

Shri Ganeshaya Namaha

Ref: NA/49409/2022-23

Date: 25/11/2022

REPORT ON INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

a	Name of the Business/ Firm/ Company/ Unit/ Office seeking opinion.	SOVEN BUILDTECH LLP #106, 10 th Cross, CBI Main Road, Ganganagar, RT Nagar post, Bangalore- 560 013. PAN: AETFS 9820F.	
	Complete or full description of the immovable property (ies):		
a	Name of the present owners	1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj. 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna.	
b	Survey No.	New Sy No. 19/2, Old Sy No. 19.	
c	Door/House no. (in case of house property)	NA.	
d	Extent/ area including plinth/ built up area of the property	Measuring 1 acre.	
e	Locations like name of the place, village, city, registration, sub-district etc.	Situated at Agrahara Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru.	
3	a	Particulars of the documents scrutinized- serially and chronologically.	Mentioned in the list below.
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	Mentioned in the list below.

SL No	Date	Name / Nature of document	Original/ certified copy/ photocopy.
1	21.01.1931.	Sale deed executed by 1). Sri. Poojiga S/o Sri. Munishami, 2) Sri. ChikkaPoojiga S/o Sri. Munishami, in favour of Sri. Chikkananjaiiah S/o Sri. Kenchabyranna, registered as Doc	Certified Copy

NAYARKODI ASSOCIATES
No.62, AECS Layout, Geddahalli
Sanjaynagar Main Road
Next to Petrol Bunk, Sanjaynagar
BANGALORE - 560 094.




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		No.1817/1930-31, in Book No. 1, Volume No. 194, Pages 240 to 247, in the Office of the Sub-Registrar, Bengaluru, with respect to the Sy No. 19, measuring 8 acres 39 Guntas, dated 21.01.1931.	
2	09.09.1943.	Sale deed executed by Sri. Chikkananjaiah S/o Sri. Kenchabairanna, in favour of Sri. S. Anjinappa S/o Sri. Shettappa, registered as Doc No.1394/1943-44, in Book No. 1, Volume No. 654, Pages 195-197, in the Office of the Sub-Registrar, Bengaluru Taluk, with respect to the Sy No. 19, measuring 8 acres 39 Guntas, dated 09.09.1943.	Certified Copy
3	31.07.1945.	Sale deed executed by Sri. S. Anjinappa S/o Sri. Shettappa in favour of Sri. Vemanna S/o Sri. Patel Vemanna alias ChikkaVemanna, registered as Doc No.526/1945-46, in Book No. 1, Volume No. 770, Pages 109-110, in the Office of the Sub-Registrar, Bengaluru Taluk, with respect to the Sy No. 19, measuring 8 acres 39 Guntas, dated 31.07.1945.	Certified Copy
4	25.10.2022.	Endorsement bearing No. R.K/C.R/2718/2022-23, issued by the Thasiladar, Yelahanka Taluk, Yelahanka, regarding non availability of Index of land and Record of Rights(IL & R R), with respect to Sy No. 19/1, dated 25.10.2022.	Certified Copy
5	13.09.1974	Sale deed executed by 1) Sri. Pillappa S/o Sri. Vemanna, 2) Sri. Munikrishnappa S/o Sri. Pillapa in favour of Sri. Munikempaiah S/o Sri. Vemanna, registered as Doc No.3401/1974-75, in Book No. 1, Volume No. 2941, Pages 160-163, in the Office of the Sub-Registrar, Bengaluru North Taluk, with respect to the Sy No. 19/2, measuring 4 acres 19 Guntas, dated 13.09.1974.	Certified Copy
6	Nil	RTC's for the period from 1976-1977 to 1992-1993, issued by the Thasildar, Bengaluru North Taluk, in the name of Sri. Munikempaiah@ Munikempanna, as the owner and cultivator of the land in Sy No. 19, totally measuring 9 acres 34 Guntas including Karab, dated Nil.	Copy
7	Nil.	Family Tree of Sri. Munikemapaiah @ Munikempanna issued by the Village Accountant, Jakkur Circle, Bengaluru North Taluk, dated Nil.	Copy
8	20.08.1989.	Partition Deed executed by and between 1) Sri. Munikempanna S/o Sri. Vemanna 2) Sri. Pattalappa S/o Sri. Munikempanna 3) Smt. Sanpangamma W/o Late Sri. Narayanaswamy S/o Sri. Munikempanna 4) Sri. Muniyappa S/o Sri. Munikempanna 5) Sri. Vemanna S/o Sri. Munikempanna 6) Sri. Muniraju S/o Sri.	Copy



		Munikempanna, werein land in Sy No. 19/2, measuring 1 acre 34 guntas, devolved upon the share of Sri. Muniraju S/o Sri. Munikempanna, dated 20.08.1989.	
3	Nil	Mutation Register bearing No.19/1994-95, issued by Village Accountant, Jakkur Circle, Bengaluru North Taluk, Bengaluru, reflecting the name of Sri. Muniraju S/o Sri. Munikempanna, as the owner of the land in Sy No. 19, measuring 1 acre 34 guntas, dated Nil.	Copy
10	Nil	RTC's for the period from 1993-1994 to 2000 to 2001, issued by the Thasildar, Bengaluru North Taluk, in the name of Sri. Muniraju S/o Sri. Munikempanna, as the owner and cultivator of the land in Sy No. 19, measuring 1 acre 34 guntas, dated Nil.	Copy
11	21.07.1998	Sale deed executed by Sri. Muniraju S/o Sri. Munikempanna, in favour of Sri. L. Prithivrajsingh S/o Sri. P. Lutchmansingh, registered as Doc No.6633/ 1997-98, in Book No. 1, CD No. 8, in the Office of the Sub-Registrar, Yelahanka, Bengaluru District, with respect to the Sy No. 19, measuring 1 acre, dated 21.07.1998.	Original
12	Nil	Mutation Register bearing No.1/1997-98, issued by Revenue Inspector, Jakkur Circle, Bengaluru North Taluk, Bengaluru, reflecting the name of Sri. L. Prithviraj Singh S/o Sri. P. Lutchmansingh, as the owner of the land in Sy No. 19, measuring 1 acre, dated Nil.	Original
13	Nil	RTC's for the period from 2001-2002 to 2022-2023, issued by the Thasildar, Bengaluru North Taluk, in the name of Sri. L. Prithivrajsingh S/o Sri. P. Lutchmansingh, as the owner and cultivator of the land in Re-Sy No. 19/2 (old Sy no.19), measuring 1 acre, dated Nil.	Copy
14	Nil	Village Map issued by the Commissioner, Land Revenue Officer, Land Records, dated Nil.	Copy
15	23.02.2004	Karnataka Gazette Preliminary Notification No. UDD 193MNX2004, reflecting list of villages for land acquisition by the Government of Karnataka for the formation of "Arkavathi layout" dated 23.02.2004,.	Copy
16	Nil	Survey, Atlas and Tippany issued by the Assistant Director of Land Records, Bengaluru Sub Division, Bengaluru, allotting Re-Sy No. 19/2 (old Sy no.19), measuring 1 acre dated Nil.	Copy
17	15.10.2008	Conversion fine paid receipt bearing No. ALN/ (N.A.Y)SR.	Certified Copy



		271/2007-08, issued by Office of the Special Commissioner, Bengaluru District, Bengaluru, in the name of Sri. L. Prithviraj Singh S/o Sri. P. Lutchmansingh, with respect to conversion of the land in Sy No. 19/2, measuring 1acre, dated 15.10.2008.	
18	15.10.2008.	Official Memorandum bearing No. ALN/(N.A.Y)SR 271/2007-08, issued by Office of the Special Commissioner, Bengaluru District, Bengaluru, in the name of Sri. L. Prithviraj Singh S/o Sri. P. Lutchmansingh, with respect to the land in Sy No. 19/2, measuring 1acre, from agriculture to non agricultural residential purpose, dated 15.10.2008.	Certified Copy
19	12.11.2008	Sale deed executed by Sri. L. Prithivrajsingh S/o Sri. P. Lutchmansingh in favour of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, registered as Doc No.YAN-1-02112-2008-09, in Book No. 1, CD No. YAND311, in the Office of the Senior Sub-Registrar, Yelahanka, Bengaluru, with respect to land in Sy No. 19/2, measuring 1 acre, dated 12.11.2008.	Original
20	17.09.2009.	Special Notice bearing No. M.R. 6/2009-10, Vale/PR/KTR/612/2009-10, issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, allotting new BBMP municipal Khatha no.133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 17.09.2009.	Original
21	15.09.2010.	Khatha Certificate bearing No. DA/W-8/114/2010-11, issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new BBMP municipal Khatha no.133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 15.09.2010.	Original
22	15.09.2010.	Khatha Extract issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new BBMP municipal Khatha no.133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 15.09.2010.	Original
23	15.02.2011	Mortgage of Deposit of title Deeds executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna,	Copy



		in favour of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no.YAN-1-04428-2010-11, in Book 1, C.D No. YAND349, in the Office of the Sub Registrar, Yelahanka, Bengaluru, with respect to property bearing new Khatha nos.133/19/2, dated 15.02.2011.	
24	23.03.2013	Mortgage of Deposit of title Deeds executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no. MLS-1-03557-2012-13, in Book 1, C.D No. MLSD58, in the Office of the Sub Registrar, Malleshwaram, Bengaluru , with respect to property bearing new Khatha nos.133/19/2, dated 23.03.2013.	Copy
25	29.01.2014	Mortgage of Deposit of title Deeds executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no. MLS-1-02880-2013-14, in Book 1, C.D No. MLSD71, in the Office of the Sub Registrar, Malleshwaram, Bengaluru, with respect to property bearing new Khatha nos.133/19/2, dated 29.01.2014.	Copy
26	27.12.2016.	Mortgage of Deposit of title Deeds executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no. MLS-1-02906-2016-17, in Book 1, C.D No. MLSD71, in the Office of the Sub Registrar, Malleshwaram, Bengaluru , with respect to property bearing new Khatha nos.133/19/2, dated 27.12.2016.	Original
27	14.03.2019	Mortgage of Deposit of title Deeds executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager Smt. Usha Devi registered as Doc no. MLS-1-03488-2018-19, in Book 1, C.D No. MLSD197, in the Office of the Senior Sub Registrar, Malleshwaram, Bengaluru , with respect to property bearing new Khatha	Original



		nos.133/19/2, dated 14.03.2019.	
28	13.01.2022.	Khatha Certificate bearing No. DA/PR/233/2021-22, issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new BBMP municipal Khatha no.133/133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 13.01.2022.	Original
29	13.01.2022.	Khatha Extract issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new BBMP municipal Khatha no.133/133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 13.01.2022.	Original
30	19.01.2017.	Improvement Charges Receipt bearing No. re-ifms232-BC/000121, issued by the Assistant Revenue Officer, Thanisandra Yelahanka Zone, Bruhat Bengaluru Mahanagara Palike, Bengaluru, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to Khatha no.19/2, dated 19.01.2017.	Online Extract
31	01.11.2022.	Paper Publication issued in the daily English news paper "The New Indian Express" and Kannada news paper "Kannada Prabha", dated 01.11.2022.	Original
32	25.11.2022	No Claim Certificate issued by the Advocate. Sri. Dhiraj Nayarkodi, Nayarkodi Associates, for having received no claims from any persons, after issuing the paper notification, dated 25.11.2022.	Original
33	15.11.2021.	Latest Tax paid receipt bearing no.21223108045, for the year 2021-2022, issued by the Revenue Department, Bruhat Bengaluru Mahanagara Palike, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new Khatha nos.133/19/2, dated 15.11.2021.	Online Extract
34	17.11.2022.	Encumbrance Certificate in Form No. 15, issued by the Sub Registrar, Peenya, Bengaluru, for the period of 20 years, from 01.04.1930 to 31.03.1950, with respect to the land in Sy No. 19, dated 17.11.2022.	Original
35	20.11.2022.	Encumbrance Certificate in Form No. 15, issued by the Sub Registrar, Peenya, Bengaluru, for the period of 40 years, from	Original



		01.04.1950 to 31.05.1989, with respect to the land in Sy No. 19, dated 20.11.2022.	
36	19.10.2022.	Encumbrance Certificate in Form No. 16, issued by the Sub Registrar, Peenya, Bengaluru, for the period of 40 years, from 01.06.1989 to 31.03.1995, with respect to the land in Sy No.19/2, dated 19.10.2022.	Original
37	27.11.2007.	Encumbrance Certificate in Form No. 16, issued by the Sub Registrar, Yelahanka, Bengaluru, for the period of 09 years, from 01.04.1995 to 31.03.2004, with respect to the land in Sy No.19/2, dated 27.11.2007.	Original
38	22.02.2011	Encumbrance Certificate in Form No. 15, issued by the Sub Registrar, Yelahanka, Bengaluru, for the period of 05 years, from 01.04.2004 to 29.07.2009, with respect to the land in Sy No.19/2, dated 22.02.2011.	Original
39	30.11.2017.	Encumbrance Certificate in Form No. 15, issued by the Senior Sub Registrar, Malleshwaram Bengaluru, for the period of 06 years, from 01.01.2011 to 29.11.2017, with respect to the land in Sy No.19/2, dated 30.11.2017.	copy
40	01.06.2022.	Encumbrance Certificate in Form No. 15, issued by the Senior Sub Registrar, Malleshwaram Bengaluru, for the period of 06 years, from 01.04.2016 to 31.05.2022, with respect to the land in Sy No.19/2, dated 01.06.2022.	Original
41	23.11.2022	Encumbrance Certificate in Form No. 16, issued by the Senior Sub Registrar, Rajajinagar (Yeshwanthpur), Bengaluru, for the period of 06 years, from 01.04.2022 to 23.11.2022, with respect to the land in Sy No. 19/2, dated 23.11.2022.	Original

10. a. Chain of title; tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.

Originally, the land in Sy No.19, measuring 8 acres 39 Guntas of Agrahara village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, belonged to Sri. Chikkananjaiiah S/o Sri. Kenchabyranna, he having acquired the same from 1). Sri. Poojiga S/o Sri. Munishami, 2) Sri. Chikka Poojiga S/o Sri. Munishami, by way of Sale deed registered as Doc No.1817/1930-31, in Book No. 1, Volume No. 194, Pages 240 to 247, in the Office of the Sub-Registrar, Bengaluru, dated 21.01.1931.



Whereas Sri. Chikkananjaiah S/o Sri. Kenchabairanna executed a Sale deed in favour of Sri. S. Anjinappa S/o Sri. Shettappa, registered as Doc No.1394/1943-44, in Book No. 1, Volume No. 654, Pages 195-197, in the Office of the Sub-Registrar, Bengaluru Taluk, with respect to the Sy No. 19, measuring 8 acres 39 Guntas, dated 09.09.1943.

In the year 1945, Sri. S. Anjinappa S/o Sri. Shettappa executed a Sale deed in favour of Sri. Vemanna S/o Sri. Patel Vemanna alias ChikkaVemanna, registered as Doc No.526/1945-46, in Book No.1, Volume No.770, Pages 109-110, in the Office of the Sub-Registrar, Bengaluru Taluk, with respect to the Sy No.19, measuring 8 acres 39 Guntas, dated 31.07.1945.

The Endorsement bearing No.R.K/C.R/2718/2022-23, issued by the Thasiladar, Yelahanka Taluk, Yelahanka, regarding non availability of Index of land and Record of Rights(IL& RR), with respect to Sy No. 19, dated 25.10.2022, is produced herewith.

Whereas in the year 1974, a Sale deed was executed by 1) Sri. Pillappa S/o Sri. Vemanna, 2) Sri. Munikrishnappa S/o Sri. Pillapa conveying their half portion of the land in Sy No. 19, measuring 4 acres 19 Guntas in favour of Sri. Munikempaiah S/o Sri. Vemanna (brother of Pillappa), registered as Doc No.3401/1974-75, in Book No. 1, Volume No. 2941, Pages 160-163, in the Office of the Sub-Registrar, dated 13.09.1974.

Accordingly Sri. Munikempaiah @ Munikempanna became the absolute owner of the land in Sy No. 19, measuring 9 acres 34 Guntas including Karab. The RTC's for the period from 1976-1977 to 1992-1993, issued by the Thasildar, Bengaluru North Taluk, reflects the name of Sri. Munikempaiah @ Munikempanna, as the owner and cultivator of the land in Sy No. 19, totally measuring 9 acres 34 Guntas including Karab, dated Nil. -hand

In the year 1989, a Partition Deed was executed by and between 1) Sri. Pattalappa S/o Sri. Munikempanna 2) Smt. Sanpangamma W/o Late Sri. Narayanaswamy S/o Sri. Munikempanna 3) Sri. Muniyappa S/o Sri. Munikempanna 4) Sri. Vemanna S/o Sri. Munikempanna 5) Sri. Muniraju S/o Sri. Munikempanna 6) Sri. Munikenpanna S/o Late Sri. Vemanna, wherein land Sy No. 19/2, measuring 1 acre 34 guntas, devolved upon the share of Sri. Muniraju S/o Sri. Munikempanna, dated 20.08.1989.

The Family Tree of Sri. Munikemapaiah @ Munikempanna issued by the Village Accountant, Jakkur Circle, Bengaluru North Taluk, dated Nil, is produced herewith.

Whereas upon acquiring the said property Sri. Muniraju S/o Sri. Munikempanna has mutated his name in the revenue records, accordingly the Mutation Register bearing No.19/1994-95, issued by Village Accountant, Jakkur Circle, Bengaluru North Taluk, Bengaluru, reflects the name of Sri. Muniraju S/o Sri. Munikempanna, as the owner of the land in Sy No. 19, measuring 1 acre 34 guntas, dated Nil.



The RTC's for the period from 1993-1994 to 2000 to 2001, issued by the Thasildar, Bengaluru North Taluk, reflects the name of Sri. Muniraju S/o Sri. Munikempanna, as the owner and cultivator of the land in Sy No. 19, measuring 1 acre 34 guntas, dated Nil.

In the year 1998, Sri. Muniraju S/o Sri. Munikempanna executed a Sale Deed in favour of Sri. L. Prithivrajsingh S/o Sri. P. Lutchmansingh, registered as Doc No.6633/ 1997-98, in Book No. 1, CD No. 8, in the Office of the Sub-Registrar, Yelahanka, Bengaluru District, with respect to the Sy No. 19, measuring 1 acre, dated 21.07.1998.

Upon acquiring the said property Sri. L. Prithivrajsingh S/o Sri. P. Lutchmansingh has mutated his name in the revenue records, accordingly the Mutation Register bearing No.1/1997-98, issued by Revenue Inspector, Jakkur Circle, Bengaluru North Taluk, Bengaluru, reflects the name of Sri. L. Prithviraj Singh S/o Sri. P. Lutchmansingh, as the owner of the land in Sy No. 19, measuring 1 acre, dated Nil.

The RTC's for the period from 2001-2002 to 2022-2023, issued by the Thasiladar, Bengaluru North Taluk, reflects the name of Sri. L. Prithivrajsingh S/o Sri. P. Lutchmansingh, as the owner and cultivator of the land in Re-Sy No. 19/2 (old Sy no.19), measuring 1 acre, dated Nil.

The Village Map issued by the Commissioner, Land Revenue Officer, Land Records, dated Nil, is produced herewith.

The Karnataka Gazette Preliminary Notification No. UDD 193MNX2004, reflecting list of villages for land acquisition by the Government of Karnataka for the formation of "Arkavathi layout" dated 23.02.2004, does not include the said property.

The Survey, Atlas and Tippy issued by the Assistant Director of Land Records, Bengaluru Sub Division, Bengaluru, reflects allotment of new Re-Sy No. 19/2 (old Sy no.19), upon Phodi and dhurasthi, are collectively produced herewith.

Whereas Sri. L. Prithviraj Singh had applied for the conversion of the said land, accordingly the Official Memorandum bearing No. ALN/(N.A.Y)SR 271/2007-08, was issued by Office of the Special Commissioner, Bengaluru District, Bengaluru, in the name of Sri. L. Prithviraj Singh S/o Sri. P. Lutchmansingh, with respect to conversion of the land in Sy No. 19/2, measuring 1acre, from agriculture to non agricultural residential purpose, dated 15.10.2008.

The Conversion fine paid receipt bearing No. ALN/ (N.A.Y)SR. 271/2007-08, issued by Office of the Special Commissioner, Bengaluru District, Bengaluru, in the name of Sri. L. Prithviraj Singh S/o Sri. P. Lutchmansingh, with respect to conversion of the land in Sy No. 19/2, measuring 1acre, dated 15.10.2008, is produced herewith.



In the year 2008, Sri. L. Prithivrajsingh S/o Sri. P. Lutchmansingh sold the said converted land in Sy No.19/2, measuring 1 acre, in favour of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, registered as Doc No.YAN-1-02112-2008-09, in Book No. 1, CD No. YAND311, in the Office of the Senior Sub-Registrar, Yelahanka, Bengaluru, dated 12.11.2008.

Upon acquiring the said property 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, have mutated their names in the revenue records, accordingly the Special Notice bearing No. M.R. 6/2009-10, Vale/PR/ KTR/612/2009-10, has been issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, allotting new BBMP municipal Khatha no.133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 17.09.2009.

The Khatha Certificate bearing No. DA/W-8/114/2010-11 and the Khata Extract, issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, stands in the joint names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new BBMP municipal Khatha no.133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 15.09.2010.

A Mortgage of Deposit of title Deeds is executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favour of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no.YAN-1-04428-2010-11, in Book 1, C.D No. YAND349, in the Office of the Sub Registrar, Yelahanka, Bengaluru, with respect to property bearing new Khatha nos.133/19/2, dated 15.02.2011, the same is produced herewith.

A Mortgage of Deposit of title Deeds is executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no. MLS-1-03557-2012-13, in Book 1, C.D No. MLSD58, in the Office of the Sub Registrar, Malleshwaram, Bengaluru , with respect to property bearing new Khatha nos.133/19/2, dated 23.03.2013, the same is produced herewith.

A Mortgage of Deposit of title Deeds is executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no. MLS-1-02880-2013-14, in Book 1, C.D No. MLSD71, in the Office of the Sub Registrar, Malleshwaram, Bengaluru,



with respect to property bearing new Khatha nos.133/19/2, dated 29.01.2014, the same is produced herewith.

A Mortgage of Deposit of title Deeds is executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager registered as Doc no. MLS-1-02906-2016-17, in Book 1, C.D No. MLSD71, in the Office of the Sub Registrar, Malleshwaram, Bengaluru , with respect to property bearing new Khatha nos.133/19/2, dated 27.12.2016, the same is produced herewith.

A Mortgage of Deposit of title Deeds is executed 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, in favor of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur, registered under the Karnataka Co-Operative Societies Act 1959, represented by its Branch Manager Smt. Usha Devi registered as Doc no. MLS-1-03488-2018-19, in Book 1, C.D No. MLSD197, in the Office of the Senior Sub Registrar, Malleshwaram, Bengaluru , with respect to property bearing new Khatha nos.133/19/2, dated 14.03.2019, the same is produced herewith.

Therefore, the original documents of the schedule property are in the custody of Tumkur Grain Merchant's Co-Operative Bank Ltd, Tumkur (branch office Rajkumar Road Bangalore).

The latest Khatha Certificate bearing No. DA/PR/233/2021-22 and the Khatha Extract issued by the Assistant Revenue Officer, Begur Sub Division, Bruhath Bengaluru Mahanagara Palike, Bengaluru, stands in the names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new BBMP municipal Khatha no.133/133/19/2, for the land in Sy No.19/2, measuring 1 acre, dated 13.01.2022.

Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, have paid the Improvement Charges vide Receipt bearing No. re-ifms232-BC/000121, issued by the Assistant Revenue Officer, Thanisandra Yelahanka Zone, Bruhat Bengaluru Mahanagara Palike, Bengaluru, with respect to Khatha no.19/2, dated 19.01.2017.

The Latest Tax paid receipt bearing no.21223108045, for the year 2021-2022, issued by the Revenue Department, Bruhat Bengaluru Mahanagara Palike, stands in the joint names of 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, with respect to new Khatha nos.133/19/2, dated 15.11.2021.

As a matter of caution a Paper Publication was issued in the daily English news paper "The New Indian Express" and Kannada news paper "Kannada Prabha", dated 01.11.2022. Since



there were no claims from any third parties and after waiting for a reasonable period of time, I have issued No Claim Certificate dated 25.11.2022, for having received no claims from any persons

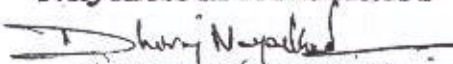
The Encumbrance Certificates produced for the last 92 years reflects the above transactions and no other transactions. Thus, concluding 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, as the absolute owners and in possession of the schedule property.

Date: 25.11.2022

Place: Bengaluru

NAYARKODI ASSOCIATES
No.62, AECS Layout, Geddahalli
Sanjaynagar Main Road
Next to Petrol Bunk, Sanjaynagar
BANGALORE - 560 094

Nayarkodi Associates


Dhiraj Nayarkodi
Advocate

Signature of the Advocate
Dhiraj Nayarkodi

CERTIFICATE OF TITLE

I have examined the documents of the title deeds of the schedule property produced before me and that the documents of title referred to in the Opinion are valid evidence of right, title and interest. I further certify that:

1. I have examined the documents in detail.
2. There are prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance certificate and documents produced herewith, pertaining to the immovable property/(ies) covered by above said title deeds. The same needs to be cleared and Deed of discharge of mortgages to be produced by the present owners
3. I certify that 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, is the absolute owner of the schedule property, subject to documents/clarifications required, as below
 - a). Deed of discharge of mortgages to be produced by the present owners.
 - b). The latest Sale deed is laminated and the same needs to be compared with certified copy of the same.
- 3). The contents of this report are confidential. Neither this report nor any of its contents may be disclosed to any person other than to the professional advisor, officers who are directly involved, relating to the property. We accept no responsibility to any person in relation to the contents of this report.
- 3). My observations in this report to issues and risks arising from our legal perspective in relation to the tile to the said property, as analyzed by me from the information and documents furnished to me. I have not conducted an independent verification of such information or documents, other than as expressly indicated in the relevant parts of this report.

SCHEDULE PROPERTY

All the piece and parcel of the residentially undeveloped converted land measuring an extent **1 acre (43560 Sg ft)** comprised in **Sy No. 19/2**(old no. 19) along with a old residential building and go down Sheds, Situated at Agrahara Grama Yelahanka Hobli, Bengaluru north Taluk, Bengaluru, duly converted vide official Memorandum dated 15.10.2008, bearing no. ALN(NAY) S.R.271/07-08, issued by the Special Deputy Commissioner, Bengaluru Dist., now under BBMP limits bearing BBMP Khatha No.



Dhiraj Nayarkodi

Advocate

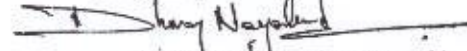
NAYARKODI ASSOCIATES

Advocates

133/19/2, at Agrahara Village, Yelahanka, Bengaluru Ward No. 5, Jakkur, Bengaluru and bounded on

East by	:	Land bearing Sy No. 22 of Agrahara Village.
West by	:	Government Road.
North by	:	Land bearing Sy No. 19/1 of Agrahara Village.
South by	:	Land bearing Sy No. 19/1 of Agrahara Village.

Nayarkodi Associates



Dhiraj Nayarkodi
Advocate

Date: 25.11.2022

Place: Bengaluru

NAYARKODI ASSOCIATES

No.62, AECS Layout, Geddahalli
Sanjaynagar Main Road
Next to Petrol Bunk, Sanjaynagar
BANGALORE - 560 094.

Signature of the Advocate

Dhiraj Nayarkodi

Ref.: NA/129409/2022-23

Date: 25/11/2022

NO CLAIMS CERTIFICATE

I, Dhiraj Nayarkodi, Advocate, NAYARKODI ASSOCIATES, Advocates, office at No. 62, AECS Layout, Gedalahalli, Sanjaynagar main road (next to IO Petrol Bunk), Sanjaynagar, Bengaluru - 5600094, Karnataka, India, CERTIFY THAT:

- a). SOVEN BUILDTECH LLP#106, 10th cross, CBI Main Road, Ganganagar, RT Nagar post, Bangalore- 560 013.PAN: AETFS 9820F, have agreed to purchase the schedule property from its owners 1) Sri. S. P. Hombanna S/o Sri. S. J. Padmaraj 2) Smt. H. J. Anitha W/o Sri. S. P. Hombanna, accordingly the Paper Publication was issued in the daily English news paper "The New Indian Express" and Kannada news paper "Kannada Prabha", dated 01.11.2022, to access objections from general public.
- b). I certify that since the day of issue of Public notice/ publication, I have not received any claims nor other findings from any third parties, whatsoever.
- c). The present Purchaser/s may proceed further with the said transaction.

SCHEDULE PROPERTY

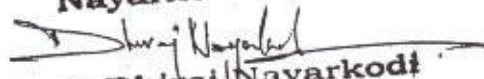
All the piece and parcel of the residentially undeveloped converted land measuring an extent **1 acre (43560 Sg ft)** comprised in **Sy No. 19/2**(old no. 19) along with a old residential building and go down Sheds, Situated at Agrahara Grama Yelahanka Hobli, Bengaluru north Taluk, Bengaluru, duly converted vide official Memorandum dated 15.10.2008, bearing no. ALN(NAY) S.R.271/07-08, issued by the Special Deputy Commissioner, Bengaluru Dist., now under BBMP limits bearing BBMP Khatha No. 133/19/2, at Agrahara Village, Yelahanka, Bengaluru Ward No. 5, Jakkur, Bengaluru and bounded on

East by	:	Land bearing Sy No. 22 of Agrahara Village.
West by	:	Government Road.
North by	:	Land bearing Sy No. 19/1 of Agrahara Village.
South by	:	Land bearing Sy No. 19/1 of Agrahara Village.

Place: Bengaluru

Date: 25.11.2022

Nayarkodi Associates


Dhiraj Nayarkodi
Advocate

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