R.17/95-96.

Thus in the aforesaid manner, Sri.Thatineni Krishna Prasad S/oSri.Thatineni Prakash Rao became the absolute owner in respect of Sy.No.60 measuring 3Acres 20Guntas, situated at GuddanahalliVillage ,KasabaHobli, Anekal, Bangalore District.

Sri.T.Krishnaprasad S/o Sri.Prakash Rao applied for conversion of land bearing Sy.No.60 measuring 3Acres 20 Guntas,situated at Guddanahalli Village, KasabaHobli, Anekal, Bangalore District. The Deputy Commissioner Vide official Memorandum ALN (A & K) SR 244/2014-15 dated 13.05.2015 has converted from Agricultural to Residential Purpose. The Intimation letter dated 25.04.2015, the Conversion fine paid receipt & Conversion Sketch are furnished. The same has been mutated vide MR No.H40/2020-21.

*Roopa.s*

=====

Thus in the aforesaid manner, Sri.Thatineni Krishna Prasad S/o Sri.Thatineni Prakash Rao became the absolute owner in respect of converted land in Sy.No.60 measuring 3Acres 20Guntas, Situated at GuddanahalliVillage ,KasabaHobli, Anekal, Bangalore District.

Sri.Thatineni Krishnaprasad during his life time had executed a Will dated 27.5.2017 in favour of his Wife Smt.Thatineni Sudha Rathnamala and Smt.Maganti Ramadevi Smt.Vadlamudi Bharathi, registered as Document No.100/2017, in the office of the Sub-registrar, Hyderabad South.

Death certificate of Sri.Thatineni Krishna Prasad died on 30.6.2017. Subsequent to the death of Sri.Thatineni Krishna Prasad, the properties were allotted to the share of his wife and children and the Schedule property was allotted to the share of his wife Smt.T.Sudha Rathnamala.

A Sale Deed dated 29.3.2021 executed by his wife Smt.Thatineni Sudha Rathnamala along with confirming Party Sri.Reddy Veeranna S/o Late Sri.Sanjeevappa in favour M/s.Reddy Veeranna Constructions PVT.Ltd, registered as Document No. 5920/2020-21 stored in CD No.SRJD831, in the office of the Sub-registrar, Basavangudi (Sarjapura) in respect of Sy.No.60 measuring 3Acres 20Guntas.

Thus, in the aforesaid manner, M/s.Reddy Veeranna constructions Pvt. Ltd., a company registered under the provisions of the Companies Act 1956, became the absolute owners are in possession and enjoyment of Converted land in Sy.No.60 measuring 3 Acres 20 Guntas, situated at Guddanahalli Village, Kasaba Hobli, Anekal, Bangalore District, Bangalore.

**RTC's:-**

RTC's for the period from for 1979-80 to 1983-84 Sy.No.60 measuring 31Acres 15Guntas including 14Acres 18Guntas of karab is showing the name of Abdulla Sharif Vide RR No. 323 and Sri.Muniyappa for 3A 20G Vide MR No. 4/1950-51 and Smt.Chikkathayamma for 2Acres 20Guntas Vide MR No.15/1972-73.

*Roopa.S*

=====

RTC's for the period from 1989-90 to 1993-94 for Sy.No.60 measuring 31Acres 15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab the name of Abdulla Sharif Vide RR No. 323 and Muniyappa for 3A 20G Vide MR No. 4/1950-51 and Smt.Chikkathayamma for 2Acres 20Guntas Vide MR No.15/1972-73, Sri.PoornachandraTejaswi Vide MR No.8/1989-90 2Acres, Sri.Nanjundareddy S/o Sri.Badrareddy Vide MR No.9/1989-90 and Smt.Yellamma (Minor) Vide MR No. 4/1961-62, Sri.Muniraju S/o Muniyappa Vide RR No. 823.

RTC's for the period from 1993-94 to 1996-97 for Sy.No.60 measuring 31Acres 15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab the name of Abdulla Sharif Vide RR No. 323 and Sri.Muniyappa for 3Acres 20Guntas Vide MR No. 4/1950-51 and Smt.Chikkathayamma for 2Acres 20Guntas Vide MR No.15/1972-73, Sri.Poornachandra Tejaswi Vide MR No.8/1989-90 2Acres,Sri.Nanjundareddy S/o Sri.Badrareddy Vide MR No. 9/1989-90 and Smt.Yellamma (Minor) Vide MR No. 4/1961-62, Sri.Muniraju S/o Sri.Muniyappa Vide RR No. 823 along with them the name of Sri.T.Krishna Prasad is shown as owner for 3Acres 20Guntas Vide MR No. 16/1995-96.

RTC's for the period from 1997-98 to 2001-02 for Sy.No.60 measuring 31Acres 15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab the name of Abdulla Sharif Vide RR No.323 and Sri.Muniyappa for 3Acres 20Guntas Vide MR No. 4/1950-51 and Smt.Chikkathayamma for 2Acres 20Guntas Vide MR No.15/1972-73, Sri.Poornachandra Tejaswi Vide MR No. 8/1989-90 2Acres, Sri.Nanjunda Reddy S/o Sri.BadraReddy Vide MR No. 9/1989-90 and Smt.Yellamma (Minor) Vide MR No. 4/1961-62, Muniraju S/o Muniyappa Vide RR No. 823 along with them the name of Sri.T.Krishna Prasad is shown as owner for 3Acres 20Guntas Vide MR No. 16/1995-96 ,and the name Sri.Muniyappa S/o Sri.Gowdana Kempaiah Vide MR No.4/1950-51 has been rounded off the name of Sri.Thimmarayappa S/o Muniyappa is shown as owner for 3Acres 20Guntas Vide MR No. 12/2000-01

RTC's for the period from 2001-02 to 2002-03 for Sy.No.60 measuring 31Acres 15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab the name of Abdulla Sharif and Mr.Abdulkadar Sharif Vide MR No.4/1950-51Vide RR No. 323 and Smt.Yellamma (Minor) Vide MR No.16/1995-96, Sri.Thimmarayappa S/o Sri.Muniyappa is shown as owner

Roopa .S

=====

of 3Acres 20Guntas Vide MR No. 12/2000-01, Sri. T.KrishnaPrasad is shown as owner for 3Acres 20Guntas Vide MR No. 16/1995-96, Sri.Poornachandra Tejaswi Vide MR No.8/1989-90 2A and RR No.823, Sri.Nanjundareddy S/o Sri.Badrareddy Vide MR No.9/1989-90 for 3Acres 20Guntas, Sri.Muniraju S/o Sri.Muniyappa Vide RR No. 823 for an extent of 11Guntas.

RTC's for the period from 2002-03 to 2009-10 for Sy.No.60 measuring 31Acres 15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab the name of Abdulla Sharifand Mr.Abdul Kadar Sharif Vide MR No.4/1950-51Vide RR No. 323 and Smt.Yellamma (Minor) Vide MR No.16/1995-96, Sri.Thimmarayappa S/o Sri.Muniyappa is shown as owner of 3Acres 20Guntas Vide MR No. 12/2000-01, Sri.T.KrishnaPrasad is shown as owner for 3Acres 20Guntas Vide MR No. 16/1995-96, Sri.Poornachandra Tejaswi Vide MR No. 8/1989-90 2Acres and RR No.823, Sri.Nanjundareddy S/o Sri.Badrareddy Vide MR No. 9/1989-90 for 3Acres20Guntas, Sri.Muniraju S/o Sri.Muniyappa Vide RR No. 823 for an extent of 11Guntas.

RTC's for the period from 2009-10 to 2020-21 for Sy.No.60 measuring 31Acres 15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab the name of Mr.Abdullasharif and Mr.Abdul Kadar Sharif Vide MR No.4/1950-51Vide RR No. 323 and Smt.Yellamma (Minor) Vide MR No.16/1995-96, Sri.Thimmarayappa S/o Sri.Muniyappa is shown as owner of 3Acres 20Guntas Vide MR No. 12/2000-01, Sri.T.KrishnaPrasad is shown as owner for 3Acres 20Guntas Vide MR No. 16/1995-96, Sri.Poornachandra Tejaswi Vide MR No.8/1989-90 2A and RR No.823, Sri.Nanjundareddy S/o Sri.Badrareddy Vide MR No. 9/1989-90 for 3Acres 20Guntas, Sri.Muniraju S/o Sri.Muniyappa Vide RR No. 823 for an extent of 11Guntas.

RTC's for the period from 2009-10 to 2020-21 for Sy.No.60 measuring 31Acres 15Guntas including 15Guntas of A karab is showing the name of Sri.T.Krishna Prasad is shown as owner for 3Acres 20Guntas Vide MR No. 16/1995-96 and 2A 20 Vide MR No.T11/2017-18-sites.

Tax paid receipt for the period 2014-15 in the name of Sri.T.Krishna Prasad in respect of Sy.No.60.

Roopa.S

=====

Akarbandh for Sy.No.60 measuring 31Acres.15Guntas including 15Guntas of A karab and 3Acres 39Guntas of B karab.

**Endorsements:-**

Non- available Endorsement of M.R.No.4/1950-51 M.R.No.4/1960-61 dated 11.01.2021 issued by the Special Thasildar, Anekal.

Nil Tenancy Endorsement dated 16.03.2015 issued by the Special Thasildar, Anekal Taluk; Bangalore District reveals that no tenancy claims are made in respect of the property in Sy.No.60.

Endorsement in No.LRF/CR/319/2014-15 dated 9.3.2015 issued by The Assistant Commissioner, Bangalore Sub- Division, Bangalore, reveals that no proceedings are initiated under Sec.79 (A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy.No.60 measuring 3Acres 20 Guntas.

Endorsement in No.PTCL-CR-2237 of dated 9.3.2015 issued by The Assistant Commissioner; Bangalore South Sub-Division reveals that no proceedings are initiated in respect of the property bearing Sy.No.60 under the provisions of Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands) Act 1978.

**Encumbrance Certificates:-**

EC for the period from 1.4.1960 to 31.3.2004 is reflecting the following:-

- a) Sale Deed dated 4.05.1961 executed by Sri.M.Anjinappa in favour of Sri.Yellappa and Smt.Yellamma, Document No. 917- 1Acres 20Guntas.
- b) Sale Deed dated 25.08.1988 executed by Sri.M.Anjinappa in favour of Sri.Nanjundareddy Sri.Yellappa and Smt.Yellamma, Document No. 1497-3 Acres.
- c) Sale Deed dated 25.08.1988 executed by Sri.M.Anjinappa in favour of Sri.Poorana Chandra Tejaswi-2 ACRES.
- d) Sale Deed dated 24.7.1995 executed by Smt.ChikkaThayamma D/o Sri.Muniyappa in favour of Sri.Tatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao registered in

*Roopa.S*

Document No.2275/1995-96, Volume 1869, Pages 133 to 138 ,in the office of the Sub registrar Basavangudi (Anekal) in Sy.No.60 measuring 2A 20G.

e) Sale Deed dated 24.7.1995 executed by Sri.Devraj, Sri.Ramesh, and Sri.Muniswamy S/o late. Sri.GowdanaMunirayappa in favour of Sri.Tatineni Krishna Prasad S/o Sri.Tatineni Prakash Rao registered in Document No.2283/1995-96, Pages 232 to 238, Volume 1854in the office of the Sub-registrar,Basavangudi (Anekal) in respect of Sy.No.60 measuring 1Acres.

EC for the period from 1.4.2004 to 17.9.2013 and EC for the period from 1.4.2004 to 10.1.2021 are not reflecting any transactions for the said period.

EC for the period from 1.4.2004 to 16.4.2021 is reflecting the following:-

a)A Sale Deed dated 29.3.2021 executed by his wife Smt.TatineniSudhaRathnamala along with confirming Party Sri.ReddyVeeranna S/o Late Sri.Sanjeevappa in favour M/s.ReddyVeeranna constructions PVT.LTD , registered as Document No. 5920/2020-21 stored in CD No.SRJD831, in the office of the Sub-registrarBasavangudi (Sarjapura) for Sy.No.60 measuring 3Acres 20Guntas.

b) A Sale Deed dated 31.8.2005executed bySri.Ramu andSmt.Anuradha in favourSri.T.SathyaNandha, registered as Document No.7764/2005-06 stored in CD No.ANKD76, in the office of the Sub- registrarBasavangudi (Sarjapura) for Sy.No.60 measuring 3Acres 20Guntas.

C)Agreement of sale dated 13.10.2014 executed by Sri.T.SathyaNandha In favour of in favour Sri. Syed Hidatatullah, registered as Document No. 3133/2014-15 stored in CD No.ANKD382, in the office of the Sub- registrar,Basavangudi (Sarjapura) for Sy.No.60 measuring 3Acres 20Guntas.

d) Agreement of sale dated 12.07.2019 executed by Syed Hidatatullah In favour of Sri.T.SathyaNandha, registered as Document No.2695/2019-20,stored in CD No.ANKD586, in the office of the Sub-registrar,Basavangudi (Sarjapura) for Sy.No.60 measuring 3Acres 20Guntas.

*Roopa .S*

=====

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observation, I am of the opinion that M/s.Reddy VeerannaConstructions Pvt. Ltd., a company registered under the provisions of the Companies Act1956, are the absolute owners of the Converted land bearing Sy.No.60 measuring 3Acres 20Guntas, situated at Guddanahalli Village , KasabaHobli, Anekal Taluk, Bangalore District and their title to the same is clear and marketable .

While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/ are properly authorized and executed. In the event of facts in this Opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my Opinion, it may or may not have an impact on my Opinion.

Further Document's required:

EC for the period from 16.4.2021 to till date to be applied.

All Documents returned herewithin:

*Roopa.S*

Roopa. S

Advocate

=====

Title report in respect of Converted land bearing Sy.No.61/6 measuring 5Acres 25Guntas, Situated at GuddanahalliVillage ,KasabaHobli, Anekal Taluk, Bangalore District and Bounded on :-

East By	Property of Krishnappa and Y.N. Kameswara Rao;
West By	Property bearing Sy.No.61/5;
North BY	Vacant land belongs Shiradi Sai Engineering College;
South By	Tamilnadu Boundary.

(in the name of T.Krishnaprasad S/o Prakash Rao)

**List of documents furnished for scrutiny:-**

1. Official Memorandum ALN(A & K) SR 27/2013-14 dated 28.6.2013.
2. Intimation Letter dated 24.6.2013.
3. Conversion fine paid receipt.
4. Conversion Sketch.
5. Sale Deed dated 11.5.2006 executed by Sri.LingaReddy S/o Late. PapaReddy, Sri.NagrajReddy S/o LatePapaReddy, Sri.YallaReddy S/o Late.Papareddy, Sri.Munireddy S/o Late. Papareddy infavour of C.Munirajuregistered as Document No. 5545/2006-07 stored in CD No. ANKD 122 in the office of the Sub- registrar, Anekal-5 Acres 25 Guntas.
6. Confirmation Cum Ratification Deed dated 05.01.2008 executed by Sri.Nagappa S/o Hanumanthappa in favour of Sri.C.Muniraju S/o Chinnappa, registered as Document No. 3785/2007-08, stored in CD No.ANKD210 in the office of the Sub – registrar,Anekal
7. Sale Deed dated 24.3.2008 executed by Sri.C.Muniraju S/o Chinnappa in favour of Sri.T.Krishna Prasad S/o Tatineni Prakash Rao, registered as Document No. 4415/2007-08 ,Stored in CD No.ANKD212, in the office of the Sub -registrar Anekal.

*Roopa .S*

- 
8. MR No. 30/2007-08.
  9. Joint Development Agreement dated 9.7.2010 executed by Sri.T.Krishnaprasad S/o Tatineni Prakash Rao in favour of Sri.K.Srinivasulu S/o Late Venkataiah, registered as Document No.1011/2010-11, stored in CD No.ANKD258 in the office of the Sub-registrar,Anekal.
  10. Will dated 27.5.2017 executed by ThatineniKrishnaprasad in favour of his Wife Smt. Thatineni Sudha Rathnamala and Smt. Magarathnadevi. Smt. Vadlamudi Bharathi registered in Document No.100/III/2017 , the office of the Sub-registrar Hyderabad South.
  11. Death certificate of Thatineni Krishna Prasad dated 30.6.2017 issued by the Hyderabad Municipal Corporation.
  12. Cancellation of Joint Development Agreement dated 28.2.2018 executed by K.Srinivasulu S/o Late. Venkataiah in favour of T.Sundharatnamala W/o T.Krishna Prasad registered as Document No.4802/2017-18 stored in CD No.SRJD253 in the office of the sub registrar Sarjapura (Anekal).
  13. Sale Deed dated 29.3.2021 executed by his wife Smt. Tatineni Sudha Rathnamala along with confirming Party Sri.ReddyVeeranna S/o Late Sanjeevappa in favour M/s. Reddy VeerannaConstructions Pvt.LTD., registered as Document No. 5921/2020-21 stored in CD No. SRJD831,in the office of the Sub- registrar,Basavangudi (Sarjapura) in respect of Sy. No. 61/6 measuring 5Acres.25Guntas.
  14. MR No.63/2005-06.
  15. MR No. 59/2005-06.
  16. MR No. 30/2007-08.
  17. MR No.T7/2017-18.
  18. MR No.H39/2020-21.
  19. RTC's for the period 2005-06
  20. RTC's for the period 2006-07
  21. RTC's for the period 2007-08
  22. RTC's for the period from 2008-09 to 2017-18
  23. RTC's for the period from 2017-18 to 2021-22

- 
24. Atlas
  25. HissaTippany
  26. Karda
  27. Akarbandh.
  28. Survey Sketch.
  29. 79 A&B Endorsement in No. LRF-CR-319/2014-15 dated 9.3.2015 in respect of Sy No. 61/6 measuring 5A25G Issued by the Special Deputy Commissioner, Bangalore Sub-Division, Bangalore.
  30. Tax paid receipt for the period 2014-15 in the name of T.Krishna Prasad in respect of Sy No.61/6 measuring 5A 25G.
  31. PTCL Endorsement in No. PTCL-CR-2237/2014-15 dated 9.3.2015 in respect of Sy No. 61/6 measuring 5A 25G issued by the Special Deputy Commissioner, Bangalore Sub-Division, Bangalore.
  32. NIL Tenancy certificate issued by the Thasildar ,Anekal in respect of Sy.No.61/6 measuring 5Acres 25Guntas issued by the Special Deputy Commissioner, Bangalore Sub-division, Bangalore.
  33. EC for the period from 1.4.2004 to 17.9.2013
  34. EC for the period from 18.9.2013 to 6.3.2015
  35. EC for the period from 1.4.2004 to 10.1.2021

**Title Report :-**

Originally,the land bearing Sy.No.61/6 measuring 5 Acres 25Guntas, situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District was owned by Sri.Papa Reddy S/oKathariThimmarayappa.

Subsequent to the death of Sri.Papa Reddy S/o.KathariThimmarayappa, the properties owned by him were inherited by his children namely, Sri.Lingareddy, Sri.Nagaraj Reddy, Sri.YallareddyandSri.Munireddy and their names were entered as owners and khatedars in all the revenue records vide M.R.59/2005-06 .

*Roopa S*

Subsequently, A Sale deed dated 11.5.2006 duly registered on 16.05.2006 executed by Sri.Lingareddy S/o Late. Papareddy, Sri.NagrajReddyS/o Late. Papareddy, Sri.Yallareddy S/o Late. Papareddy, Sri.Munireddy S/o Late.Papareddy in favour of Sri.C.MunirajuS/o.Sri. Chinnappa, registered as Document No. 5545/2006-07 stored in CD No. ANKD 122 in the office of the Sub-registrar,Anekal-land bearing Sy.No.61/6 measuring 5Acres 25Guntasand his name has been entered as owner and khatedarvide MR No.63/2005-06

A case in RA.(A)NO.76/2006-07 for dispute with regard to the transfer of khatha which later came to be settled And a Confirmation Cum Ratification Deed dated 05.01.2008 executed by Sri.Nagappa S/o Hanumanthappa in favour of Sri.C.Muniraju S/o Chinnappa, registered as Document No. 3785/2007-08 stored in CD No.ANKD210 in the office of the Sub-registrar, Anekalin respect of land bearing Sy.No.61/6 measuring 5Acres 25Guntasand the khatha was transferred in the name of Sri.Muniraju.

A Sale Deed dated 24.3.2008 executed by Sri.C.Muniraju S/o Chinnappa in favour of Sri.T.KrishnaPrasad S/o Tatineni Prakash Rao, registered as Document No. 4415/2007-08 stored in CD.No.ANKD212 in the office of the Sub- registrar, Anekalin respect of land bearing Sy.No.61/6 measuring 5Acres 25Guntasand his name has been entered as owner and khatedar as per the entries made in M.R.30/07-08.

A Joint Development Agreement dated 9.7.2010 entered into between Sri.T.Krishna Prasad S/o Tatineni Prakash Rao in favour of Sri.K.Srinivasulu S/o Late Venkataiah, registered as Document No.1011/2010-11 stored in CD No.ANKD258 in the office of the Sub- registrar,Anekal .

Sri.T.Krishnaprasad S/o Prakash Rao applied for conversion of land in Sy.No.61/6measuring 5 Acres 25Guntas, the Deputy Commissioner, Vide official

=====

Memorandum ALN(A &K) SR.27/ 2013-14 dated 28.6.2013has Converted from Agricultural to Residential Purpose. The Intimation letter dated 24.6.2013 and the Conversion fine paid receipt, Conversion Sketch are furnished. The same has been mutated vide MR No. T7/2017-18.

A Will dated 27.5.2017 executed by ThatineniKrishnaprasad in favour of his wife Smt. Thatineni Sudha Rathnamalaand Smt. Magarathnadevi. Smt. Vadlamudi Bharathi, registered in Document No.100/2017, in the office of the Sub- registrar, Hyderabad South.

Death certificate of Thatineni Krishna Prasad dated 30.6.2017, issued by the Hyderabad Municipal Corporation. Subsequent to the death of Thatineni Krishna Prasad, as per will the properties were allotted to the share of his wife and children and the Schedule Property was allotted to the share of his wife Smt.T.Sundharatnamala.

A Cancellation of Joint Development Agreement dated 28.2.2018 executed by K.Srinivasulu S/o Late. Venkataiah in favour of Smt.T.Sundharatnamala W/o T.Krishna Prasad, registered as Document No.4802/2017-18 ,stored in CD No.SRJD253 in the office of the Sub- registrar,Sarjapura (Anekal)since ThatineniKrishnaprasad was deceased, the cancellation was executed in favour of his wife Smt.T.Sundharatnamala- 5 Acres 25 Guntas.

A Sale Deed dated 29.3.2021 executed by his wife Smt. Tatineni Sudha Rathnamala along with confirming Party Sri.ReddyVeeranna S/o Late Sanjeevappa in favour M/s. Reddy VeerannaConstructions PVT.LTD., registered as Document No. 5921/2020-21 stored in CD No. SRJD831 , in the office of the Sub- registrar,Basavangudi (Sarjapura) in respect of Sy No. 61/6 measuring 5Acres 25Guntas and the name of M/s. Reddy

=====

VeerannaConstructions PVT.LTD. , has been entered as owners and khatedars vide M.R.H39/2020-21.

Thus in the aforesaid manner, M/s.ReddyVeerannaConstructions PVT.LTD ., a company registered under the provisions of the Companies Act 1956, became the absolute owner is in possession and enjoyment of the land in Sy.No.61/6 measuring 5Acres 25Guntas ,situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District, Bangalore.

RTC's for the period 2006-07- the name of Linga Reddy,NagarajaReddySons of Papareddy for 5Acres 25Guntasvide M.R.59/05-06.

RTC's for the period 2007-08-the name of MunirajuS/oChinnappa for 5 Acres 25 Guntas vide M.R.63/2005-06.

RTC's for the period from 2008-09 to 2017-18the name of T.Krishna Prasad as owner for 5 Acres 25 Guntas vide M.R.30/2007-08.

RTC's for the period from 2017-18 to 2021-22T.Krishna Prasad for 5 Acres 25 Guntas vide M.R.T.7/2017-18.

Akarbandh for Sy.No.61/6 is showing the extent as 5 Acres 25 Guntas, Atlas ,RRPakka Book are also furnished and is showing the Sy.No.61 has been bifurcated into 8 Hissas as Sy. No. 61/1, Sy. No. 61/2, Sy.No .61/3, Sy.No.61/4, Sy.No.61/5, Sy.No.61/6,Sy.No.61/7 andSy.No.61/8 and the name of PapaReddy S/o KhatariThimmareddy is shown as owner for 61/6.

**Endorsements:-**

Nil Tenancy Endorsement dated 16.03.2015 issued by the Special Thasildar, Anekal Taluk, Bangalore District reveals that no tenancy claims are made in respect of the Property in Sy.No.61/6 measuring for 5 Acres 25 Guntas.

Endorsement in No. LRF/CR/319/2014-15 dated 9.3.2015 issued by The Assistant Commissioner, Bangalore Sub- Division, Bangalore, reveals that no proceedings are initiated under Sec.79(A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy. No.61/6 measuring for 5 Acres 25 Guntas.

Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 issued by The Assistant Commissioner; Bangalore South Sub-Division reveals that no proceedings are initiated in respect of the property bearing Sy.No.61/6 measuring for 5 Acres 25 Guntas, under the provisions of Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands) Act 1978.

**ENCUMBRANCE CERTIFICATES:-**

Encumbrance Certificates for the period from 1.4.2004 to 10.1.2021 is reflecting the following:-

A) Cancellation of Joint Development Agreement dated 28.2.2018 executed by K.Srinivasulu S/o Late. Venkataiah in favour of T.Sundharatnamala W/o T.Krishna Prasad, registered as Document No.4802/2017-18, stored in CD No.SRJD253, in the office of the Sub-registrar, Sarjapura (Anekal) 5 Acres 25 Guntas.

b) Sale Deed dated 11.5.2006 executed by, Lingareddy S/o Late. Papareddy, Nagraj reddy S/o Late. Papareddy, Yallareddy S/o Late. Papareddy, Munireddy S/o Late. Papareddy in favour of C.Muniraju registered as Document No. 5545/2006-07 stored in CD No. ANKD 122 in the office of the sub registrar Anekal..

Encumbrance Certificates for the period from 1.4.2004 to 17.9.2013 is reflecting the following:-

A ) Joint Development Agreement dated 9.7.2010 executed by T.Krishnaprasad S/o Thatineni Prakash Rao in favour of K.Srinivasulu S/o Late Venkataiah, registered as Document No.1011/2010-11 stored in CD No.ANKD258 in the office of the Sub registrar Anekal.

*Roopa.S*

b)SaleDeed dated 11.5.2006 executed by Lingareddy S/o Late. Papareddy, Nagraj reddy S/o Late. Papareddy, Yallareddy S/o Late. Papareddy, Munireddy S/o Late. Papareddyinfavour of C.Muniraju registered as Document No. 5545/2006-07 stored in CD No. ANKD 122 in the office of the sub registrar Anekal-5 acres 25 Guntas.

c)Confirmation Cum Ratification Deed dated 5.1.2008 executed by Nagappa S/o Hanumanthappa in favour of C.Muniraju S/o Chinnappa registered as Document No. 3785/2007-08 stored in CD No.ANKD210 in the office of the Sub –registrar, Anekal5 acres 25 Guntas.

d)Sale Deed dated 24.3.2008 executed by C.Muniraju S/o Chinnappa in favour of T.Krishna Prasad S/o Tatineni Prakash Rao, registered as Document No. 4415/2007-08 stored in CD No.ANKD212 in the office of the Sub-registrar,. Anekal-5 Acres 25 Guntas.

Encumbrance Certificates for the period from 18.9.2013 to 6.3.2015 are not reflecting any transactions for the said period.

Encumbrance Certificates for the period from 01.04.2004 to 16.04.2021 is reflecting the following:-

a)Sale Deed dated 29.3.2021 executed by his wife Smt. Tatineni Sudha Rathnamala along with confirming Party Sri.ReddyVeeranna S/o Late Sanjeevappa in favour M/s. Reddy VeerannaConstructions Pvt.Ltd. , registered as Document No. 5921/2020-21 stored in CD No. SRJD831, in the office of the Sub- registrar, Basavangudi (Sarjapura) for Sy.No. 61/6 measuring 5A.25G

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observation, I am of the opinion that M/s.ReddyVeeranna Constructions Pvt. Ltd., a company registered under the provisions of the Companies Act 1956, are the absolute owners of the Converted Land bearing Sy.No.61/6 measuring 5Acres 25Guntas, situated at Guddanahalli Village , KasabaHobli, Anekal Taluk, Bangalore District and their title to the same is clear and marketable .

*Roopa .S*

=====

While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/ are properly authorized and executed. In the event of facts in this Opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my Opinion, it may or may not have an impact on my Opinion.

Further Documents required:

the EC for the period 6.04.2021 to till date are to be procured.

All Documents returned herewithin:

*Roopa.S*

Roopa. S  
Advocate

ROOPA .S  
ADVOCATE

Phone No:+919845328134  
Email:Roopashekar6@gmail.com  
Address: G3, 44, 9th Cross,  
Prashanthnagar, Bangalore-560079

To,

16.11.2022

M/s.Manyata Developers Private Limited,

Richmond Circle, Bangalore -560001.

Title report in respect of Converted land bearing Sy.No.61/7 measuring 4Acres 10Guntas including 4G of Karab, Situated at Guddanahalli village ,Kasaba Hobli, Anekal Taluk, Bangalore District and Bounded on :-

East By	Re Sy.No.60 and Re.Sy.No.59;
West By	Re Sy.No.61/6;
North BY	Re Sy.No.62 and Re. Sy.No.60;
South By	Re Sy.No.61/8.

( in the name of Kameshwara Rao)

1. Official Memorandum in No.ALN(A & K) SR 130/2016-17 dated 2.6.2017 in respect of Sy No.61/7 measuring 4Acres 6Guntas.
2. Intimation letter dated 24.6.2013.
3. Conversion fine paid receipt.
4. Conversion Sketch.
5. MR No.10/1993-94.
6. A Sale Deed dated 24.7.1995 executed byNagaraju S/o Nanjunda Reddyand Smt.Gowramma W/o Sri.Nagaraju and others in favour of Tatineni Krishna Prasad S/o Tatineni Prakash Rao registered in Document No.2282/1995-96, pages 226 to 232, Volume 1854 in the office of the Sub registrar Basavangudi (Anekal) .
7. Sale Deed dated 12.1.2005 executed by Sri.T.Krishna Prasad S/o Late. PrakashRao infavour of Sri.Kameshwara Rao S/o Radha Krishna Chowdary registered as Document No.21866/2004-05 stored in CD No.ANKD46 in the office of the Sub-registrar,Anekal

*Roopa.s*

- 
8. Joint Development Agreement dated 9.7.2010 executed by Sri.Y.N.Kameshwara Rao in favour of Sri.K.Srinivasulu S/o Late Venkataiah registered as Document No.1012/2010-11 stored in CD No.ANKD258 in the office of the Sub-registrar,Anekal.
  9. Cancellation of Joint Development Agreement dated 28.2.2018 executed by Sri.K.Srinivasulu S/o Late. Venkataiah in favour of Sri.Y.N.Kameshwara Rao, registered as Document No.4799/2017-18 ,stored in CD No.SRJD253 in the office of the Sub-registrar Sarjapura (Anekal).
  10. Sale Deed dated 29.3.2021 executed by YSri..N.Kameshwara Rao S/o Radha Krishna Chowdary in favourSri. Reddy Veeranna constructions PVT.LTD., registered as Document No. 5924/2020-21 stored in CD No. SRJD831, in the office of the Sub registrar, Basavangudi (Sarjapura) for Sy.No. 61/7 measuring 4Acres10Guntas including 4G of Karab.
  11. MR No. 15/1995-96.
  12. MR No.H22/2016-17.
  13. MR No. H25/2016-17.
  14. MR No. 54/2004-05.
  15. MR No.H9/2015-16.
  16. RTC's for the Sy No.61/7 measuring 4A10G including 4G of karab for the period from 1989-90 to 1993-94.
  17. RTC's for the period from 1994-95 to 1996-97.
  18. RTC's for the period from 1997-98 to 1999-2000.
  19. RTC's for the period from 2002-03 2003-04.
  20. RTC's for the period from 2005-06 to 2008-09.
  21. RTC's for the period from 2009-10 to 2014-15.
  22. RTC's for the period from 2015-16 to 2017-18.
  23. Akarbandh.
  24. Atlas.
  25. HissaTiffany.

*Roopa .S*

- 
26. Karda.
  27. Tax paid for the period 2014-15 is in the name of Kameshwara Rao.
  28. Survey Sketch.
  29. 79 AB endorsement in No. LRF-CR-319/2014-15 dated 9.3.2015 in respect of Sy No. 61/7 measuring 4Acres 6Guntas issued by the Special Deputy Commissioner, Bangalore Sub-Division, Bangalore.
  30. PTCL Endorsement in No. PTCL-CR-2237/2014-15 dated 9.3.2015 in respect of Sy No.61/7 measuring 4Acres 6Guntas issued by the Special Deputy Commissioner Bangalore Sub- division, Bangalore.
  31. NIL Tenancy certificate issued by the Thasildar, Anekal in respect of Sy.No. 61/7 measuring 4A. 6G issued by the Special Deputy Commissioner Bangalore Sub-division, Bangalore.
  32. EC for the period from 1.4.1960 to 31.3.2004.
  33. EC for the period from 1.4.2004 to 17.9.2013.
  34. EC for the period from 18.9.2013 to 6.3.2015.
  35. EC for the period from 1.4.2004 to 10.1.2021.
  36. EC for the period from 1.4.2004 to 16.4.2021.

**Title report**

Originally , the land bearing Sy.No.61/7 measuring 4Acres 10Guntas including 4Guntas of Karab, Situated at Guddanahalli village , KasabaHobli, Anekal, Bangalore District, was owned by Sri.Nanjundareddy. Subsequent to his death the khatha in respect of the schedule property was transferred in the name of his son Sri.Nagaraju Vide IHC No.10/1993-94.

Subsequently, Sri.Nagaraju S/o Nanjundareddy along with his wife Smt.Gowramma and son Sri.Chandrashekar sold in favour of Sri.Tatineni Krishna Prasad S/o Tatineni Prakash Rao, by way of a Sale Deed dated 24.7.1995, registered as Document No.2282/1995-96, Pages 226 to 232, Volume 1854, in the office of the Sub-registrar, Basavangudi (Anekal).

*Roopa .S*

ROOPA .S  
ADVOCATE

Phone No:+919845328134  
Email:Roopashekar6@gmail.com  
Address: G3, 44, 9th Cross,  
Prashanthnagar, Bangalore-560079

=====

Sri.Tatineni Krishna Prasad S/o Tatineni Prakash Rao executed a Sale Deed dated 12.1.2005 in favour of Sri.Y.N.Kameshwara Rao S/o Sri.Radha Krishna Chowdary, registered as Document No.21866/2004-05 stored in CD No.ANKD46 in the office of the Sub- registrar, Anekal and his name has been entered as owner and khathedar Vide MR No. 54/2004-05.

A Joint Development Agreement dated 9.7.2010 executed by and between Sri.Y.N.Kameshwara Rao and Sri.K.Srinivasulu S/o Late Venkataiah, registered as Document No.1012/2010-11 stored in CD No.ANKD258 in the office of the Sub-registrar, Anekal.

Subsequently, the said Joint Development Agreement dated 9.7.2010 was cancelled by way of Cancellation of Joint Development Agreement dated 28.2.2018 executed by Sri.K.Srinivasulu S/o Late. Venkataiah in favour of Sri.Y.N.Kameshwara Rao, registered as Document No.4799/2017-18, stored in CD No.SRJD253 in the office of the Sub- registrar,Sarjapura (Anekal).

Sri.Kameshwara Rao applied for conversion of land in respect of Sy.No. 61/7 measuring 4Acres 6Guntas, Situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District and the same has been converted vide official memorandum ALN(A & K) SR 130/2016-17 dated 2.6.2017 converted for residential purpose and the Intimation letter dated 24.6.2013, Conversion fine paid receipt and Conversion Sketch are furnished.

Subsequently, a Sale Deed dated 29.3.2021 executed by Sri.YN.Kameshwara Rao S/o Radha Krishna Chowdary in favour M/s.ReddyVeeranna Constructions Pvt. Ltd., a company registered under the provisions of the Companies Act,1956, registered vide Document No. 5922/2020-21 stored in CD No. SRJD831, in the office of the Sub-registrar,Basavangudi (Sarjapura) in Sy No. 61/7 measuring 4Acres 6Guntas and the name of M/s.ReddyVeeranna constructions PVT.LTD., has been entered as owner and khatedar vide MR No. 15/1995-96.

Thus in the aforesaid manner, M/s.ReddyVeeranna constructions Pvt.Ltd., a company registered under the provisions of the Companies Act 1956, became the absolute owner is in

Roopa .s

ROOPA .S  
ADVOCATE

Phone No:+919845328134  
Email:Roopashekar6@gmail.com  
Address: G3, 44, 9th Cross,  
Prashanthnagar, Bangalore-560079

=====

possession and enjoyment of the land in Sy.No.61/7 measuring 4Acres 6Guntas ,situated at Guddanahalli Village, Kasaba, Hobli, Anekal, Bangalore District, Bangalore.

**Endorsements:-**

Nil Tenancy Endorsement dated 16.03.2015 issued by the Special Thasildar, Anekal Taluk, Bangalore District reveals that no tenancy claims are made in respect of the property in Sy.No.61/7 measuring 4Acres 6Guntas.

Endorsement in No. LRF/CR/319/2014-15 dated 9.3.2015 issued by The Assistant Commissioner, Bangalore Sub- Division, Bangalore, reveals that no proceedings are initiated under Sec.79(A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy.No.61/7 measuring 4Acres 6Guntas .

Endorsement in No. PTCL-CR-2237 of dated 9.3.2015 issued by The Assistant Commissioner; Bangalore South Sub-Division reveals that no proceedings are initiated in respect of the property bearing Sy.No.61/7 measuring 4Acres 6Guntas under the provisions of Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands) Act 1978.

**RTC's**

RTC's for the Sy No.61/7 measuring 4A10G including 4G of karab for the period from 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2002-03 2003-04, 2005-06 to 2008-09, 2009-10 to 2014-15 and for the period from 2015-16 to 2017-18 are furnished and are showing the relevant entries with the relevant names of the owners.

**Encumbrance Certificates**

EC for the period from 1.4.1960 to 31.3.2004 is reflecting the following

1. A Sale Deed dated 24.7.1995 executed by Smt.Gowramma W/o Sri.Nagraju in favour of Tatineni Krishna Prasad S/o Tatineni Prakash Rao registered in Document

*Roopa .S*

=====

No.2282/1995-96 , pages 226 to 232, Volume 1854 in the office of the Sub registrar  
Basavangudi (Anekal)

EC for the period from 1.4.2004 to 16.4.2021 is reflecting the following

1. Sale Deed dated 12.1.2005 executed by T.Krishna Prasad S/o Late. Prakash Rao infavour of Kameshwara Rao S/o Radha Krishna Chowdary ,registered as Document No.21866/2004-05 stored in CD No.ANKD46 in the office of the Sub-registrar Anekal
2. Joint Development Agreement dated 9.7.2010 executed by Sri.YN.KameshwaraRao in favour of K.Srinivasulu S/o Late Venkataiah registered as Document No.1012/2010-11 stored in CD No.ANKD258 in the office of the Sub-registrar,Anekal.
3. Cancellation of Joint Development Agreement dated 28.2.2018 executed by K.Srinivasulu S/o Late.Venkataiah in favour of Sri.Y.N.Kameshwara Rao registered as Document No.4799/2017-18, stored in CD No.SRJD253 in the office of the Sub-registrar Sarjapura (Anekal).
4. Sale Deed dated 29.3.2021 executed by YN.Kameshwara Rao S/o Radha Krishna Chowdary in favourSri.ReddyVeeranna constructions PVT.LTD, registered as Document No. 5924/2020-21 stored in CD No. SRJD831, in the office of the sub registrar Basavangudi (Sarjapura) for Sy No. 61/7 measuring 4Acres 10Guntasincluding 4Guntas of Karab.

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observation, I am of the opinion that M/s.ReddyVeeranna constructions Pvt. Ltd., a company registered under the provisions of the Companies Act1956, are the absolute owners of the Converted land bearing Sy.No.61/7 measuring 4Acres 6Guntas, situated atGuddanahalli Village , KasabaHobli, Anekal Taluk, Bangalore District and their title to the same is clear and marketable .

While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all

*Roopa.S*

ROOPA .S  
ADVOCATE

Phone No:+919845328134  
Email:Roopashekar6@gmail.com  
Address: G3, 44, 9th Cross,  
Prashanthnagar, Bangalore-560079

=====  
signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/ are properly authorized and executed. In the event of facts in this Opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my Opinion, it may or may not have an impact on my Opinion.

Required document's required:

EC for the period from 16.4.2021 to till date

All Documents returned herewithin:

*Roopa.S*

Roopa. S  
Advocate