

**Fox Mandal**

**Volume I**

# **REPORT ON TITLE**

**PREPARED FOR**

**M/s. Mittal Universal Constructions LLP.**

**(SURVEY NO. 92/5A & 92/5B, SITUATED AT KOGILU VILLAGE,  
YELAHANKA HOBLI, BANGALORE NORTH TALUK)**

**DATED 23<sup>RD</sup> DAY OF AUGUST 2013**



Prepared by  
Fox Mandal & Associates  
FM House



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Report On Title

G	ENDORSEMENT DATED 27TH MARCH 2012 BEARING NO. AAI/BIA/ATM/RTI/339
H	ENDORSEMENT DATED 21ST APRIL 2012 BEARING NO. KIADB/KE.K/LAQ/MH/CR.392/967/2012-13
I	ENDORSEMENT DATED 22ND AUGUST 2012 BEARING NO. BMRCL/RTI/PIO/2012-2013
J	NOTIFICATION DATED 16TH JULY 2009 FOR WIDENING OF ROAD
K	ENDORSEMENT DATED 07 <sup>th</sup> MARCH 2013 BEARING NO. L.R.F. (B.N.A)CR/933/2012-13
L	ENDORSEMENT DATED 15 <sup>th</sup> MARCH 2013 BEARING NO. PTCL CR: 3143/2012-13

**VOLUME II - COPIES OF THE DOCUMENTS VERIFIED**

Annexure 1	Copy of the Village Map of Kogilu Village
Annexure 2	Copy of the Sale Deed dated 02 <sup>nd</sup> February 1970
Annexure 3	Copy of the Sale Deed dated 21 <sup>st</sup> July 1980.
Annexure 4	Copy of the Sale Deed dated 08 <sup>th</sup> July 1991.
Annexure 5	Copy of the Sale Deed dated 08 <sup>th</sup> July 1991.
Annexure 6	Copy of the Sale Deed dated 02 <sup>nd</sup> March 1994.
Annexure 7	Copy of the Mutation Register Extract bearing MR No. 06/1990-91.
Annexure 8	Copy of the Family Tree of Sri Ramaiah.
Annexure 9	Copy of the Sale Deed dated 23 <sup>rd</sup> June 1994.
Annexure 10	Copy of the Sale Deed dated 08 <sup>th</sup> December 2000.



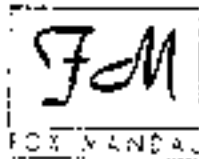
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Report On Title

- Annexure 11 | Copy of the Mutation Register Extract bearing MR No. 19/2000-01.
- Annexure 12 | Copy of the Sale Deed dated 05<sup>th</sup> December 2000.
- Annexure 13 | Copy of the Mutation Register Extract bearing MR No. 09/2000-01.
- Annexure 14 | Copy of the Confirmation Deed dated 13<sup>th</sup> December 2000.
- Annexure 15 | Copy of the Will dated 03<sup>rd</sup> November 2011 bearing Document No. YAN-3-0080-2010-11.
- Annexure 16 | Copy of the Official Memorandum for conversion dated 11<sup>th</sup> April 2011 bearing Document No. ALN (NAY) SR 189/2010-11
- Annexure 17 | Copy of the Official Memorandum for conversion dated 18<sup>th</sup> April 2011 bearing Document No. ALN (NAY) SR: 190/2010-11
- Annexure 18 | Copy of the Hissa Survey Tippani.
- Annexure 19 | Copy of the Atlas issued by the Village Accountant.
- Annexure 20 | Copy of the Karnataka Revision Settlement Akarband
- Annexure 21 | Copy of the Family Tree of Sri Venkatarayappa.
- Annexure 22 | Copy of the Rectification-Cum-Confirmation Deed dated 09<sup>th</sup> November 2012.
- Annexure 23 | Copy of the Rectification-Cum-Confirmation Deed dated 09<sup>th</sup> November 2012.
- Annexure 24 | Copy of the Order Sheet in O.S No. 856/2012 dated 5<sup>th</sup> December 2012
- Annexure 25 | Copy of the Final Decree dated 05<sup>th</sup> December 2012 in O.S No. 856/2012
- Annexure 26 | Copy of the Form-4 Medical Cause of Death bearing No. 013 issued by Sri Lakshmi Venkateshwara Hospital





*Report On Title*

## **I. OUR UNDERSTANDING**

We understand that M/S. MITIAL UNIVERSA CONSTRUCTIONS LLP, (the "Client") intends to Develop the property bearing survey No 92/5A and property bearing Survey No 92/5B, situated in K. J. Village, Melakasa Road, Bengaluru North Taluk (hereinafter referred to as the **Said Property** and more fully described in the **Schedule** hereunder) and instructed us to render legal due diligence on the **Said Property** and provide our report on the same.

### **IMPORTANT:**

The report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above **Said Property** as made available to us during the review, and the said report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions and disclaimers mentioned at the margin are placed in this Report.

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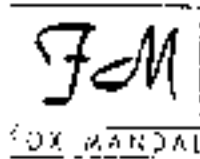


**II. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED**

With a view to check verify the exact number and Part thereon and to provide the Report on the Said Property, the Client instructed Fox Mandala & Associates ("FM") to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client and to carry out searches at the Office of the Sub Registrar, Yelahanka & Office of the Sub Registrar, Peenya, Office of the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, Office of the Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board, Bangalore, Office of the Tahsildar, Bangalore North (Add'l) Taluk, Office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, Bangalore International Airport Area Planning Authority, and before other relevant authorities.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been conducted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as "Documents").
2. On receiving instructions from the Client for conducting the legal due diligence exercise, we visited the Office of the Sub Registrar, Yelahanka & Office of the Sub Registrar, Peenya, Office of the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, Office of the Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board, Bangalore, Office of the Tahsildar, Bangalore North (Add'l) Taluk, Office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, Bangalore International Airport Area Planning Authority.
3. We perused the copies of the Documents and records and other papers and information made available to us by Client and discovered by us during our visit to the afore-mentioned offices. We have proceeded on the basis of the available



Report On Title

documents, records and information. FM has issued a Requisition on Title to the law firms so that the confirmation could be received from them.

3. Apart from the litigation mentioned in the Report, as no litigation search in Karnataka is possible no litigation searches has been undertaken with respect to the said Property. Therefore the Report is subject to the assumption in the Declaration made by the owner and the seller, further carried out, wherein specific case details have been provided 21, the owner.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

### **III. APPLICABLE ASSUMPTIONS AND DISCLAIMERS**

#### **ASSUMPTIONS**

All information, opinion and conclusion in this report are prepared as instructed by the client from time to time and as we have understood the scope and requirements, and subject to certain assumptions including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Encumbrances perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete and conform to the original documents which are assumed as authentic;
- (d) The Documents on which the Report relies remain accurate;
- (e) The Documents on which the Report relies are the only documents and there are no other papers, Documents or information available to us or other papers, documents or information have been suggested or withheld from us.





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**Report On Title**

**V. REPORT ON TITLE**

We have perused following title deeds and revenue documents pertaining to the Said Property forwarded to us and also the copies of the documents given by the client and the documents obtained during our previous assignments carried out in various concerned authorities as under :-

**1. Copy of the Village Map of Kogilu Village. (Annexure 1, Vol. II)**

As appears from the copy of the Village Map of Kogilu Village, Yelahanka Hobli, Bangalore issued by the Taluk Surveyor, Bangalore North (A) Taluk, Yelahanka that the Said Property is situated in the above said Village.

*We have not verified the original of the above document.*

**2. Copy of the Sale Deed dated 02<sup>nd</sup> February 1970. (Annexure 2, Vol. II)**

It appears from the copy of the sale Deed dated 02<sup>nd</sup> February 1970 executed by Sri Poojiga S/O. Sri Manaraja and Sri Rajaram S/O. Sri Poojiga therein called as the vendors of one part in favour of Sri Rajeswara S/O. Sri Anjanagowda therein called as the purchaser of the other part duly registered as Document No. 4606 of 1969-1970, at the office of the Sub-Registrar, Bangalore North that for the consideration mentioned therein the said vendor(s) conveyed and assigned all the right, title and interest by way of sale in favour of the purchaser therein with respect to the property bearing Survey No. 9375 measuring 2 Acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North. Title is absolute, forever and free from encumbrance.

*We have verified the original of the above document.*



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*Report On Title*

3. Copy of the Sale Deed dated 21<sup>st</sup> July 1980. (Annexure 3, Vol. II)

It appears from the copy of the Sale Deed dated 21<sup>st</sup> July 1980 executed by Sr. Rajegowda S/o. Sr. Anjanegowda therein called as the vendor of one part in favour of Sr. Ramachandra S/o. Sr. Rajagowda therein called as the purchaser as Document No. 5233 of 1980-1981 stored in Book 1, Vol. 3364 at Pg. 114-117 at the office of the Sub Registrar, Hebbalanka that for the consideration mentioned therein, the said vendor has conveyed and assigned by way of sale all his right, title and interest in favour of the purchaser therein with respect to the property bearing Survey No. 92/5 measuring 2 Acres situated at Kagilu Village, Yelahanka Hobli, Bangalore North Taluk absolutely forever and free from encumbrances.

*We have verified the original of the above document*

4. Copy of the Sale Deed dated 08<sup>th</sup> July 1991. (Annexure 4, Vol. II)

It appears from the copy of the Sale Deed dated 08<sup>th</sup> July 1991 executed by Sr. Ramachandra S/o. Sr. Nagappa therein called as the vendor of one part in favour of Sr. C. Ramaiah and Sr. C. Hanumanthappa both sons of Sr. Channappa Ramappa therein called as the purchasers of the other part duly registered as Document No. 962 of 1991-1992, stored in Book 1, Vol. 135 at Pg. 38-41 at the office of the Sub-Registrar, Bangalore North that for the consideration mentioned therein, the said vendor has conveyed and assigned by way of sale all his right, title and interest in favour of the purchasers therein with respect to the property bearing, Survey No. 92/5 measuring 1 Acre out of 2 Acres situated at Kagilu Village, Yelahanka Hobli, Bangalore North Taluk absolutely forever and free from encumbrances.

*We have verified the original of the above document.*





## *Report On Title*

5. Copy of the Sale Deed dated 08<sup>th</sup> July 1991. (Annexure 5, Vol. II)

It appears from the copy of the Sale Deed dated 08<sup>th</sup> July 1991 executed by Sri. Ramachandra S/o. Sri. Nagappa therein called as the vendor of one part in favour of Sri. G. Mhikarajuna S/o. Sri. Gangulappa therein called as the purchaser of the other part July registered as Document No. 865 of 1991-1992 stored in Book 2, Vol. 145 at Pg. 41-44 at the office of the Sub-Registrar, Mandara that for the consideration mentioned therein, the said vendor has conveyed and assigned by way of sale all his right, title and interest in favour of the purchaser therein with respect to the property bearing Survey No. 92/5 measuring 1 Acre situated at Soglu Village, Adanaka Hobli, Bangalore North Taluk absolutely forever and free from encumbrances.

*We have verified the original of the above document.*

6. Copy of the Sale Deed dated 02<sup>nd</sup> March 1994. (Annexure 6, Vol. II)

It appears from the copy of the Sale Deed dated 02<sup>nd</sup> March 1994 executed by (1) Sri. J. Mallikarajuna S/o. Sri. Bangarappa, (2) Sri. C. Ramanna S/o. Sri. Chandraji, Narasappa and (3) Sri. J. Jaganreddappa S/o. Sri. Chandraji Narasappa therein called as the vendors of one part in favour of Sri. Venkatarayappa S/o. Late Sr. Munivenkappa duly registered as Document No. 4425 of 1993-1994 stored in Book 1, Vol. 449 at Pg. 116-121 at the office of the Sub-Registrar, Adanaka that for the consideration mentioned therein, the said vendors have conveyed and assigned by way of sale all their right, title and interest in favour of the said purchaser with respect to the property bearing Survey No. 92/5 presently renumbered as 92/5B measuring 1 Acre 33 Guntas situated at Soglu Village, Adanaka Hobli, Bangalore North Taluk absolutely forever and free from encumbrances.

Further, it appears from the schedule of the above sale deed that the total measurement of the above said property, is 1 Acre 38 Guntas and out of the same,





## Report On Title

06 Guntas of land has been reserved for road use and the balance 1 Acre 32 Guntas is subject matter of the sale.

*We have verified the original of the above document.*

7. **Copy of the Inheritance Register Extract bearing No. 06/1990-91 (Annexure 7, Vol. II)**

It appears from the copy of the Inheritance Register Extract bearing No. 06/1990-91 issued by the Village Accountant, Venkatala Grama Panchayat, Yelamanka Hobli, Bangalore North Taluk that the Sr. Poojappa & Sr. Mysudine who were the Khattas of Survey No. 92/5 measuring 1 Acre 18 Guntas and his wife, Manganamma, have expired. They have only one son by name Sri Ramaiah. Hence, Sri Ramaiah S/o Sri Poojappa has been recorded as the owner with respect to property bearing Survey No. 92/5 measuring 1 Acre 18 Guntas situated at Kogga Village, Yelabanki Hobli, Bangalore North Taluk.

*We have not verified the original of the above document.*

8. **Copy of the Family Tree of Sri Ramaiah (Annexure 8, Vol. III)**

It appears from the copy of the Family Tree of Sri Ramaiah issued by Village Accountant, Venkatala Grama Panchayat, Yelamanka Hobli, Bangalore North Taluk that Sri Ramaiah is married to Smt. Ramakrishna and have two children, viz. Sri Sampang and Sri Gururaj.

*We have verified the original of the above document.*

9. **Copy of the Sale Deed dated 23<sup>rd</sup> June 1994. (Annexure 9, Vol. II)**

It appears from the copy of the Sale Deed dated 23<sup>rd</sup> June 1994 executed by Sr. Ramaiah S/o Sri Poojappa therein called as the vendor of one part in favour of Sr.



It appears from the copy of the Sale Deed bearing Document No. 1439 of 1994-1995, stored in Book 1, Vol. 490 at Pg. 199-201 at the office of the Sub-Registrar, Yelahanka that for the consideration mentioned therein, the said vendor has conveyed and assigned by way of sale all his right, title and interest in favour of the said purchaser with respect to the property bearing Survey No. 92/5A measuring 20 Guntas situated at Kogila village, Yelahanka Hobli, Bangalore North Taluk absolutely forever and free from encumbrances.

*We have verified the original of the above document.*

**10. Copy of the Sale Deed dated 08<sup>th</sup> December 2000. (Annexure 10, Vol. II)**

It appears from the copy of the Sale Deed dated 08<sup>th</sup> December 2000 executed by Sri P. Kamalath Sri Sri Prayagada therein called as the vendor of one part in favour of Sri A. Sankasanthly Sri Sri A. M. Venkatarayappa therein called as the purchaser of other part duly registered as Document No. 6430 of 2000-2001, stored in Book 1, Vol. 146 at Pg. 241-245 at the office of the Sub-Registrar, Yelahanka that for the consideration mentioned therein, the said vendor has conveyed and assigned by way of sale all his right, title and interest in favour of the said purchaser with respect to the property bearing Survey No. 92/5A measuring 23 Guntas situated at situated at Kogila village, Kogila Hobli, Bangalore North Taluk absolutely forever and free from encumbrances.

*We have verified the original of the above document.*

**11. Copy of the Mutation Register Extract bearing MR No. 19/2000-01. (Annexure 11, Vol. II)**

It appears from the copy of the Mutation Register extract bearing MR No. 19/2000-01 issued by the Village Accountant, Kogila Grama Panchayath, Yelahanka Hobli, Bangalore North Taluk that pursuant to the sale deed bearing Document No. 4630 of



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Report On Title

2000-2001 executed by Sri Ramiah S/o Thayappa the name of Sri V Sri Suresh and S/o A M Venkatarayappa has been recorded as the owner with respect to property bearing Survey No. 97/5A measuring 20 Guntas situated at Kogila Village, Yelahanka Hobli, Bangalore North Taluk.

*It is observed that Sale Deed Document No.4630 of 2000-2001 has been executed by Sri P Ramaiah S/o Poojappa for an extent of 23 Guntas. There is a discrepancy to that effect in the abovementioned mutation entry. This revenue record needs to be rectified.*

*We have verified the certified copy of the above document.*

12. Copy of the Sale Deed dated 08<sup>th</sup> December 2000. (Annexure 17, Vol. II)

It appears from the copy of the Sale Deed dated 08<sup>th</sup> December 2000 executed by Sri Ramiah S/o Sri Thayappa therein called as the vendor of one part in favour of Sri V Sri Suresh and S/o A M Venkatarayappa therein called as the purchaser of other part duly registered by Government No. 4630 of 2000-2001 entered in Book No. Vol. 1200 at Pg. 156-159 at the office of the Sub-Registrar, Yelahanka that for the consideration mentioned therein, the said vendor has conveyed and assigned by way of sale all his right, title and interest in favour of the said purchaser with respect to the property bearing Survey No. 97/5A measuring 20 Guntas situated at Kogila Village, Yelahanka Hobli, Bangalore, North Taluk absolutely free and to all other encumbrances.

*We have verified the original of the above document.*



13. Copy of the Mutation Register Extract bearing MR No. 09/2000-01.  
{Annexure 13, Vol. II}

It appears from the copy of the Mutation Register Extract bearing MR No. 09/2000-01 issued by the Village Accountant, Venkatata Grama Panchayath, Yelananka Hobli, Bangalore North Taluk that pursuant to the sale deed bearing Document No. 4522 of 2000-2001 executed by Sri Rumaiah S/o Thayappa, the name of Sri V. Srinivasamurthy S/o A. M. Venkatarayappa has been mutated as the owner with respect to property bearing Survey No. 92/5A measuring 23 Guntas situated at Kagla Village, Yelananka Hobli, Bangalore North Taluk.

*It is observed that Sale Deed Document No.4522 of 2000-2001 has been executed by Sri Rumaiah S/o Thayappa for an extent of 20 Guntas. There is a discrepancy to that effect in the abovementioned mutation entry. This revenue record needs to be rectified.*

*We have verified the certified copy of the above document*

14. Copy of the Confirmation Deed dated 13<sup>th</sup> December 2000. {Annexure 14, Vol. III}

It appears from the copy of the Confirmation Deed dated 13<sup>th</sup> December 2000 executed by Sri Sampangappa S/o Sri Panaman in favour of Sri V. Srinivasamurthy S/o Sri A. M. Venkatarayappa duly registered as Document No. 4707/2000-01 at the office of the Sub Registrar, Bangalore North Taluk that Sri Sampangappa has confirmed the sale made by the father of Rumaiah in favour of Sri V. Srinivasamurthy by virtue of the sale deed bearing Document No. 4630 of 2000-2001 with respect to property bearing Survey No. 92/5A measuring 23 Guntas situated at Kagla Village, Yelananka Hobli, Bangalore North Taluk and has confirmed that he has no objection for the same.

*We have verified the original of the above document.*



*Report On File*

15. Copy of the Will dated 03<sup>rd</sup> November 2011 bearing Document No. YAN-3-00080-2010-11. (Annexure 15, Vol. II)

It appears from the copy of the Will dated 03<sup>rd</sup> November 2011 executed by Sri A. G. Venkataswappa S/o. Late M. Ananthappa bearing Document No. YAN-3-00080-2010-11 stored in CD No. YAN0342 in the office of the Sub Registrar, Bangalore that that the said Sri A. G. Venkataswappa bequeathed the property bearing Survey No. 92/5B measuring 1 Acre 32.58 Guntas owned and possessed by him to his son Sri Sri V. S. V. as jointly subject to the terms and conditions stipulated therein.

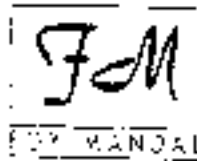
*We have verified the original scanned copy of the above document.*

16. Copy of the Official Memorandum for conversion dated 11<sup>th</sup> April 2011 bearing Document No. ALN [NAY] SR. 189/2010-11. (Annexure 16, Vol. II)

It appears from the copy of the Official Memorandum for conversion dated 11<sup>th</sup> April 2011 bearing Document No. ALN [NAY] SR. 189/2010-11 issued by the Special Deputy Commissioner, Bangalore District Bangalore that the said authority, has ordered for the conversion of the agricultural land measuring 1 Acre 01 Guntas situated at Kogga Village, Yelahanka Hobli, Bangalore North Taluk subject to the terms and conditions mentioned therein. Further, it is revealed from the conversion order that the same is valid for the period of 72 years from the date of its issue.

*We have verified the original of the above document.*





Report On Title

17. Copy of the Official Memorandum for conversion dated 18<sup>th</sup> April 2011 bearing Document No. ALN [NAY] SR: 190/2010-11. (Annexure 17, Vol. II)

It appears from the copy of the Official Memorandum for conversion dated 18<sup>th</sup> April 2011 bearing Document No. ALN [NAY] SR: 190/2010-11 issued by the Special Deputy Commissioner, Bangalore District Bangalore that the said authority has ordered for the conversion from agricultural to non-agricultural residential purposes of the property bearing Survey No. 92/5B measuring 1 Acre 32/98 Guntas situated at Kogilu Village, K. Mahaska Hobli, Bangalore North Taluk subject to the terms and conditions mentioned therein. It is further stated that the Survey Number 92/5B has 0.1603 hectares of 3B Kharab land that the same is reserved for Government. Further it is revealed from the copy on order that the same is valid for the period of Two years from the date of its issue.

*We have verified the original of the above document.*

18. Copy of the Hissa Survey Tippani. (Annexure 18, Vol. II)

It appears from the copy of the Hissa Survey Tippani issued by the Inspector Bangalore North (Additional) Taluk, Bangalore that the topographic shape of the property bearing Survey No. 92/5B matches with the village map of Kogilu and that the survey No. is bifurcated as 92/5A and 92/5B and there is a cart road passing through Survey No. 92/5B measuring 0.6 guntas of kharab land.

*We have not yet verified the original of the above document.*

19. Copy of the Atlas issued by the Village Accountant. (Annexure 19, Vol. II)

It appears from the copy of the Atlas issued by the Village Accountant, Jankata Grama Panchayat, K. Mahaska Hobli, Bangalore North Taluk that the Survey No.



9275 has been bifurcated as Survey No. 9275A and 9275B and the topographical map of the same taluk with the Village Map attached.

*We have verified the Certified Copy of the above document.*

**20. Copy of the Karnataka Revision Settlement Akarband. (Annexure 20, Vol. II)**

It appears from the copy of the Karnataka Revision Settlement Akarband issued by the Inspector Bangalore North Taluk, Yelahanka Bangalore that the property bearing Survey No. 9275A measures 46 Guntas and the property bearing Survey No. 9275B measures 84 Guntas including 6 Guntas in Kharab.

*We have verified the Certified Copy of the above document*

**21. Copy of the Family Tree of Sr. Venkatarayappa. (Annexure 21, Vol. II)**

It appears from the copy of Sr Venkatarayappa the Family Tree issued by the A. B. B. Accountant, Venkatiah Girinath Panthavath, Yelahanka Hobli, Bangalore North Taluk that Sr Venkatarayappa is married to Smt. S. Saramma and have two children (a) Sri Sri Vasanthi who is married to Smt. Anandamma and have three children (a) Sowmya (b) Giriraj & (c) Harish. (2) Smt. Jayalakshmi, (3) Smt. Manjula, (4) Smt. Susnla (5) Sri Raman, aneyalu who is married to Smt. Kamala and have two children (a) R Niraj and (b) R Prasad and (6) Smt. Amravathi.

*We have not verified the original of the above document.*

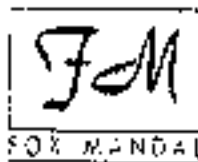
**22. Copy of the Rectification-Cum-Confirmation Deed dated 09<sup>th</sup> November 2012. (Annexure 22, Vol. II)**

It appears from the copy of the Rectification-Cum-Confirmation Deed dated 09<sup>th</sup> November 2012 executed by (1) Sri E. Ramiah s/o Late H. G. G. G. (2a) Sri Ramarka W/o. Sri E. Ramaiah (2) Sri Sampangappa s/o. Sri E. Ramaiah (2a) Smt. Rathnamma



W/o Sri Sampanganna (3) Sri Subbaya (4) Sri R. Ramaiah (4) Smt. Sampangamma  
 W/o. Late. Rajanna (5) Smt. Muthusambamma W/o. Late Venkatappa therein  
 called as the first party in favour of Sri A. Sri Kesavaiah S/o. A. V. Venkatarayappa  
 therein called as the second party duly registered as Document No. YAN-1-06318-  
 2012 IV stored in CD No. YAN044 in the office of the Sub Registrar, Yemmarla  
 Bangalore that Sri Rajayappa acquired holding bearing his son Sri Ramaiah and two  
 daughters Smt. Sampangamma and Smt. Manjupargamma as his only legal heirs.  
 Subsequently, Sri Ramaiah and his co-owners effected an oral partition wherein,  
 Survey No 92/5A was allotted to the name of Sri Ramaiah. Further, Sri Ramaiah  
 effected several sale deeds registered as Document No 1330/1994-95  
 No.4572/2000-01 and No.4530/2001-01 and consequently, Sri V. Minisara Murthy  
 became the absolute owner of Survey No. 92/5A measuring 1 Acre 03 Guntas.  
 Further, it is revealed that the first party never filed a suit in OS No.856/2012  
 seeking an order of permanent injunction restraining the second party herein from  
 interfering with Survey No. 92/5A measuring 1 Acre 05 Guntas. Further, it is stated  
 that the first party herein and the second party, agreed to compromise the said suit  
 in OS No.856/2012 and the first party, her suit has withdrawn all the above mentioned  
 sale deeds and have agreed to execute this subject Deed of Rectification cum  
 Confirmation. Further, it is revealed that the extent of land sold to the second party  
 herein, vide Sale Deed dated 8<sup>th</sup> December, 2000 registered as Document  
 No.4530, 2000-01, was erroneously shown as 20 Guntas instead of 25 Guntas and  
 that the same has been rectified by the subject Deed. Further, it is revealed from  
 the schedule of this subject Deed that out of 1 Acre 05 Guntas belonging to the  
 second party herein, 1 Acre 03 Guntas has been converted for non-agricultural  
 purposes and the remaining 02 Guntas is agricultural land.

*We have verified the original of the above document.*



23. Copy of the Rectification Cum-Confirmation Deed dated 09<sup>th</sup> November 2012  
(Annexure 23, Vol. II)

It appears from the copy of the Rectification-Cum-Confirmation Deed dated 09<sup>th</sup> November 2012 executed by 1) S. P. Ramiah (1st) 2) P. Ramiah (2nd) 3) S. Ramiah (3rd) 4) Smt. Athanasia W/o. S. P. Ramiah (4th) 5) Sampangappa (1st) 6) Smt. Ramiah (2nd) 7) Smt. Athanasia W/o. Sri Sampangappa (3rd) 8) Sri. Durandappa (4th) 9) Smt. Sampangamma W/o. Late Nappappa (5th) 10) Smt. Durandappa W/o. Late Venkappa (6th) herein called as the first party in favour of Sri. Venkataswamyappa herein called as the second party registered as Document No. 3600/1969-70 dated 10.10.69 YANDH-11 in the office of the Sub Registrar, Hebananka Bangalore that the first party has confirmed all the sale deeds registered as Document No. 3600/1969-70, No 5238/1980-81, No 968/1991-92, No 162/1991-92 and No 4425/1993-94 by way of which the second party herein has acquired title to properties bearing Survey No. 92/5R measuring 1 acre 32 guntas.

*We have verified the original of the above document.*

24. Copy of the Order Sheet in O.S. No. 856/2012 dated 5<sup>th</sup> December 2012.  
(Annexure 24, Vol. II)

It appears from the Copy of the Order Sheet in O.S. No. 856/2012 dated 5<sup>th</sup> December 2012 passed by the Principal Senior Civil Judge, Bangalore Rural District, Bangalore Rural between Sri P. Ramiah therein called as the Plaintiff and Sri A. M Venkataswamyappa and Sri V. Srinivasamurthy therein called as the defendant that the parties have agreed to compromise the suit and have agreed to the terms of the compromise petition and hence the suit is disposed of in terms of the compromise petition.

*We have verified the Certified Copy of the above document.*





  
FOY MANJAL

*Report On Title*

**V. REQUISITION ON TITLE**

The Requisition on Title has been forwarded to the Client to get the relevant information and signature from the owner of the property. We have not yet received the same from the Client. We advise that it should be obtained, duly signed by the owner before entering into a joint development agreement with respect to the said Property. The blank Requisition on Title that we had forwarded to the Client for information from the owner of the said Property is enclosed as Annexure - A.

**VI. DECLARATION**

The Declaration has been forwarded to the Client to get the relevant information and signature from the owner of the property. We have not yet received the same from the Client. We advise that it should be obtained, duly signed by the owner before entering into a joint development agreement with respect to the said Property. The blank Declaration that we had forwarded to the Client for information from the owner of the said Property is enclosed as Annexure - B.

**VII. PERSONAL SEARCHES**

**PERSONAL SEARCH** has been conducted in the office of the Sub-Registrar, Bengaluru Bangalore for the period from 1<sup>st</sup> April 1983 to 31<sup>st</sup> May 1989, and in the office of the Sub Registrar, Yelahanka for period from 1<sup>st</sup> June 1989 to 2<sup>nd</sup> July 2012 and it appears that there are no charges registered with respect to the property bearing Survey Nos. 92/5A and 92/5B situated at Kogru Village, Yelahanka Hobli, Bangalore North Taluk for the said period.

The Encumbrance Certificate are enclosed herewith as (Annexure - C)

**PERSONAL SEARCH** has been conducted in the office of the Tahsildar Bangalore North Taluk, Yelahanka, Bangalore for the period from 1960-67 to 1975-76, 1990-93 to 1997-97 and 2001-02 to 2011-12 and it appears that for the period from 1960-67 to 1975-76 also





## Report On Title

name of Sri Poopiga S/o. Sri Mukagadda and Sri Rajagowda S/o. Sri Anjanepowda has been recorded as kathedar with respect to Survey No. 92/5A measuring 3 Acre 09 Guntas including 06 Guntas of kharab land for the period from 1991-93 to 1996-97 the name of Sri Ramiah S/o. Poopiga has been recorded as kathedr by virtue of IHC 6/1990-91 for 1 Acre 05 Guntas out of 3 Acre 09 Guntas and the name of Sri Ramiah S/o. Sri Thayappa has been recorded as kathedar for 20 Guntas out of 1 Acre 09 Guntas and for the period from 1991 to 2007-12 the name of the tenant namely Sri Venkatarayappa has been recorded as kathedar with respect to Survey No. 92/5B measuring 1 Acre 05 Guntas and the name of Sri A. M. Venkatarayappa S/o. Sri Manickalappa has been recorded as kathedar for the land measuring 1 Acre 32 00 Guntas and the name of Sri T. Madhavao S/o. Late T. Madhavao has been recorded as kathedar for 5 05 08 Guntas by virtue of MR 2/1987/08 and YB 103 respectively with respect to Survey No. 92/5B situated at Koglu village, Yelahanka Hubli, Bangalore North Taluk.

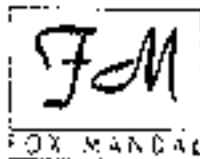
The B.T.C. are enclosed herewith as (Annexure - D)

**PERSONAL SEARCH** have been carried out at the office of the Tahildar, Bangalore North (Rajmudra), Taluk - Bangalore to inquire if any proceedings under Karnataka Land Reforms Act, 1961 with respect to tenancy claims has been initiated with respect to the properties bearing survey No.92/5A and 92/5B situated at Koglu village, Yelahanka Hubli, Bangalore North Taluk by the said authority. The Authority has issued an Endorsement dated 28<sup>th</sup> June 2012 bearing No.209/2012-13 stating that no tenancy claims proceedings have been initiated with respect to the above said properties.

The certificate is enclosed herewith as (Annexure - E)

**PERSONAL SEARCH** have been carried out at the office the Special Land Acquisition Office - Bangalore Development Authority to inquire if any acquisition proceedings were initiated with respect to the properties bearing survey No.92/5A and 92/5B situated at Koglu Village, Yelahanka Hubli, Bangalore North Taluk by the said authority for any of their projects. The Authority has issued an Endorsement dated 27<sup>th</sup> March 2012 bearing





Report On Title

No. BDA/LAQ/C4/PR/1211/2011-12 stating that there is no records/documents with respect to the acquisition with respect to the Said Property with the said documents.

The endorsement is enclosed herewith as (Annexure - F)

**PERSONAL SEARCH** has been conducted at the Office of the Bangalore International Airport Area Planning Authority to procure the information on the height restriction prescribed by the Airport Authority and also provide information on whether the Survey No. 92/5B measuring 1 Acre 32 Guntas and 92/5A measuring 1 Acre 03 Guntas situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk comes under the Air Tunnel zone. The Said Authority has issued the endorsement dated 27<sup>th</sup> March 2012 bearing No. AA/306/ATM/PR/339 stating to provide the information on the elevation of the site and height of the building and have stated to follow the height restrictions as per the Gazette of India Notification No. S.O.84 (F) dated 14<sup>th</sup> January, 2010.

The endorsement and the factory plan is enclosed herewith as (Annexure - G)

**PERSONAL SEARCH** have been carried out at the office of the Special Deputy Commissioner, Karnataka Industrial Area Development Board to enquire if any acquisition proceedings were initiated with respect to the property bearing Survey No. 92/5B measuring 1 Acre 32 Guntas and 92/5A measuring 1 Acre 03 Guntas situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk by the said authority for any of their projects. The Authority has issued an Endorsement dated 11<sup>th</sup> April 2012 bearing No. KIASDB/Ke.K/LAQ/MH/CF 392/467/2012-13 stating that no acquisition proceedings have been initiated by the said authority with respect to the Said Property for any of its industrial development project or any other projects.

The endorsement is herewith enclosed as (Annexure - H)

**PERSONAL SEARCH** have been carried out at the office of the Bangalore Metropolitan Corporation Limited, to enquire if any acquisition proceedings were initiated with respect to Survey No. 92/5B measuring 1 Acres 32 Guntas and 92/5A measuring 1 Acre 03 Guntas

**JM**

FOR WANDAL

Report On Title

situation at Kogila Village, Kanchanrubi, Bangalore, North Taluk by the said authority for any of their projects. The Authority has issued an Endorsement dated 22<sup>nd</sup> August 2012 bearing No 6M/C/RTI/PIO/2012-2013 stating, that the said authority currently has not initiated any acquisition proceedings with respect to the Said Property.

The copy of said endorsement is enclosed herewith as **(Annexure - I)**

**PERSONAL SEARCH** have been carried out in the office of Executive Engineer, Road Widening Section, Bruhat Bangalore Mahanagara Palike and it is revealed that there is a Notification dated 16<sup>th</sup> July 2009 for widening of road at Kogila Road from Kogila Circle to Kanna Section, District Road, Bangalore, measuring 24.00 meters.

The copy of the Notification is attached herewith as **(Annexure - J)**

**PERSONAL SEARCH** have been carried out in the office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore to enquire if any proceedings under 79(A) and (B) of Karnataka Land Reforms Act, 1961 have been initiated with respect to the property bearing Survey No. 92/5B measuring 1 Acre 32 Gunthas and 92/5A measuring 1 Acre 03 Gunthas by the said authority. The Authority has issued an endorsement dated 07<sup>th</sup> March 2013 bearing No. 16 M.AIC/R/933/2012-13 stating that no such proceedings have been initiated with respect to the above Said Property.

A copy of the said endorsement is herewith enclosed as **(Annexure - K)**

**PERSONAL SEARCH** have been carried out at the office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore to enquire if any proceedings under RTI Act have been initiated with respect to property bearing Survey No. 92/5B measuring 1 Acre 32 Gunthas and 92/5A measuring 1 Acre 03 Gunthas by the said authority and the said Authority has issued an endorsement dated 16<sup>th</sup> March 2013 bearing No. RTI/CR, 8013/2012-13 stating that no such proceedings have been initiated with respect to the Said Property.

A copy of the said endorsement is herewith enclosed as **(Annexure - L)**

Date: \_\_\_\_\_

24/07/2013

For: \_\_\_\_\_

Assistant Commissioner  
Bangalore North Sub-Division



For: \_\_\_\_\_

Assistant Commissioner

Bangalore North



**VIII. ADDITIONAL INFORMATION PROVIDED BY FM :**

S.NO.	ISSUE	STATUS	REMARKS
1.	Zoning	As per the Revised Master Plan, 2015, issued by the Bangalore Development Authority, the Survey Number in this regard is classified as residential.	On verification of the Revised Master Plan, 2015, issued by the Bangalore Development Authority, the Survey Number in this regard is classified as residential. It is proposed with the Department and it is revealed that widening of road at Kappa Road is 24.00 meters. Explanation of the same is highlighted in the Chapter VI, personal search of our Report.
2.	Height Restrictions	The Height Restriction prescribed is as per Notification No. 5/0/84 (Dated 19th January 2016).	On enquiry with the BIAAPD it was informed that the necessary structural and elevation of the site and height of the building have to be provided. Explanation of the same is highlighted in the Chapter VI, personal search of our Report. However, we suggest that confirmation from a reputed Architect be obtained in this regard.



**JM**

**BOX MANDAL**

Report On Title

**IX. RECOMMENDATIONS**

1. Joint certificate of E.T.A.M. Venkatarayappa issued by the Department of the Register of Birth and Death.
2. Betterment charge paid receipt with respect to the Said Property issued by the concerned authority has to be obtained.
3. It is revealed from the Govt. Refn. Annexure 26 that Sri A. M. Venkatarayappa has expired on 08 June 2012. Hence, latest katha Certificate and katha Extract issued by the concerned authority in the name of the present Owner Sri V. Srinivasamurthy S/o. A. M. Venkatarayappa has to be obtained.
4. Latest Property Tax paid receipts issued by the concerned authority.
5. Obtaining necessary indemnity from the Owners, indemnifying the Company, against any loss or harm arising out of the title of the Said Property by the Owner, and all possible actions that may be taken due to any defects in the title, rights, interests of the Owner, and/or for not obtaining any approvals, commitments and/or observance of terms and conditions imposed by the concerned authorities in respect of the Said Property.

**X. OUR OPINION**

In view of what has been stated above Sri Srinivasamurthy S/o. A. M. Venkatarayappa is the absolute Owner having marketable title with respect to property bearing Survey No. 92/54 measuring 1 Acre 33 Guntas of converted land and 12 Guntas of agricultural land and property bearing Survey No. 92/55 measuring 1 Acre 32 3/8 Guntas of converted land, situated at Kogga Village, Yelbrenka Hobli, Bangalore North Taluk.

This Report is, however, subject to the reservations and recommendations mentioned in our Report.



**XI. SCHEDULE PROPERTY**

SCHEDULE

**ITEM - 1**

ALL THAT piece and parcel of the residential converted property bearing Survey No.92/5A, measuring 1 Acre 03 Guntas converted vide Conversion Order dated 11th April 2011 vide ALN(NAY)SR: 189/2010-11 and agricultural land of 02 Guntas situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows.

- East by : Survey No. 92/5B
- West by : Land belonging to Lakshmiiah
- North by : Land belonging to Narayanaswamy, Krishnamurtay and Putanna
- South by : Land belonging to Beguru Muniavappa

**ITEM - 2**

ALL THAT piece and parcel of the residential converted property bearing Survey No.92/5B measuring 1 Acres 37 08 Guntas situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk converted vide Conversion Order dated 18th April 2011 vide ALN(NAY)SR: 190/2010-11 and bounded as follows.

- East by : Part of Land in Survey No. 92/5B
- West by : Survey No. 92/5A
- North by : Road
- South by : Survey No. 92/4

For Fox Mandal & Associates

*(Signature)*  
Managing Partner

