

**B.R.ESHWARAPPA, B.A., LL.B.,**  
Advocate

**e.mail:**  
**breshwarappa@gmail.com**

Office:  
No. 256, 2<sup>nd</sup> Floor,  
K.S.Complex,  
Chickpet Circle,  
B.V.K. Iyengar Road,  
Bangalore-560 053  
**(R): 23492064**  
**(M): 98450 10638**

Date: 03-2-2015

**LEGAL OPINION**

To  
**THE CHIEF MANAGER,**  
Corporation Bank,  
Contonment Branch,  
Kamaraja Road,  
Bangalore.

1. Name and address  
of the Title Holder:

**M/S Vakil Housing Development**  
Corporation (P) Ltd.,  
No.78, Kormangala  
Industrial Area,  
Jyothi Nivas College Road,  
Koramangala,  
Bangalore - 560 095.

Rep. By its Director  
Sri. Mohammed Ali Vakil

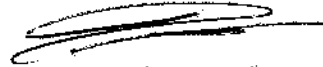
2. Name and address  
of the Applicant

**M/S Vakil Housing Development**  
Corporation (P) Ltd.,  
No.78, Kormangala  
Industrial Area,  
Jyothi Nivas College Road,  
Koramangala,  
Bangalore - 560 095.

Rep. By its Director  
Sri. Mohammed Ali Vakil

3. Description of the  
Property:

All that piece and parcel of  
residential converted land as per  
orders of the Asst. Commissioner,



**ITEM NO.III**

- : All that piece and parcel of residentially converted land bearing Sy.No.55 measuring 4 Acre 38 Guntas, situated at Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District, and bounded on East by: Sy.No.44 West by: Sy.No.56, North by: Road, South by: Sy.No.45.

**ITEM NO.IV**

- : All that piece and parcel of residentially converted land bearing Old Sy.No.33/P8 New Sy.No.71/2, measuring 1 Acre situated at Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District, and bounded on East by: Noorjan's land, West by: Sardar's Land, North by: Noorjan's Land, South by: Road.

**ITEM NO.V**

- : All that piece and parcel of residentially converted land bearing Sy.No.57/1 measuring 2 Acre 3 Guntas, situated at Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District, and bounded on East by:

Land belonging to S.K.Chowdappa, West by: Land belonging to Basheer Khan, North by: Land belonging to Basheer Khan, South by: Land belonging to Ramaiah.

**ITEM NO.VI**


All that piece and parcel of residentially converted land bearing Sy.No.58/2 measuring 1 Acre 37 Guntas, situated at Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District, and bounded on East by: Sy.No.47/2, West by: Sy.No.43, North by: Sy.No.58/1 South by: Sy.No.33.

**4. DOCUMENTS STUDIED IN RESEPECT OF SY.NO.47/2:**

Sl. No	Date	Document No	Nature of Document	Parties to document
01		MR No.2/74-75	Mutation Extract	Issued by the Tahasildar, Anekal Taluk in favour of Budan sab @ Basha.
02	14/08/1979	313/79-80	Registered Sale Deed	Executed by Budan Sab @ Basha Sab in favour of Yellamma.
03		MR No.1/79-80	Mutation Extract	Issued by the Village Accountant, Surgajakkanahalli Anekal Taluk, in favour of Smt.Yellamma.

04	20/06/2014	CR 09/14-15	Endorsement	Issued by the Special Tahasildar, Anekal Taluk.
05	02/01/2010	MR 9/2009-10	Mutation Extract	Issued by the Village Accountant, Computer Center, Anekal Taluk, in favour of Smt.Yellamma W/o Nanjappa.
06		Form No.2	RTC for the period 1975-76 to 1978-79	Issued by the Tahasildar, Anekal Taluk in favour of Budan Sab.
07		Form No.2	RTC for the period 1979-80 to 2000-01	Issued by the Tahasildar, Anekal Taluk, in favour of Smt.Yellamma.
08	28/08/2003	67/2003-04	Endorsement	Issued by the Tahasildar, Anekal Taluk in favour of Smt.Yellamma.
09		Form No.2	RTC for the period 1994-95 to 2010-11	Issued by the Tahasildar, Anekal Taluk, in favour of Smt.Yellamma.
10	28/11/2003	ALN SR(A) 78/2003-04	Conversion Demand Notice	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Smt.Yellamma.
11	12/12/2003	AALN SR (A) 78/2003-04	Conversion order	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Smt.Yellamma.
12.	02/10/2003	AALN SR (A) 78/2003-04	Conversion Fee Remittance Challan	Issued by the Taluk Treasury, Anekal in favour of Yellamma.
13		2163/2009-10	Survey Tippani	Issued by the Tahasildar, Anekal Taluk in favour of Yellamma.
14			Survey Atlas	Issued by the Taluk Surveyor, Anekal Taluk.

15	31/10/2014	299/14-15	Endorsement	Issued by the Primary Agricultural Co-operative and Rural Development Bank, Anekal in favour of Buden Sab.
16	02/03/1995	NOC/92/94-94	No Tenancy Endorsement	Issued by the Tahasildar, Anekal Taluk.
17	29/10/2003	KL 292/03-04	Loan discharge letter	Issued by the Primary Co-operative Agriculture and Rural Development Bank Anekal in favour of Smt.Yellamma.
18	26/03/2004	16662/03-04	Registered Sale deed	Executed by Smt.Yellamma W/o late Muniyappa and her sons Mutturaju and Govindaraju in favour of M/s Vakil Housing Development Corporation Pvt.Ltd.,
19	19/02/2004	14750/04-05	EC from 01/04/1969 to 31/03/2004	Issued by the Sub-Registrar, Anekal.
20	07/07/2006	11240/06-07	EC from 01/04/1975 to 06/07/2006	Issued by the Sub-Registrar, Anekal.
21	29/11/2005	19048/05-06	EC from 01/04/1992 to 22/11/2005	Issued by the Sub-Registrar, Anekal.
22	07/01/2015	28307/14-15	EC from 01/04/2005 to 07/01/2015	Issued by the Sub-Registrar, Anekal.
23	10/10/2014	27476/14-15	EC from 01/01/2014 to 10/10/2014	Issued by the Sub-Registrar, Anekal.

  
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**5. DOCUMENTS STUDIED IN RESEPECT OF SY.NO.57/2:**

Sl. No	Date	Document No	Nature of Document	Parties to document
01	01/06/1982	371/82-83	Registered Sale Deed	Executed by Pyarejan in favour of Mohammed Kasim
02		MR No.5/82-83	Mutation Extract	Issued by the Tahasildar, Anekal Taluk, in favour of Mohammed Kasim.
03	03/03/1989	1852/88-89	Registered Sale Deed	Executed by Mohammed Kasim Sab in favour of Basheer Khan.
04	08/09/1995	MR No.1/89-90	Mutation Extract	Issued by the Village Accountant, Surga Jakranahalli, in favour of Basheer Khan.
05			Family Tree of Basheer Khan	Issued by the Village Accountant, Surga Jakranahalli, Kasaba Hobli, Anekal Taluk.
06	02/01/2010	MR No.9/2009-10	Muation Extract	Issued by the Village Accountant, Computer Center, in favour of Basheer Khan.
07		Form No.2	RTC for the period 1969-70 to 1983-84	Issued by the Tahasildar, in favour of Mohammed Kasim.
08	18/07/2014	CR 172/2014-15	Endorsement	Issued by the Tahasildar, Anekal Taluk.
09		Form No.2	RTC for the period 1989-90 to 2009-10	Issued by the Tahasildar / Village Accountant, computer Center, Anekal Taluk, in favour of Basheer Khan.



10	15/12/2003	ALN .SR (A) 82/2003-04	Conversion Order	Issued by the Asst. Commissioner, Bangalore South sub-Division, in favour of Basheer Khan.
11	28/11/2003		Conversion Fee Remittance Challan	Issued by the Taluk Treasury, Anekal in favour of Basheer Khan.
12.		2163/09-10	Survey Tippani	Issued by the Tahasildar Anekal Taluk.
13	27/11/2006	27884	Registered Sale Deed	Executed by Basheer Khan and his sons Moula Khan, Mubarak Khan and Shabeer Khan in favour of M/s Vakil Housing Development Corporation Pvt. Ltd.,
14	19/02/2004	14247/04-05	EC from 01/04/1964 to 31/03/2004	Issued by Sub-Registrar, Anekal.
15	19/04/2014	14748	EC from 01/04/1964 to 31/03/2004	Issued by Sub-Registrar, Anekal.
16	29/08/2003	4170/03-04	EC from 01/04/2001 to 26/08/2003	Issued by Sub-Registrar, Anekal.
17	09/01/2014	42390/13-14	EC from 01/04/2004 to 09/01/2014	Issued by Sub-Registrar, Anekal.
18	17/10/2014	29727 /14-15	EC from 01/01/2014 to 17/10/2014	Issued by Sub-Registrar, Anekal.

**6. DOCUMENTS STUDIED IN RESEPECT OF SY.NO.55:**

Sl. No	Date	Document No	Nature of Document	Parties to document
01	09/06/1962	851/62-63	Registered Sale Deed	Executed by Avalappa in favour of Magadasappa.
02		Form No.2	RTC for the period from 1969-70 to	Issued by the Tahasildar,

			1983-84	Anekal Taluk, in favour of Magadasappa.
03	30/08/1993		Family Partition Deed	Between Muniyamma W/o Dasappa Shetty and her sons D.Somashetty and D.Lakshminarayana Shetty.
04		MR No.4A/92-93	Mutation Extract	Issued by the Special Tahasildar in favour of Muniyamma W/o Dasappa Shetty and her sons D.Somashetty and D.Lakshminarayana Shetty.
05		Form no.2	RTC for the period from 1994-95 to 2008-09	Issued by the Tahasildar / Village Accountant, Computer Center, Anekal Taluk in favour of D.Gopalashetty and D.Lakshminarayana Shetty.
06	06/10/2004	ALN SR(A) 154/04-05	Conversion Order	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of D.Gopala Shetty and D.Lakshminarayana Shetty sons of late Dasappa Shetty.
07	18/08/2004		Conversion Fee Remittance Challan	Issued by the Taluk Treasury, Anekal in favour of D.Gopala Shetty and D.Lakshminarayana Shetty.

08	29/08/2003		Survey Atlas	Issued by the Taluk Surveyor, Anekal.
09		2163/09-10	Survey Tippani	Issued by the Tahasildar, Anekal Taluk.
10	06/10/2004	MR No.1/2005-06	Mutation Extract	Issued by the Village Accountant, Computer Center, Anekal Taluk Office, in favour of D.Gopala Shetty D.Lakshminarayana Shetty.
11			Family Tree of Dasappa Shetty	Issued by the Kelagarahalli Revenue Circle, Anekal Taluk.
12.	07/02/2008	3888/07-08	Registered Sale Deed	Executed by Smt.Gowamma W/o late Goapala Shetty and her children Manjunath, Kamalamma, Suma, Venkatalakshmi and Yashodamma and D.Lakshminaryana shetty S/o late Dasappa Shetty and his wife Smt.Annapurnamma and his children Venkatesh, Nagamma, Smt.Mahalakshmi, Smt.Hemavathy,Smt. Uma, Smt.Shashikala, and Smt.Chandamma in favour of M/s Vakil

				Housing Development Corporation Pvt. Ltd.,
13	17/11/2005		Loan Discharge Letter	Issued by Syndicate Bank, Anekal in favour of D.Gopala Shetty.
14	22/10/2007		Affidavit	Sworn by Manjunath S/o late Gopala Shetty regarding loss o original Sale Deed dated: 9/06/1962 document No.851/62-63
15		Misc no.398/2007	Police Acknowledgement	Issued by the Anekal Police.
16	08/12/2004		Loan Clearance Letter	Issued by Syndicate Bank in favour of Gopala Shetty.
17	24/02/2007	36796/06-07	EC from 04/04/1959 to 23/09/2007	Issued by Sub-Registrar, Anekal.
18	2708/2003	4186/03-04	EC from 01/04/1974 to 26/08/2003	Issued by Sub-Registrar, Anekal.
19	09/01/2014	42748/13-14	EC from 01/04/2004 to 09/01/2014	Issued by Sub-Registrar, Anekal.
20	16/01/2014	43591/13-14	EC from 01/04/2004 to 16/01/2014	Issued by Sub-Registrar, Anekal.
21	30/12/2014	45002/14-15	EC from 01/04/2014 to 30/12/2014	Issued by Sub-Registrar, Anekal.
22	13/01/2015	43305/14-15	EC from 01/04/2014 to 13/01/2015	Issued by the Sub-registrar, Anekal.
23	12/01/2015	4774/14-15	Registered Discharge Deed	Executed by Syndicate Bank in favour of M/s Vakil Housing Development Corporation Pvt.Ltd.,

  
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**7. DOCUMENTS STUDIED IN RESEPECT OF SY.NO.57/1:**

Sl. No	Date	Document No	Nature of Document	Parties to document
01	07/02/1981	1342/80-81	Registered Sale Deed	Executed by M.Thippanna and his wife Venkatamma in favour of Mohammed Jan.
02	16/12/2003	760	Record of Rights	Issued by the Tahasildar, Anekal Taluk in favour of Mohammed John.
03		MR No.5/8182	Mutation Extract	Issued by the Tahasildar, Anekal Taluk in favour of Mohammd John.
04	28/11/2003	AALN SR(A) 79/2003-04	Conversion charges Demand Notice	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Mohammed John.
05	24/11/003	LRF CR 616/203-04	No. Tenancy Endorsement	Issued by the Tahasildar, Anekal Taluk.
06		Form No.2	RTC for the period from 1979-80 to 1983-84	Issued by the Tahasildar Anekal Taluk in favour of Mohamme John.
07	18/07/2004	CR/172/14-15	Endorsement	Issued by the Tahasildar, Anekal Taluk.
08		Form No.2	RTC for the period 1989-90 to 2008-09	Issued by the Tahasildar / Village Accountant, Computer Center Anekal Taluk Office in favour of Mohammed Jan.
09	28/08/2003	67/2003-04	Endorsement	Issued by the Tahasildar, Anekal Taluk.
10	15/12/2003	ALN SR (A) 79/2003-04	Conversion Order	Issued by the Asst. Commissioner, Bangalore

				South Sub-Division in favour of Mohammed Jan. Issued by the Tahasildar, Anekal Taluk.
11		2163/09-10	Survey Tippani	
12.	12/01/2003		Survey Sketch	Asst. Director of Land Records, Survey Department, Anekal Taluk.
13	13/01/2004	1309703-04	Registered Sale Deed	Executed by Mr.Mohmemd Jan and his wife Smt.Zeenath Bee in favour of M/s Vakil Housing Development Corporation Pvt. Ltd.,
14	02/09/2003	418/03-04	EC from 01/04/1974 to 26/08/2003	Issued by the Sub-Registrar, Anekal.
15	06/12/2003	8055/03/04	EC from 01/04/1977 to 01/12/2003	Issued by the Sub-Registrar, Anekal.
16	14/11/2003	7084/03-04	EC from 01/04/1991 to 11/11/2003	Issued by the Sub-Registrar, Anekal.
17	10/01/2004	42938/03-04	EC from 01/04/2003 to 31/03/2004	Issued by the Sub-Registrar, Anekal.
18	26/04/2006	2353/06-07	EC from 01/11/2003 to 23/04/2006	Issued by the Sub-Registrar, Anekal.
19	09/01/2014	42796/13-14	EC from 01/04/2004 to 09/01/201	Issued by the Sub-Registrar, Anekal.
20	10/10/2014	27477/14-15	EC from 01/01/2014 to 10/10/2014	Issued by the Sub-Registrar, Anekal.
21	30/2/2014	45000/14-18	EC from 11/10/2014 to 30/12/2014	Issued by the Sub-Registrar, Anekal.

  
 Deputy Tahasildar  
 Anekal Taluk  
 District of Channarayana  
 Karnataka



				Corporation Pvt. Ltd.,
08			Phodi Thakte	Issued by the Tahasildar, Anekal Taluk.
09		2163/09-10	Survey Tippani	Issued by the Tahasildar, Anekal Taluk.
10			Pakka Book (Survey Hissa)	Issued by the Tahasildar, Anekal Taluk.
11	23/01/2015	AA/LAO/148/20 13-14	Rectification letter	Issued by the Anekal Planning Authority.
12	18/10/2014	27482/2/14-15	EC from 09/04/1978 to 31/03/2004 l.	Issued by the Sub-Registrar, Anekal.
13	10/10/2014	27474/14-15	EC from 01/04/2004 to 31/03/2010	Issued by the Sub-Registrar, Anekal.
14	09/01/2014	42791/13-14	EC from 01/04/2004 to 09/01/2014	Issued by the Sub-Registrar, Anekal.
15	10/10/2014	27481/14-15	EC from 01/04/2010 to 10/10/2014	Issued by the Sub-Registrar, Anekal.
16	30/04/2014	44999/14-15	EC from 09/01/2014 to 30/12/2014	Issued by the Sub-Registrar, Anekal.

**9. DOCUMENTS STUDIED IN RESEPECT OF SY.NO.58/2**

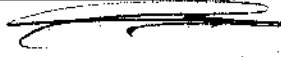
Sl. No	Date	Document No	Nature of Document	Parties to document
01	09/04/1965	921/65-66	Certified copy of the Registered Sale Deed	Executed by Abdul Sattar Saheb in favour of Budan Saheb.
02		MR No.2/74-75	Mutation Extract	Issued by the Tahasildar, Anekal Taluk in favour of Budan Saheb.
03	20/06/2014	CR/09/2014-15	Endorsement	Issued by the Special Tahasildar, Anekal Taluk.
04	14/08/1979	313/79-80	Registered Sale Deed	Executed by Budan Saheb @ Basha in favour of Smt.Yellamma.

05		MR No.1/79-80	Mutation Extract	Issued by the Special Tahasildar, Anekal Taluk, in favour of Smt.Yellama.
06	03/09/2003		Family Tree of Yellamma and Muniraju	Issued by the Village Accountant, Kcharakanahalli Revenue Circle, Bangalore North Taluk.
07		Form No.2	RTC for the period 1975-76 to 79-80	Issued by the Tahasildar, Anekal Taluk in favour of Budan Saheb.
08		Form No.2	RTC for the period from 1980-81 to 2009-10	Issued by the Tahasildar / Village Accountant, Computer Center, Anekal Taluk Office, in favour of Yellamma.
09	12/12/2003	ALN SR (A) 78/03-04	Conversion Order	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Smt.Yellama.
10	28/11/2003	ALN SR (A) 78/03-04	Conversion Fee Demand Notice	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Smt.Yellama.
11	02/12/2003		Conversion Fee Remittance Challan	Issued by the Taluk Treasurry Anekal, in favour of Yellamma.
12.		2163/09-10	Survey Tippani	Issued by the Tahasildar, Anekal Taluk.
13	01/09/2003	LRF CR / 337/03-04	No Tenancy Endorsement	Issued by the Special Tahasildar, Anekal Taluk.
14	31/10/2014	299/14-15	No Due Clearance Letter	Issued by Primary Co-operative agricultural

				Rural Development Bank in favour of Budan Sab.
15	26/03/2004	16662/03-04	Registered Sale Deed	Executed by Smt.Yellamma and her sons Mutturaju and Govindaraju in favour of M/s Vakil Housing Development Corporation Pvt. Ltd.,
16	15/10/2014	RRT/CR/210/14- 15	Endorsement	Issued by the Tahasildar, Anekal Taluk.
17	18/10/2014	29730/14-15	EC from 01/04/1965 to 31/03/1975	Issued by Sub-Registrar, Anekal.
18	07/07/2006	11248/06-07	EC from 01/04/1975 to 06/07/2006	Issued by Sub-Registrar, Anekal.
19	26/04/2006	2374/06-07	EC from 13/06/1975 to 23/04/2006	Issued by Sub-Registrar, Anekal.
20	10/01/2014	42937/13-14	EC from 01/04/2003 to 31/03/204	Issued by Sub-Registrar, Anekal.
21	29/11/2005	19048/05-06	EC from 01/04/1992 to 22/11/2005	Issued by Sub-Registrar, Anekal.
22	14/07/2005	8437/05-06	EC from 01/04/1992 to 10/02/2005	Issued by Sub-Registrar, Anekal.
23	10/10/2014	27475/14-15	EC from 01/01/2014 to 10/10/2014	Issued by Sub-Registrar, Anekal.
24	07/01/2015	4530/14-15	EC from 01/04/2005 to 07/01/2015	Issued by the Sub- Registrar, Anekal.

**5. COMMON DOCUMENTS STUDIED:-**

Sl. No	Date	Document No	Nature of Document	Parties to document
01	10/08/2005	RD 13 LGP 2005	Notification	Issued by the under Secretary Revenue Department (land grant) Government of Karnatka.

  
 Deputy Tahasildar  
 Anekal Taluk  
 District of Bidar  
 Government of Karnataka  
 Bidar

02	10/09/2014	ALN(K)CR/114/14-15	Endorsement	Issued by the Tahasildar, Anekal Taluk, in favour of Vakil Housing Development Corporation Pvt. Ltd.
03	06/09/2014	LRF(K) AR 110/14-15	Endorsement	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Vakil Housing Development Corporation Pvt Ltd.,
04	06/09/2014	LRF(K)CR/113/14-15	Endorsement	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Vakil Housing Development Corporation Pvt Ltd.,
05	06/09/2014	LRF (K) CR 109/14-15	Endorsement	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Vakil Housing Development Corporation Pvt Ltd.,
06	18/10/2014		No tenancy endorsement	Issued by Tahasildar, Anekal Taluk.
07	18/10/2014		No tenancy endorsement	Issued by Tahasildar, Anekal Taluk.
08		PTCL/CR/63/14-15	Endorsement	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of Vakil Housing Development Corporation Pvt Ltd.,

09	06/09/2014	PTCL / CR/632/2014-15	Endorsement	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of M/sVakil Housing Development Corporation Pvt Ltd.,
10		PTCL / CR 634/2014-15	Endorsement	Issued by the Asst. Commissioner, Bangalore South Sub-Division, in favour of M/s Vakil Housing Development Corporation Pvt Ltd.,
11	29/04/2014	LAO/148/2013-14	Approved Layout Letter	issued by the Anekal Planning Authority in favour of M/s Vakil Housing Development Corporation Pvt Ltd.,
12	23/01/2015	LAO/148/2013-14	Layout Amended Letter	issued by the Anekal Planning Authority in favour of M/s Vakil Housing Development Corporation Pvt Ltd.,
13	29/04/2014	LAO/148/2013-14	Sites Release letter	Issued by the Member Secretary, Anekal Planning Authority in favour of M/s Vakil Housing Development Corporation Pvt Ltd.,
14.	07/10/2002		Certificate of Incorporation of M/s Vakil Housing Development Corporation Pvt Ltd.,	Issued by the Registrar of companies, Karantaka, Bangalore .

15	05/01/2015		Search report	Issued by S.P.Nagarajan, Company Secretary, in favour of M/s Vakil Housing Development Corporation Pvt Ltd.,
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**5. TRACING OF TITLE IN RESPECT OF SY.NO.47/2 MEASURING 1 ACRE 18 GUNTAS OF GOWRENAHALLI VILLAGE.**

On perusal of the Mutation Extract vide MR No.2/74-75 issued by the Tahasildar, Anekal Taluk, which shows that, originally land bearing Sy.No.47/2, measuring 1 Acre 18 Guntas of Gowrenahalli Village was owned by Buden Saheb @ Basha. The Khata of the aforesaid land was mutated by the Revenue Authorities in the name of Buden Saheb @ Basha as per MR No.2/74-75 as Khatedar and owner thereof. On perusal of the RTC extract for the period 1974-75 to 1978-79 which reflects the name of the said Buden Saheb @ Basha as the Khatedar and owners of the aforesaid land bearing Sy.No.47/2 of Gowrenahalli Village, as could be seen from the RTC extract issued by the Tahasildar, Anekal Taluk.

On perusal of the Registered Sale deed dated:14/08/1981 vide No.313/79-80 which is registered in the office of the Sub-Registrar, Anekal, which shows that, the said Budan Saheb @ Basha. Subsequently sold the aforesaid land bearing Sy.No.47/2 measuring 1 Acre 18 guntas of Gowrenahalli Village, Kasaba Hobli, Anekal Taluk in favour of Smt.Yellamma, under registered sale Deed dated: 14/08/1981. Thus the said Smt.Yellamma had acquired the right of ownership in respect of the aforesaid land bearing Sy.No.47/2 measuring 1 Acre 18 Guntas of Gowrenahalli Village as per Registered Sale deed dated: 14/08/1981. In pursuance of having acquired the right of ownership by the said Smt.Yellamma, the revenue authorities have mutated khata of the aforesaid land in the name of Smt.Yellamma as Khatedar and owner

thereof as per MR No.1/79-80, as could be seen from the Mutation Extract issued by the Tahasildar, Anekal Taluk vide MR No.1/79-80.

On perusal of the RTC extract for the period 1979-80 to 2008-09 which reflects the name of the said Smt.Yellamma as the Khatedar and owner of the aforesaid land as she was in occupation, possession and enjoyment of the aforesaid land as Khatedar and owner thereof, as her name reflected in the RTC for the said period.

On perusal of the conversion order dated: 12/12/2003 vide No.ALN. SR (A) 78/2003-04 issued by the Asst. Commissioner, Bangalore South Sub-Division. Which shows that, the Asst. Commissioner has accorded conversion order in favour of Smt.Yellamma in respect of Sy.No.47/2 measuring 1 Acre 18 Guntas of Gowrenahalli Village, wherein, permitting to make use of the said land from agricultural use to non agricultural residential purpose, as per his order dated: 12/12/2003. In pursuance thereof, notice regarding payment of conversion charges also issued by the A.C. Bangalore South Sub-Division dated: 28/11/2003 in favour of Smt.Yellamma demanding her to pay the conversion charges. Accordingly, she has also remitted conversion charges to the Government Treasury, Anekal, as could be seen from the Remittance Challan dated: 02/12/2003 issued by the Taluk Treasury, Anekal.

On perusal of the Survey Tippani and Survey Atlas issued by the Tahasildar, Anekal Taluk and Taluk Surveyor, Anekal have shown the portion of the land bearing Sy.No.47/2 measuring 1 Acre 18 Guntas of Gowrenahalli Village accorded with Conversion Order which depict the portion measuring 1 Acre 18 Guntas converted for non agricultural residential purpose.

On perusal of the Endorsement dated: 31/10/2014 issued by the Primary Co-operative Agriculture and Rural Development Bank, Anekal,

which shows that, the said Budan Saheb had raised loan from the aforesaid Bank which confirms that, no loans are due in respect of the aforesaid land and the entire loans raised by Budan Saheb has been cleared by him.

On perusal of the Endorsement dated:02/03/1995 issued by the Tahasildar, Anekal Taluk which also confirms that, the aforesaid land is not subjected to any tenancy claim under Section 48(A) of the Land Reforms Act.

On perusal of the Loan due clearance letter dated:29/11/2003 issued by the Primary Co-operative Agriculture and Rural Development Bank, Anekal which also confirms that the no loan dues are accrued in favour of the aforesaid bank against the land bearing Sy.No.47/2 of Gowrenahalli Village.

On perusal of the Registered Sale Deed dated: 26/03/2004 vide document No.16662/03-04 which is registered in the office of the Sub-Registrar, Anekal. Which shows that, the said Smt.Yellamma being the owner of the aforesaid land bearing converted land bearing Sy.No.47/2 of Gowrenahalli Village measuring 1 Acre 18 Guntas, she has executed registered sale deed dated: 26/03/2004 along with her sons Muthuraju and Govindaraju in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., Represented by its Director Mohammed Ali Vakil, wherein he has sold the aforesaid land bearing Sy.No.47/2 measuring 1 Acre 18 Guntas in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., under registered document No.16662/03-04. The said Sale transaction dated: 26/03/2004 has also been confirmed by the daughters of Smt.Yellamma by affixing their signatures as witnesses namely by Smt.Muniyamma, Dhanalakshmi, Shanthi, Chowdamma who are being the daughters of Yellamma. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., Represented by its Director

Mohammed Ali Vakil has acquired the right of ownership in respect of the aforesaid converted land bearing Sy.No.47/2 of Gowrenahalli Village as per registered Sale deed dated: 26/03/2004.

6. **ENCUMBRANCE CERTIFICATES:**

- (1) Encumbrance Certificate dated: 19/02/2004 vide No.14750/04-05 which covering the period from 01/04/1964 to 31/03/2004..
- (2) Encumbrance Certificate dated: 07/07/2006 vide No.11240/2006-07 which covering the period from 01/04/1975 to 06/07/2006.
- (3) Encumbrance Certificate dated: 29/11/2005, vide No.19048/05-06 which covering the period from 01/04/1992 to 22/11/2005.
- (4) Encumbrance Certificate dated: 07/01/2015, vide No.46530/14-15 which covering the period from 01/04/2005 to 07/01/2015.
- (5) Encumbrance Certificate dated: 10/10/2014, vide No.27476/14-15 which covering the period from 01/01/2014 to 10/10/2014.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.47/2 measuring 1 Acre 18 Guntas, of Gowrenahalli Village.

7. **Minor's claim or interest, if any, in the property:**

As could be seen from the records, which shows that no minor's claim or interest is involved in respect of the subject matter of the aforesaid property bearing converted Sy.No.47/2 measuring 1 acre 18 Guntas of Gowrenahalli Village.

8. **The Latest Tax/Land Revenue/Society charges paid Receipt has/have been produced:**

Latest Tax paid receipt for the year 2012-13, 2013-14 & 2014-15 is required to be produced in respect of the aforesaid property.

  
M. S. Ravi Prasad, Assistant  
Commissioner, Revenue  
Gowrenahalli Village  
2014-15

9. **Application of Land Reforms Act or any other Law and its effect on title:**

It is seen from the Endorsement issued by the Tahasildar, Anekal Taluk, which confirms that, the aforesaid land is not subjected to any tenancy claim under the Provisions of Land Reforms Act.

10. **Record or rights or Patta Book or Katha are maintained and if so, whether for the latest period has been produced.**

Khatha is required to be obtained from the local Authority in the name of the present title holder in respect of the aforesaid property.

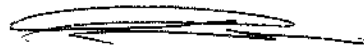
11. **Encumbrance Certificate:**

- (1) Encumbrance Certificate dated: 19/02/2004 vide No.14750/04-05 which covering the period from 01/04/1964 to 31/03/2004.
- (2) Encumbrance Certificate dated: 07/07/2006 vide No.11240/2006-07 which covering the period from 01/04/1975 to 06/07/2006.
- (3) Encumbrance Certificate dated: 29/11/2005, vide No.19048/05-06 which covering the period from 01/04/1992 to 22/11/2005.
- (4) Encumbrance Certificate dated: 07/01/2015, vide No.46530/14-15 which covering the period from 01/04/2005 to 07/01/2015.
- (5) Encumbrance Certificate dated: 10/10/2014, vide No.27476/14-15 which covering the period from 01/01/2014 to 10/10/2014.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.47/2 measuring 1 Acre 18 Guntas, of Gowrenahalli Village.

12. **Application of any special enactment, if any, whether it is applicable to property and affecting the title:**

No any such special enactments are applicable to the aforesaid Property in question.



13. **Any other points/issues which in the opinion of the Advocate are relevant:**

No points/issues arisen for consideration.

14. **Additional Documents:**

**FINAL CERTIFICATE:**

From the perusal of the aforesaid documents and title deeds, it is seen that the said M/s Vakil Housing Development Corporation Pvt. Ltd., by its Director Mohammad Ali Vakil is the owner of the converted land bearing Sy.No.47/2 measuring 1 Acre 18 Guntas of Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District as described at Item No.1 above. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having right, title interest and ownership in respect of the aforesaid property. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having valid and clear marketable title in respect of the aforesaid property.

15. **The documents which are required to be deposited with the Bank at the notified Town by the title holder/s for creation of equitable mortgage:**

While advancing loan Bank shall take the aforesaid documents at Sl.No.1 copy, Sl.No.2 to23 in originals, to be held on its records.

**The following title deeds shall be taken as security:**

While creating registered equitable Mortgage by way of Deposit of Title deeds, by registering the Memorandum of Deposit of Title Deeds, the following title deeds shall be taken as security.

  
M/s. Vakil Housing Development Corporation Pvt. Ltd.  
Director  
M/s. Vakil Housing Development Corporation Pvt. Ltd.  
Bangalore





dated:28/01/2003 issued by the Taluka Treasury. In pursuance of the conversion order of the Asst. Commissioner Mutation also made in favour of Basheer Khan by recording the Conversion order in respect of land bearing Sy.No.57/2, as could be seen from the Mutation Extract vide MR No.9/2009-10.

On perusal of the Survey Tippani vide No.2163/2009-10 issued by Tahasildar, Anekal Taluk which also shows the location and extent of land bearing Sy.No.57/2 regarding conversion of the said land.

On perusal of the Family Tree of Basheer Khan issued by the Village Accountant, Suragajakkanahalli Revenue Circle, Kasaba Hobli, Anekal Taluk, which shows the legal heirs and family members of Basheer Khan. Thus the said Family Tree shows that, the said Basheer Khan having wife by name Gulab and she died and which shows that the Basheer Khan having 6 children by name Moulakhan, Mubarak Khan, Shabbir Khan, Nageen Taj, Reshme Taj and Jabeena Taj as his legal heirs.

On perusal of the Registered Sale Deed dated:27/11/2006 vide No.27884/2006-07 which is registered in the office of the Sub-Registrar, Anekal which shows that the said Basheer Khan along with his sons Moula Khan, Mubarak Khan, Shabeer Khan has executed Registered Sale Deed dated: 27/11/2006 in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., Represented by its Authorized representatives Tanveer Pasha wherein the said Basheer Khan has sold the converted land bearing Sy.No.57/2 measuring 1 Acre 37 Guntas of Gowrenahalli Village, Kasaba Hobli, Anekal Taluk in its favour. Thus the said Sale transaction dated: 27/11/2006 has also been consented by his daughters namely, Nageen Taj, Reshme Taj, Jabeena Taj by affixing their signatures as witnesses to the said sale deed dated:27/11/ 2006. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., has acquired the absolute right of ownership in respect of the aforesaid converted land

bearing Sy.No.57/2 measuring 1 Acre 37 Guntas of Gowrenahalli Village as per Registered Sale deed dated:27/11/2006.

**ENCUMBRANCE CERTIFICATES:**

- (1) Encumbrance Certificate dated: 19/07/2004 vide No.14747/04-05 which covering the period from 01/04/1964 to 31/03/2004.
- (2) Encumbrance Certificate dated:19/02/2004 vide No.14748 which covering the period from 01/04/1964 to 31/03/2004.
- (3) Encumbrance Certificate dated: 09/01/2014 vide No.42390/13-14 which covering the period from 01/04/2004 to 09/01/2014.
- (4) Encumbrance Certificate dated: 18/10/2014 vide No.29727/14-15 which covering the period from 01/01/2014 to 17/10/2014.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.57/2 measuring 1 Acre 37 Guntas, of Gowrenahalli Village.

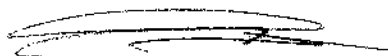
7. **Minor's claim or interest, if any, in the property:**

As could be seen from the records, which shows that no minor's claim or interest is involved in respect of the subject matter of the aforesaid property as the aforesaid land bearing converted Sy.No.57/2 measuring 1 Acre 37 Guntas.

8. **The Latest Tax/Land Revenue/Society charges paid Receipt has/have been produced:**

Latest Tax paid receipt for the year 2012-13, 2013-14 & 2014-15 is required to be produced in respect of the aforesaid property.

9. **Application of Land Reforms Act or any other Law and its effect on title:**

  
29

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It is seen from the Endorsement issued by the Tahasildar, Anekal Taluk, which confirms that, the aforesaid land is not subjected to any tenancy claim under the Provisions of Land Reforms Act nor any proceedings under Section 79(A) & (B) of Land Reforms Act.

10. **Record or rights or Patta Book or Katha are maintained and if so, whether for the latest period has been produced.**

Katha is required to be obtained from the local Authority in the name of the present title holder in respect of the aforesaid property.

12. **Encumbrance Certificate:**

- (1) Encumbrance Certificate dated: 19/07/2004 vide No.14747/04-05 which covering the period from 01/04/1964 to 31/03/2004.
- (2) Encumbrance Certificate dated:19/02/2004 vide No.14748 which covering the period from 01/04/1964 to 31/03/2004.
- (3) Encumbrance Certificate dated: 09/01/2014 vide No.42390/13-14 which covering the period from 01/04/2004 to 09/01/2014.
- (4) Encumbrance Certificate dated: 18/10/2014 vide No.29727/14-15 which covering the period from 01/01/2014 to 17/10/2014.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.57/2 measuring 1 Acre 37 Guntas of Gowrenahalli Village.

12. **Application of any special enactment, if any, whether it is applicable to property and affecting the title:-**

No any such special enactments are applicable to the aforesaid Property in question.

13. **Any other points/issues which in the opinion of the Advocate are relevant:**

No points/issues arisen for consideration.

**15. Additional Documents:**

NIL

**FINAL CERTIFICATE:**

From the perusal of the aforesaid documents and title deeds, it is seen that the said M/s Vakil Housing Development Corporation Pvt. Ltd., by its Director Mohammad Ali Vakil is the owner of the converted land bearing Sy.No.57/2 measuring 1 Acre 37 Guntas of Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District as described at **Item No.II** above. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having right, title interest and ownership in respect of the aforesaid property. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having valid and clear marketable title in respect of the aforesaid property.

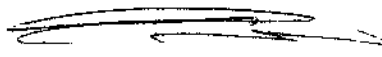
**15. The documents which are required to be deposited with the Bank at the notified Town by the title holder/s for creation of equitable mortgage:**

While advancing loan Bank shall take the aforesaid documents at Sl.No.1 to 18 in originals, to be held on its records.

**The following title deeds shall be taken as security:**

While creating registered equitable Mortgage by way of Deposit of Title deeds, by registering the Memorandum of Deposit of Title Deeds, the following title deeds shall be taken as security.

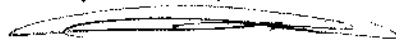
- 1) Registered Sale deed dated: 31/05/1982 vide No.371/82-83 executed by Pyarejan in favour of Mohammed Kasim (original).

  
M/s VAKIL HOUSING DEVELOPMENT CORPORATION  
PVT. LTD.  
Director  
117, Kalyan Road, 1st Floor, 2nd Stage,  
Kalyan, Bangalore - 560021  
Tel: 5514 3441, 5514 3442  
Fax: 5514 3443



On perusal of the Family Settlement Deed dated: 31/08/1993 as entered into between wife of Dasappa @ Dasappa Shetty namely Muniyamma and his two son D.Gopalashetty and D.Lakshminarayan Shetty, subsequent to the death of the said Dasappa @ Dasappa Shetty, his entire estate including land bearing Sy.no.55 measuring 4 acre 38 Guntas of Gowrenahalli Village succeeded and inherited by his wife Muniyamma and his two sons D.Gopala Shetty and D.Lakshminarayana Shetty. Accordingly, they have partitioned the family properties of Dasappa @ Dasappa Shetty including land bearing Sy.No.55 measuring 4 acre 38 guntas under family Settlement / Partition deed dated: 31/08/1993. Thus under the said family Settlement Deed dated: 31/08//1993, the said land bearing Sy.No.55 measuring 4 Acre 38 guntas has been Partitioned between the said D.Gopala Shetty and D.Lakshminarayana Shetty. Accordingly, 2 Acres 19½ Guntas out of 4 Acre 38 Guntas towards East to Western side which fallen to the share of D.Gopala Shetty under Partition Deed dated" 31/08/1993. Similarly the remaining extent measuring 2 Acre 19½ Guntas out of 4 Acre 38 Guntas which fallen to the share of D.Lakshminaraya Shetty under the said family Partition Deed dated: 31/08/1993. In pursuance of having acquired the right of ownership by the said D.Gopala Shetty and D.Lakshminarayana Shetty, the Revenue Authorities have mutated Khata to their respective shares of lands including land bearing Sy.No.55 measuring 2 Acre 19½ Guntas in favour of D.Gopala Shetty and another 2 Acre 19½ Guntas in favour of D.Lakshminarayana Shetty as Khatedars and owners thereof as per MR 4A/92-93, as Khatedars and owners thereof as could be seen from the Mutation Extract issued by the Tahasildar, Anekal Taluk.

On perusal of the RTC extract for the period 1994-95 to 2009-10 which reflects the name of the said D.Gopala Shetty and D.Lakshminarayana Shetty were in occupation, possession and

  
D. G. GOPALA SHETTY  
D. LAKSHMINARAYANA SHETTY  
D. G. GOPALA SHETTY  
D. LAKSHMINARAYANA SHETTY  
D. G. GOPALA SHETTY  
D. LAKSHMINARAYANA SHETTY



On perusal of the Survey Tippani and Survey Sketch issued by the Tahasildar, Anekal Taluk have also discloses the extent and location of converted land bearing Sy.no.55 measuring 4 Acre 38 Guntas of Gowrenahalli Village.

On perusal of the registered sale Deed 07/02/2008 vide No.3888/2007-08 which shows that, subsequent to the death of the said D.Gopala Shetty, his wife Gowramma and his children Manjunath daughter Kamamma, Suma, Venkatalakshmi, Yashodamma have executed Registered Sale Deed dated: 07/02/2008 along with D.Lakshminaraya Shetty and his wife and children namely Annapurnamma and his children Venkatesh Nagamma, Mahalakshmi, Smt.Hemavathy and Smt.Suma and Shashikala along with Smt.Chandramma who is the daughter of late Dasappa Shetty have executed registered Sale deed dated:07/02/2008 jointly in favour of M/s Vakil Housing development Corporation Represented by its Director Mohammed Ali Vakil, wherein they have sold the converted land bearing Sy.No.55 measuring 4 Acre 38 Guntas of Gowrenahalli Village in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., has acquired the absolute right of ownership in respect of the aforesaid land bearing converted Sy.No.55 measuring 4 Acre 38 Guntas of Gowrenahalli Village as per Registered Sale Deed dated: 07/02/2008.

On perusal of the Loan due clearance letter dated: 17/11/2005 issued by the Syndicate Bank, Anekal which shows that, D.Gopala Shetty S/o late Dasappa Shetty had raised loan from Syndicate Bank, Anekal against the land bearing Sy.No.55 measuring 2 Acre 19 1/2 Guntas by raising loan of Rs.2,00,000/-. However, the said loan has been cleared by the said D.Gopala Shetty and this regard the Syndicate Bank has issued no due clearance letter dated: 17/11/2005, wherein, it has discharged the aforesaid land from its Mortgage liability, as could be seen from the

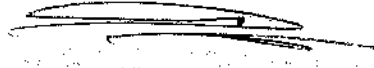
letter dated: 17/11/2005. In this regard as the aforesaid land bearing Sy.No.55 measuring 2 Acres 19 ½ Guntas of Gowrenahalli Village is also discharged in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., as per Registered discharge Deed dated: 09/01/2015.

On perusal of the Affidavit dated:22/10/2007 sworn by Manjunath S/o Gopala Shetty stating that, the original sale deed dated: 09/06/1962 vide document No.851/62-63 is lost while traveling and in this regard he has given police complaint to the Anekal Police for necessary action thereon. Accordingly, the Anekal police have also issued an acknowledgment by registering the case in C.Misc. No.398/07.

**ENCUMBRANCE CERTIFICATES:**

- (1) Encumbrance Certificate dated: 24/02/2007 vide No.36796/06-07 which covering the period from 01/04/1959 to 23/02/2007.
- (2) Encumbrance Certificate dated:29/08/2003 vide No.4186/03-04 which covering the period from 01/04/1974 to 26/08/2003.
- (3) Encumbrance Certificate dated: 09/01/2014 vide No.4274/13-14 which covering the period from 01/04/2004 to 09/01/2014.
- (4) Encumbrance Certificate dated: 16/01/2014 vide No.43591/13-14 which covering the period from 01/01/2014 to 16/01/2014.
- (5) Encumbrance Certificate dated: 30/12/2014 vide No.45002/14-15 which covering the period from 01/04/2014 to 30/12/2014.
- (6) Encumbrance Certificate dated: 13/01/2015 vide No.43303/14-15 which covering the period from 01/04/2014 to 13/01/2015.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.55 measuring 4 Acre 38 Guntas, of Gowrenahalli Village.

  
2015/01/13  
BANK OF BARODAS  
BANK OF BARODAS  
BANK OF BARODAS



(5) Encumbrance Certificate dated: 30/12/2014 vide No.45002/14-15 which covering the period from 01/04/2014 to 30/12/2014.

(6) Encumbrance Certificate dated: 13/01/2015 vide No.43303/14-15 which covering the period from 01/04/2014 to 13/01/2015.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.55 measuring 4 Acre 38 Guntas, of Gowrenahalli Village.

**12. Application of any special enactment, if any, whether it is applicable to property and affecting the title:**

No any such special enactments are applicable to the aforesaid Property in question.

**13. Any other points/issues which in the opinion of the Advocate are relevant:**

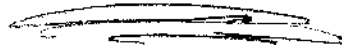
No points/issues arisen for consideration.

**16. Additional Documents:**

It is necessary to secure the Paper Publication regarding loss of original Sale Deed dated: 09/06/1962, vide document No.851/62-63.

**FINAL CERTIFICATE:**

From the perusal of the aforesaid documents and title deeds, it is seen that the said M/s Vakil Housing Development Corporation Pvt. Ltd., by its Director Mohammad Ali Vakil is the owner of the converted land bearing Sy.No.55 measuring 4 Acre 38 Guntas of Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District as described at **Item No.III** above. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having right, title interest and ownership in respect of the aforesaid property. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having valid and clear marketable title in respect of the aforesaid property.



**15. The documents which are required to be deposited with the Bank at the notified Town by the title holder/s for creation of equitable mortgage:**

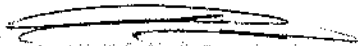
While advancing loan Bank shall take the aforesaid documents at Sl.No.1 as Certified copy and Sl.No.2 to 23 in originals, to be held on its records.

**The following title deeds shall be taken as security:**

While creating registered equitable Mortgage by way of Deposit of Title deeds, by registering the Memorandum of Deposit of Title Deeds, the following title deeds shall be taken as security.

- 1) Certified copy of the Registered Sale Deed dated: 09/06/1962 document No.851/62-63 executed by Avalappa in favour of Dasappa @ Dasappa Shetty. (Certified copy in original).
- 2) Registered Sale deed dated: 07/02/2008 document No.3888/07-08 executed by Smt.Gowramma W/o late D.Gopala Shetty and her sons and daughters and D.Lakshminarayana Shetty and his wife and sons and daughters in favour of M/s Vakii Housing Development Corporation Pvt.Ltd., (original).

**NOTE: The above legal opinion is furnished based on photo copies of documents and title deed and as such it is necessary to verify the original title deeds and documents before availment of loan by the party.**

  
LAKSHMINARAYANA S. S. S. S.  
ADVOCATE  
4219, 2nd Floor, Kumbhasthana, Co. St. St.  
Bangalore, Karnataka  
BANGALORE - 560 001  
98454 44444

**8. TRACING OF TITLE IN RESPECT OF SY.NO.57/1 MEASURING 2  
ACRE 3 GUNTAS OF GOWRENAHALLI VILLAGE.**

On perusal of the Registered sale deed dated: 14/11/1980 document No.1342/80-81 which is registered in the office of the Sub-Registrar, Anekal which shows that originally land bearing Sy.No.57/1 measuring 2 Acre 3 Guntas of Gowrenahalli Village was owned by one M.Thippanna and his wife Venkatamma. Thus the said Thippanna and Smt.Venkatamma being the owners of the aforesaid land had sold the same under Registered Sale deed dated:14/11/1980, vide under Registered document No.1342 in favour of Mohammed Jan. Thus the said Mohammed Jan had acquired the right of ownership in respect of the aforesaid land as per registered Sale deed dated: 14/11/1980. In pursuance of having acquired the right of ownership by the said Mohammed Jan, the Revenue Authorities have mutated Khata in his name as Khatedar and owner of the land bearing Sy.No.57/1 measuring 2 Acre 3 Guntas of Gowrenahalli Village as per MR No.5/82-83, as could be seen from the Mutation Extract issued by the Tahasildar, Anekal Taluk.

On perusal of the RTC extract for the period 1975-76 to 1979-80 which reflects that name of the said Smt.Venkatamma and Thippanna were in possession, occupation and enjoyment of the aforesaid land as joint khatedars and owners thereof, as their names reflected in the RTC for the aforesaid period. On perusal of the RTC extract for the period 1980-81 to 2008-09 which reflects the name of the said Mohammed Jan was in occupation, possession and enjoyment of the aforesaid land bearing Sy.No.57/1 measuring 2 Acres 3 guntas of Gowrenahalli Village as khatedar and owner thereof.

On perusal of the Conversion Order dated: 15/12/2003 vide No.ALN. SR(A) 79/2003-4 issued by the Asst. Commissioner, Bangalore South Sub-Division, which shows that, the A.C., Bangalore South Sub-



**ENCUMBRANCE CERTIFICATES:**

- (1) Encumbrance Certificate dated: 29/08/2003 vide No.4181/03-04 which covering the period from 01/04/1974 to 26/08/2003.
- (2) Encumbrance Certificate dated: 06/12/2003 vide No.8055/03-04 which covering the period from 01/04/1977 to 01/12/2003.
- (3) Encumbrance Certificate dated:14/11/2003 vide No.7084/03-04 which covering the period from 01/04/1991 to 11/11/2003.
- (4) Encumbrance Certificate dated: 10/01/2014 vide No.42938/13-14 which covering the period from 01/04/2003 to 31/03/2004.
- (5) Encumbrance Certificate dated: 26/04/2006 vide No.2353/06-07 which covering the period from 11/11/2003 to 23/04/2006.
- (6) Encumbrance Certificate dated: 09/01/2014 vide No.42796/14-15 which covering the period from 01/04/2004 to 09/01/2014.
- (7) Encumbrance Certificate dated: 10/10/2014 vide No.27477/14-15 which covering the period from 01/01/2014 to 10/10/2014.
- (8) Encumbrance Certificate dated: 30/12/2014 vide No.45000/14-15 which covering the period from 11/10/2014 to 30/12/2014.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.57/1 measuring 2 Acres 3 Guntas, of Gowrenahalli Village.

7. **Minor's claim or interest, if any, in the property:**

As could be seen from the records, which shows that no minor's claim or interest is involved in respect of the subject matter of the aforesaid property bearing converted Sy.No.57/1 measuring 2 Acre 3 Guntas.

8. **The Latest Tax/Land Revenue/Society charges paid Receipt has/have been produced:**

  
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Latest Tax paid receipt for the year 2012-13, 2013-14 & 2014-15 is is required to be produced in respect of the aforesaid property.

9. **Application of Land Reforms Act or any other Law and its effect on title:**

It is seen from the Endorsement issued by the Tahasildar, Anekal Taluk, which confirms that, the aforesaid land is not subjected to any tenancy claim under the Provisions of Land Reforms Act.

10. **Record or rights or Patta Book or Katha are maintained and if so, whether for the latest period has been produced.**

Khatha is required to be obtained from the local Authority in the name of the present title holder in respect of the aforesaid property.

**Encumbrance Certificate:**

- (1) Encumbrance Certificate dated: 29/08/2003 vide No.4181/03-04 which covering the period from 01/04/1974 to 26/08/2003.
- (2) Encumbrance Certificate dated: 06/12/2003 vide No.8055/03-04 which covering the period from 01/04/1977 to 01/12/2003.
- (3) Encumbrance Certificate dated:14/11/2003 vide No.7084/03-04 which covering the period from 01/04/1991 to 11/11/2003.
- (4) Encumbrance Certificate dated: 10/01/2014 vide No.42938/13-14 which covering the period from 01/04/2003 to 31/03/2004.
- (5) Encumbrance Certificate dated: 26/04/2006 vide No.2353/06-07 which covering the period from 11/11/2003 to 23/04/2006.
- (6) Encumbrance Certificate dated: 09/01/2014 vide No.42796/14-15 which covering the period from 01/04/2004 to 09/01/2014.
- (7) Encumbrance Certificate dated: 10/10/2014 vide No.27477/14-15 which covering the period from 01/01/2014 to 10/10/2014.
- (8) Encumbrance Certificate dated: 30/12/2014 vide No.45000/14-15 which covering the period from 11/10/2014 to 30/12/2014.

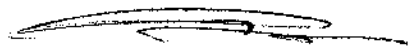




and owner in possession thereof. On perusal of the recital of the RTC extract for the period 1978-79 to 2009-10 which shows that the said land was granted by the Government in favour of Pyaru Sab S/o Peer Sab under Darkasth scheme vide under order No.LNDSR 77-78. The said land was granted by the Tahasildar with a condition that, the grantee shall not alienate the aforesaid land for a period of 15 years. Thus with that condition the aforesaid land granted to the said Pyaru Sab by the Government vide Darkasth order No.LNDSR 9/77-78. Thus the said Pyarusab S/o Peer Sab was in absolute possession and enjoyment of the aforesaid land as an absolute owner thereof, as his name reflected in the RTC for the aforesaid period.

On perusal of the Conversion Order dated: 12/12/2003 vide No.ALN.SR(A) 76/2003-04 issued by the Asst. Commissioner, Bangalore South Sub-Division, which shows that, the A.C Bangalore South Sub-Division had accorded conversion order in favour of Pyaru Sab in respect of Sy.No.33/P8 measuring 1 Acre as per his order dated:12/12/2003 wherein, he has been accorded with permission to make use of the aforesaid land from agriculture use to non-agriculture residential purpose, as could be seen from the Conversion order dated: 12/12/2003. Accordingly, conversion charges also demanded by the A.C as per his notice dated:28/11/2003. In pursuance thereof the said Pyarusab has also remitted conversion fee to the Government, as could be seen from the Remittance Challan dated:02/12/2003 issued by the Taluka Treasury, Anekal.

On perusal of the Survey Phodi Thakta Tippani issued by the Tahasildar, Anekal Taluk which shows that, the said Old Sy.No.33 is a larger area and the same has been re-phoded. Accordingly in respect of the portion of the land which belongs to Pyaru Sab, the survey Department has assigned New Sy.No.71/2 measuring 2 acres of

  
ಶ್ರೀ ಪಿ. ಎಸ್. ರವಿಶಂಕರ್  
ಇನ್‌ಚಾರ್ಜ್  
ಆಫೀಸ್ ಆಫ್ ಟಾಕಾ ಟ್ರೆಸೂರಿ ಅಂಡ್ ಕಾಂಪ್ಲೆಕ್ಸ್  
ಬೆಂಗಳೂರು ಸೂತ್ ಸಬ್ ಡಿವಿಷನ್  
ಬೆಂಗಳೂರು 560 002

Gowrenahalli Village, which belongs to Pyarusab as could be seen from the Survey Phodi Thakta Tippani issued by the Tahasildar, Anekal Taluk.

On perusal of the Survey Tippani vide No.2163/2009-10 issued by the Tahasildar, Anekal Taluk which shows the location and extent of land converted in respect of Old Sy.no.33/P8, New Sy.No.71/2 of Gowrenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore District. In pursuance of the conversion order the Revenue Authorities has recorded the said conversion made by the A.C in respect of the converted portion measuring 1 Acre in the name of Pyaru Sab as converted property by mutating Khata in his name as site Property, vide MR No.23/2008-09, as could be seen from the RTC extract for the period 2009-10 to 2013-14 as converted property.

On perusal of the family tree of Pyaru Sab issued by the Village Accountant, Suraga Jakkanahalli Revenue Circle, Kasaba Hobli, Anekal Taluk, which shows that, the said Pyaru Sab having wife by name Khirunnesa and they are having 8 children by name Naseema, Kounsar, Munna, Babu, Showkath, Manna and Gaffar as his legal heirs.

On perusal of the Pakka Book / Hissa Survey Tippani which shows that, Old Sy.No.33/P8 has been assigned with New Sy.No. 71/2 which belongs to Pyarusab.

On perusal of the registered Sale Deed dated:16/08/2005 vide document No. 6819/2005-06 which is registered in the office of the Sub-Registrar, Anekal which shows that, subsequently, the said K.Pyarusab along with his children Naseema, Kousar, Munna, Babu, Showkath, Manna and Gaffar has executed Registered Sale Deed dated: 16/08/2005 in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., represented by its Authorized Representative Sri.Vakil-ur-Rehman, wherein he has sold the said converted land bearing Old Sy.No.33/P8,

measuring 1 Acre. Situated at Gowrenahalli Village, Kasaba Hobli, Anekal Taluk in its favour. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., has acquired the absolute right of ownership in respect of the converted land bearing Old Sy.No.33/P8, New Sy.No.71/2 measuring 1 acre of Gowrenahalli Village as per Registered Sale Deed dated:11/08/2005.

**ENCUMBRANCE CERTIFICATES:**

- (1) Encumbrance Certificate dated: 18/10/2014 vide No.27482/14-15 which covering the period from 01/04/1978 to 31/03/2004.
- (2) Encumbrance Certificate dated: 10/10/2014 vide No.27474/14-15 which covering the period from 01/04/2004 to 31/03/2010.
- (3) Encumbrance Certificate dated: 10/10/2014, vide No.274814-15 which covering the period from 01/04/2010 to 10/10/2014.
- (4) Encumbrance Certificate dated: 30/12/2014 vide No.44999/14-15 which covering the period from 09/01/2014 to 30/12/2014.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Old Sy.No.33/P8 New Sy.No.71/2, measuring 1 Acre of Gowrenahalli Village.

7. **Minor's claim or interest, if any, in the property:**

As could be seen from the records, which shows that no minor's claim or interest is involved in respect of the subject matter of the aforesaid property bearing converted Sy.No.33/P8 New Sy.No.71/2, measuring 1 Acre of Gowrenahalli Village.

8. **The Latest Tax/Land Revenue/Society charges paid Receipt has/have been produced:**

Latest Tax paid receipt for the year 2012-13, 2013-14 & 2014-15 is required to be produced in respect of the aforesaid property.

9. **Application of Land Reforms Act or any other Law and its effect on title:**

It is seen from the Endorsement issued by the Tahasildar, Anekal Taluk, which confirms that, the aforesaid land is not subjected to any tenancy claim under the Provisions of Land Reforms Act.

10. **Record or rights or Patta Book or Katha are maintained and if so, whether for the latest period has been produced.**

Khatha is required to be obtained from the local Authority in the name of the present title holder in respect of the aforesaid property.

**Encumbrance Certificate:**

- (1) Encumbrance Certificate dated: 18/10/2014 vide No.27482/14-15 which covering the period from 01/04/1978 to 31/03/2004.
- (2) Encumbrance Certificate dated: 10/10/2014 vide No.27474/14-15 which covering the period from 01/04/2004 to 31/03/2010.
- (3) Encumbrance Certificate dated: 10/10/2014, vide No.27481/14-15 which covering the period from 01/04/2010 to 10/10/2014.
- (4) Encumbrance Certificate dated: 30/12/2014 vide No.44999/14-15 which covering the period from 09/01/2014 to 30/12/2014.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Old Sy.No.33/P8 New Sy.No.71/2, measuring 1 Acre of Gowrenahalli Village.

12. **Application of any special enactment, if any, whether it is applicable to property and affecting the title:**

No any such special enactments are applicable to the aforesaid Property in question.

13. **Any other points/issues which in the opinion of the Advocate are relevant:**

  
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No points/issues arisen for consideration.

**18. Additional Documents:**

NIL

**FINAL CERTIFICATE:**

From the perusal of the aforesaid documents and title deeds, it is seen that the said M/s Vakil Housing Development Corporation Pvt. Ltd., by its Director Mohammad Ali Vakil is the owner of the converted land bearing Sy.No.33/P8 New Sy.No.71/2, measuring 1 Acre of Gowrenahalli Village, Anekal Taluk Bangalore District as described at **Item No.IV** above. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having right, title interest and ownership in respect of the aforesaid property. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having valid and clear marketable title in respect of the aforesaid property.

**15. The documents which are required to be deposited with the Bank at the notified Town by the title holder/s for creation of equitable mortgage:**

While advancing loan Bank shall take the aforesaid documents at Sl.No.1 to 16 in originals, to be held on its records.

**The following title deeds shall be taken as security:**

While creating registered equitable Mortgage by way of Deposit of Title deeds, by registering the Memorandum of Deposit of Title Deeds, the following title deeds shall be taken as security.

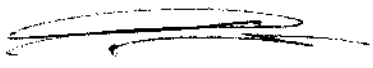
  
Sd/-  
M/s Vakil Housing Development Corporation Pvt. Ltd.  
Bangalore

1. Registered Sale deed dated:15/08/2005 document No.6819/2005-06 executed by Pyarusab along with his children namely Naseema, Kousar, Munna, Babu, Showkath, Manna and Gaffar in favour of M/s Vakil Housing Development Corporation Pvt. Ltd.,(Original).

**NOTE:** The above legal opinion is furnished based on photo copies of documents and title deed and as such it is necessary to verify the original title deeds and documents before availment of loan by the party.

**8. TRACING OF TITLE IN RESPECT OF SY.NO.58/2, MEASURING 1 ACRE 37 GUNTAS OF GOWRENAHALLI VILLAGE.**

On perusal of the Registered Sale deed dated:09/04/1965 vide document No.921/65-66 which is registered in the office of the Sub-Registrar, Anekal, which shows that originally land bearing Sy.No.58/2 measuring 3 Acre 13 guntas of Gowrenahalli Village, Kasaba Hobli, Anekal Taluk was owned by Abdual Sattar Saheb. The said Abdul Sattar Saheb being the owner of the aforesaid land bearing Sy.No.58/2 measuring 3 acre 13 guntas of Gowrenahalli Village, Out of which an extent of 1 Acre 37 Guntas he had sold in favour of Buddan Saheb under registered Sale Deed dated: 09/04/1965 vide under document No.921/65-66. Thus the said Budan Saheb had acquired the right of ownership in respect of Sy.No.58/2 measuring 1 acre 37 Guntas of Gowrenahalli Village as per Registered Sale deed dated: 09/04/1965. In pursuance of having acquired the right of ownership by the said Buddan Saheb, the Revenue Authorities have mutata Khata of the aforesaid land in the name of Buddan Saheb as per MR No.1/79-80, as his name reflected in the RTC as Khatedar for the period 1975-76 to 1979-80, as he was in occupation possession and enjoyment thereof, as could be seen from RTC extract for the aforesaid period.

  
51  
A. S. Srinivasan  
Advocate  
100, Old No. 1, Main Road, Bangalore 5  
A.C. No. 100, Old No. 1, Main Road  
Bangalore 5  
10/10/2005

On perusal of the Registered sale Deed date:14/08/1979 vide document No.313/1979-80 which is registered in the office of the Sub-Registrar, Anekal, which shows that, subsequently to the said Buddan Saheb @ Pasha had sold the aforesaid land bearing Sy.No.58/2 measuring 1 Acre 37 Guntas of Gowrenahalli Village in favour of Smt.Yellamma under registered Sale deed dated: 14/08/1979. Thus the said Smt.Yellamma had acquired the absolute right of ownership in respect of the aforesaid land as per registered Sale deed dated: 14/08/1979. In pursuance of having acquired the right of ownership by the said Smt.Yellamma, the revenue authorities have mutated Khata in her name in respect of Sy.No.58/2 measuring 1 acre 37 Guntas of Gowrenahalli Village as per MR No.1/79-80, as could be seen from the Mutation Extract issued by the Tahasildar, Anekal Taluk vide MR No.1/79-80.

On perusal of the RTC extract for the period from 1980-81 to 2008-09 issued by the Tahasildar, Anekal / Village Accountant, Computer Center, Anekal Taluk Office which reflects the name of the said Smt.Yellamma was in occupation, possession and enjoyment of the land bearing Sy.No.58/2 measuring 1 acre 37 Guntas of Gowrenahalli Village, as Khatedar and owner thereof, as her name entered therein as Khatedar vide under MR No.1/79-80. Thus the said Smt.Yellamma was in absolute possession and enjoyment of the aforesaid land as Khatedar and owner thereof.

On perusal of the conversion order dated:12/12/2003 vide No.ALN. SR.(A) 78/2003-04 issued by the Asst. Commissioner, Bangalore South Sub-Division which shows that, the Asst. Commissioner, Bangalore South Sub-Division, has accorded conversion order in favour of Smt.Yellamma in respect of land bearing Sy.No.58/2 measuring 1 Acre 37 guntas of Gowrenahalli Village for make use of the said land from Agriculture use to non-agriculture residential purpose, as per his order dated: 12/12/2003. Accordingly, the conversion charges also demanded by the



sold the said land bearing converted Sy.No.58/2 measuring 1 Acre 37 Guntas of Gowrenahalli Village in its favour. The said sale transaction dated: 26/03/2004 made in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., has also been consented by the daughters of Smt.Yellamma as witnesses. Thus the said Sale transaction dated:26/03/2004 has been completed in favour of M/s Vakil Housing Development Corporation Pvt. Ltd. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., has acquired the right of ownership in respect of the converted land bearing Sy.No.58/2 measuring 1 Acre 37 Guntas of Gowrenahalli Village, as per Registered Sale deed dated: 26/03/2004.

**ENCUMBRANCE CERTIFICATES:**

- (1) Encumbrance Certificate dated: 18/10/2004 vide No.29730/14-15 which covering the period from 01/04/1965 to 31/03/1975.
- (2) Encumbrance Certificate dated: 07/07/2006 vide No.11248/2006-07 which covering the period from 01/04/1975 to 06/07/2006.
- (3) Encumbrance Certificate dated: 26/04/2006, vide No.2374/2006-07 which covering the period from 13/06/1975 to 23/04/2006.
- (4) Encumbrance Certificate dated: 10/01/2014 vide No.42937/14-15 which covering the period from 01/04/2003 to 31/03/2004.
- (5) Encumbrance Certificate dated: 29/11/2005 vide No.19048/05-06 which covering the period from 01/04/1992 to 22/11/2005.
- (6) Encumbrance Certificate dated: 07/01/2015 vide No.46530/14-15 which covering the period from 01/04/2005 to 07/01/2015.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.58/2, measuring 1 Acre 37 of Gowrenahalli Village.

7. **Minor's claim or interest, if any, in the property:**

As could be seen from the records, which shows that no minor's claim or interest is involved in respect of the subject matter of the aforesaid property bearing converted Sy.No.33/P8 New Sy.No.58/2, measuring 1 Acre 37 Guntas of Gowrenahalli Village.

8. **The Latest Tax/Land Revenue/Society charges paid Receipt has/have been produced:**

Latest Tax paid receipt for the year 2012-13, 2013-14 & 2014-15 is required to be produced in respect of the aforesaid property.

9. **Application of Land Reforms Act or any other Law and its effect on title:**

It is seen from the Endorsement issued by the Tahasildar, Anekal Taluk, which confirms that, the aforesaid land is not subjected to any tenancy claim under the Provisions of Land Reforms Act.

10. **Record or rights or Patta Book or Katha are maintained and if so, whether for the latest period has been produced.**

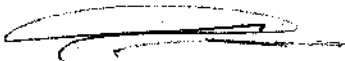
Khatha is required to be obtained from the local Authority in the name of the present title holder in respect of the aforesaid property.

**Encumbrance Certificate:**

(1) Encumbrance Certificate dated: 18/10/2004 vide No.29730/14-15 which covering the period from 01/04/1965 to 31/03/1975.

(2) Encumbrance Certificate dated: 07/07/2006 vide No.11248/2006-07 which covering the period from 01/04/1975 to 06/07/2006.

(3) Encumbrance Certificate dated: 26/04/2006, vide No.2374/2006-07 which covering the period from 13/06/1975 to 23/04/2006.

  
TANU BIJAYAPPA DA SILVA,  
ADVOCATE,  
102, 1st Floor, 2nd, 3rd, 4th & 5th Floor,  
A.M. Nagar, 1st Cross, 1st Stage,  
BANGALORE, KARNATAKA  
560002

- (4) Encumbrance Certificate dated: 10/01/2014 vide No.42937/14-15 which covering the period from 01/04/2003 to 31/03/2004.
- (5) Encumbrance Certificate dated: 29/11/2005 vide No.19048/05-06 which covering the period from 01/04/1992 to 22/11/2005.
- (6) Encumbrance Certificate dated: 07/01/2015 vide No.46530/14-15 which covering the period from 01/04/2005 to 07/01/2015.

Have shown that there are no subsisting charges are forthcoming in respect of the aforesaid converted land bearing Sy.No.58/2, measuring 1 Acre 37 of Gowrenahalli Village.

12. **Application of any special enactment, if any, whether it is applicable to property and affecting the title:**

No any such special enactments are applicable to the aforesaid Property in question.

13. **Any other points/issues which in the opinion of the Advocate are relevant:**

No points/issues arisen for consideration.

19. **Additional Documents:**

NIL

**FINAL CERTIFICATE:**

From the perusal of the aforesaid documents and title deeds, it is seen that the said M/s Vakil Housing Development Corporation Pvt. Ltd., by its Director Mohammad Ali Vakil is the owner of the converted land bearing converted Sy.No.58/2, measuring 1 Acre 37 of Gowrenahalli Village. Bangalore District as described at **Item No.VI** above. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having right, title interest and ownership in respect of the aforesaid property. Thus the

56

D. P. SINGH & A. SINGH  
ADVOCATES  
B-25, 1st Floor, P.O. S. Siddaganga Garden,  
S.V.K. Nagar, Post. Ch. Sanku Ch. S.  
BANGALORE - 560013  
Ph. 6361 1702

said M/s Vakil Housing Development Corporation Pvt. Ltd., is having valid and clear marketable title in respect of the aforesaid property.

**15. The documents which are required to be deposited with the Bank at the notified Town by the title holder/s for creation of equitable mortgage:**

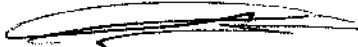
While advancing loan Bank shall take the aforesaid documents at Sl.No.1 to 3 as copies and Sl.No.4 to 24 in originals, to be held on its records.

**The following title deeds shall be taken as security:**

While creating registered equitable Mortgage by way of Deposit of Title deeds, by registering the Memorandum of Deposit of Title Deeds, the following title deeds shall be taken as security.

1. Registered Sale Deed dated: 14/08/1979, vide document No.313/1979-80 executed by Budan Saheb in favour of Smt.Yellamma. (Original).
2. Registered Sale Deed dated:26/03/2004 vide document No.16662/03-04 executed by Smt.Yellamma along with her sons Muthuraju and Govindaraju in favour of M/s Vakil Housing Development Corporation Pvt. Ltd.,

**NOTE: The above legal opinion is furnished based on photo copies of documents and title deed and as such it is necessary to verify the original title deeds and documents before availment of loan by the party.**

  
B.A. Srinivasan B.A., J.S.  
Advocate  
170, 2nd Floor, East Wing, Government  
Office Building, Changanacherry,  
Kochi - 682 022, Kerala

**DISCUSSION REGARDING COMMON DOCUMENTS:-**

On perusal of the Notification dated:10/08/2015 vide No.RD 13/LGP /2005 issued by the Under Secretary, Revenue Department (land grant) government of Karnataka which shows that, in the instant case the conversion order has been made by the Asst. Commissioner, Bangalore South Sub-Division, in view of the power given to the Asst. Commissioner regarding conversion of the land under Section 195(1) of Land Revenue Act as per Notification No.RD 138 LGP 91 dated: 29/10/1991. Thus in view of the said notification in the instant cases, the Asst. Commissioner has accorded conversion order in respect of the aforesaid lands in favour of respective owners of lands in question. However, the said notification dated: 29/10/1991 vide No.RD 138/LGP 91 regarding conversion of land under Section 195(1) of Land Revenue Act has been withdrawn from the Asst. Commissioner. In view of notification dated:10/08/2005, the said power of conversion order is vested with the Deputy Commissioner as per the notification of the Government of Karnataka date: 10/08/2005. However, in the instant case the conversion orders have been made by the Asst. Commissioner which is earlier to withdrawl of the power given to him. Therefore, the conversion order made by the Asst. Commissioner in the instant cases are valid, as which are made much earlier to Notification dated: 10/08/2005.

On perusal of the endorsement dated:10/09/2014 issued by the Tahasildar, Anekal Taluk which confirms regarding the deletion of the Khatedars in column No.9 of RTC in respect of converted lands and in place of column No.9 it is mentioned as NAK, as the said endorsement issued by the Tahasildar, Anekal Taluk in respect of lands bearing Sy.No.47/2, 55,56, 57/1, 58/1, 58/2, 59 (Old No.33) and the same has been confirmed from the endorsement dated: 10/09/2014 issued by the Tahasildar, Anekal Taluk.

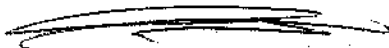
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On perusal of the Endorsement dated: 06/09/2014 vide No.LRF (K) CR 110/14-15, LRF (K) CR113/14-15 and LRF (K) CR 109/14-15 issued by the Asst. Commissioner, Bangalore South Sub-Division, have confirmed that the land bearing Sy.no.58/2, 57/2, 57/1, Sy.No.71/2 and Sy.No.47/2 & 55 of Gowrenahalli Village Anekal Taluk are not subjected to any proceedings under Section 79(A) and (B) of Land Reforms Act.

On perusal of the no tenancy endorsement dated: 18/10/2014 issued by the Tahasildar, Anekal have also confirmed that, the land bearing Sy.no.57/1, 55, 47/2, 58/2, 71/2 & 57/2 of Gowrenahalli Village are not subjected to any tenancy claim under the Provisions of the Land Reforms Act.

On perusal of the Endorsement dated: 06/09/2014 vide No.PTCL/CR/631/2014-15, 632/2014-15, 634/14-15 issued by the Asst. Commissioner, Bangalore South Sub-Division have also confirmed that, the aforesaid lands are not subject to any proceedings under PTCL Act.

On perusal of the Layout approved letter dated:29/04/2014 vide No.LAO/148/2013-14 issued by the member Secretary Anekal Planing authority in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., which shows that, the planning authority Anekal has approved the Layout Plan in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., in respect of Sy.No.47/2, 58/2, 55, 57/1, 57/2, 71/1 along with other survey numbers of Gowrenahalli Village, the total extent of 30 Acres and 6 Guntas, wherein it is Authorized the said M/s Vakil Housing Development Corporation to form residential Layout and to divide sites in the aforesaid Survey Numbers of Gowrenahalli Village. Accordingly, the Anekla Planning Authority has also issued amendmend letter dated: 23/01/2015 in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., wherein, the New Survey Number 71/2 has been included in the

  
Anekal Planning Authority  
Anekal Taluk  
Bangalore South Sub-Division  
District of Bangalore  
Date: 23/01/2015

Layout Plan as the said Survey Number was not included in the previous Layout Plan letter dated: 29/04/2014.

On perusal of the letter date: 29/04/2014 vide No.LAO 148/2013-14 issued by the Anekal Planning Authority in favour of M/s Vakil Housing Development Corporation Pvt. Ltd., wherein it has released 40% of Sites totally 262 sites out of 654 sites, for registration thereof, as could be seen from the Site released letter dated: 29/04/2014 issued by the Anekal Planning Authority.

On perusal of the Memorandum of Association and Articles of Association of Vakil Housing Development Corporation Pvt.Ltd., along with Certificate of incorporation dated:07/10/2002 issued by the Registrar of companies Karnataka, Bangalore which shows that the said M/s Vakil Housing Development Corporation Pvt. Ltd., has been duly registered as a Private Ltd., company under the Registrar of Companies Karnataka as could be seen from the certificate of incorporation dated:07/10/2002 issued by the Registrar of companies. Further the Memorandum of Association and Articles of Association which shows that, Mohsin Ali Vakil, Mohammed Arif Vakil, Mohammed Ali Vakil are the subscribers and directors of the aforesaid company.

On perusal of the Search report dated:05/01/2014 issued by the Company Secretary S.P.Nagaraja which also confirms that, the aforesaid lands are not created with any charges and the said lands are free from any lien or charges.

In respect of common documents the documents shown at Sl.No.1 to 13 in originals Sl.No.14 as attested copy Sl.No.15 in original to be held on its records.

13 D. Srinivasan  
ADVO  
2252, 2nd Floor, Kanak Shivamurthy Building,  
100ft, Jyoti Nagar, Chitambar, Bangalore  
08112121212  
08112121212

**ADDITIONAL DOCUMENTS:**

1. It is necessary to secure the E.C from 01/01/2014 to till date which ensuring Nil Encumbrances in respect of the aforesaid properties as described at Item No.I to VI so as to ensure Nil encumbrances regarding Nil transaction in respect of Released Sites as per letter of the Planning Authority, Anekal dated: 29/04/2014.
2. It is also necessary to secure the approved Layout Plan issued by the Anekal Planning Authority.

**FINAL CERTIFICATE:**

From the perusal of the aforesaid documents and title deeds, it is seen that the said M/s Vakil Housing Development Corporation Pvt. Ltd., by its Director Mohammad Ali Vakil is the owner of the converted lands as shown at **Item Nos. I to VI** . Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having right, title interest and ownership in respect of the aforesaid **Item Nos. 1 to 6** properties. Thus the said M/s Vakil Housing Development Corporation Pvt. Ltd., is having valid and clear marketable title in respect of the aforesaid properties. Subject to production and verification of Additional documents as stated above.

**NOTE:** The above legal opinion is furnished based on photo copies of documents and title deed and as such it is necessary to verify the original title deeds and documents before availment of loan by the party.

  
**(B.R. ESHWARAPPA)**  
Advocate

B. R. ESHWARAPPA B.A., LL.B.,  
ADVOCATE  
B-105, 2nd Floor, Kandi Gidderanpetta Colony  
S.V.V. Irenger Road, Chikballapur  
SHRIRANGAPUR - 562105  
Mobile: 98453 62114

**B.R.ESHWARAPPA, B.A., LL.B.,**  
Advocate

**e-mail:**  
**breshwarappa@gmail.com**

Office:

No. 256, 2<sup>nd</sup> Floor,  
K.S.Complex,  
Chickpet Circle,  
B.V.K. Iyengar Road,  
Bangalore-560-053  
**(R): 23492064**  
**(M): 98450 10638**

To,

**10-3-2015**

**THE CHIEF MANAGER,**

Corporation Bank,  
Cantonment Branch  
Kamaraja Road ,  
Bangalore.

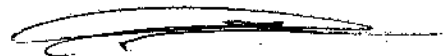
Sir,

Sub: Regarding Verification of Original title deeds in respect of properties bearing converted SY. Nos. 47/2, 57/2, 55, 33/p8- new sy ,no 71/2, 57/1, and 58/2 of Gowrenahalli village Kasaba Hobli Anekal Taluk Owned by M/S , Vakil Housing Development Corporation (P),LTD, No , 78, Koramangal Industrial Area , Jyothi Nivas Collage Road, Koramanlagal Bangalore 560095

Ref: **My opinion dated 3-2-2015,**

With reference to the above subject, I write to state that I have gone through the original Title deeds pertains to properties of the above mentioned SY, Nos , 47/2, 57/2, 55, and 33/p8- new sy ,no 71/2, 57/1, and 58/2 of Gowrenahalli village Kasaba Hobli Anekal Taluk , as owned by M/S , Vakil Housing Development Corporation (P),LTD, Bangalore

I have also verified the Encumbrance Certificates in respect of the aforesaid properties and also paper publication as placed for my scrutiny.

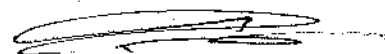


Stamp: B.A., LL.B.,  
No. 256, 2<sup>nd</sup> Floor,  
K.S. Complex,  
Chickpet Circle,  
B.V.K. Iyengar Road,  
Bangalore-560-053

Thus, as I have verified the original Title Deeds, Encumbrance Certificates and **paper publication** and it is found that the Title Deeds which I have verified in respect of the aforesaid properties are valid, correct and genuine.

Thanking you

Yours faithfully



**B.R.ESHWARAPPA**  
**ADVOCATE**

1000 Feet  
1000 Feet  
1000 Feet  
1000 Feet  
1000 Feet