

25<sup>th</sup> November, 2015

Mrs. Kumudha Kumar Babu  
 Cornerstone House, # 583,  
 9<sup>th</sup> Main, Off C.M.H. Road,  
 Indiranagar 1<sup>st</sup> Stage,  
 Bangalore – 560 038.

Dear Madam,

We act as Legal Advisors to Mrs. Kumudha Kumar Babu, who have forwarded to us, the photocopies of documents of title with regard to all that piece and parcel of residentially converted land being portion of Survey No.56, Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 20 Guntas and the commercially converted land being portion of Survey No.56, Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 2 Acres 35 Guntas, together measuring in all about 3 Acres 15 Guntas (“Property” or “Said Lands”), which is morefully set out in the Para III below for scrutiny of title.

**I. DOCUMENTS FURNISHED:**

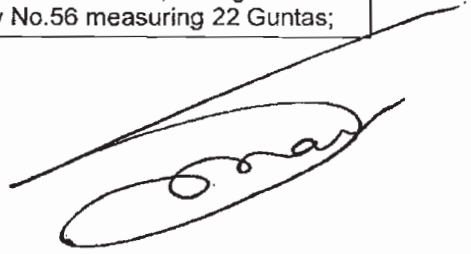
Sl. No.	Date	Particulars
1.	21.09.1959	Certified copy of Order in Case No.24/1958-59, on the file of the Special Deputy Commissioner for Inams Abolition, Bangalore, issued by the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura in the name of Muneppa with regard to Survey No.56 measuring 3 Acres 37 Guntas;
2.	11.04.1961	Endorsement bearing No.24/59-60, issued by the Office of the Special Deputy Commissioner for Inams Abolition, the certified copy of which is issued by the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura in the name of Muneppa with regard to Survey N.56 measuring 3 Acres 37 Guntas;
3.		Form VIII Register Extract issued by the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura in the name of Muneppa with regard to Survey No.56 measuring 3 Acres 37 Guntas;

BENGALURU CHENNAI  
 Privileged & Confidential

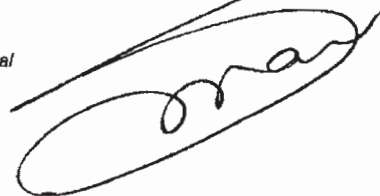
No.34, 7th Cross, Vasanth Nagar, Cunningham Road, Bengaluru - 560 052. Tel: +91 80 4242 3000, Fax: +91 80 4242 3030

E-mail: legal@anupsshalawfirm.com

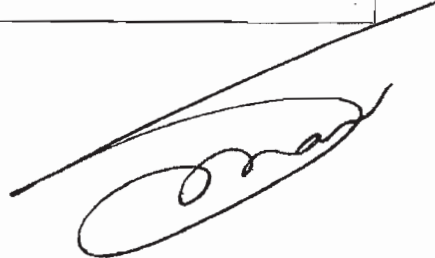
Sl. No.	Date	Particulars
✓ 4.		Mutation Register Extract bearing MT.No.24/61-62, issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura in the name of Muneppa with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 5.	24.02.1960	Certified copy of Sale Deed executed by Muneppa son of Thiruvarangada Kaverappa in favour of Nanjundappa son of Narasimhaiah (registered as Document No.5256/59-60 in Book-I, Volume No.162 at pages 83 to 85 in the Office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 6.		Mutation Register Extract bearing MR.No.3/1959-60, issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura with reagrd to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 7.	18.08.1962	Certified copy of Sale Deed executed by Nanjundappa son of Narasimhaiah in favour of Muneppa, Munikaverappa and Munellappa all sons of Thiruvarangada Kaverappa (registered as Document No.3159/62-63 in Book-I, Volume No.341 at pages 127 to 129 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 27 Guntas;
✓ 8.	18.08.1962	Certified copy of Sale Deed executed by Muneppa, Munikaverappa and Munellappa all sons of Thiruvarangadha Kaverappa in favour of M.R.Munishami son of Ramaiah (registered as Document No.3160/62-63 in Book-I, Volume No.343 at pages 24 to 26 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 2 Acres 37 Guntas;
✓ 9.	18.08.1962	Certified copy of Sale Deed executed by Muneppa and Munikaverappa both sons of Thiruvarangadha Kaverappa in favour of their brother Munellappa son of Thiruvarangadha Kaverappa (registered as Document No.3161/62-63 in Book-I, Volume No.342 at pages 46 to 48 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 1 Acre;
✓ 10.		Register of Lands Notified and Acquired for Public Purposes, issued by the Land Acquisition Officer, Bangalore with regard to a portion of Survey No.56 measuring 22 Guntas;



Sl. No.	Date	Particulars
✓ 11.		Hadubasth Sketch issued by Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
✓ 12.	13.05.1966	Certified copy of Sale Deed executed by Munellappa, Muneppa and Munikaverappa all sons of Thiruvarangadha Kaverappa in favour of M.R.Munishami son of M.Ramaiah (registered as Document No.820/66-67 in Book-I, Volume No.580 at pages 210 to 212 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 1 Acre;
✓ 13.	13.04.1972	Sale Deed executed by M.R.Munishami son of M.Ramaiah in favour of Nanjappa son of Pujappa (registered as Document No.321/72-73 in Book-I, Volume No.924 at pages 87 to 89 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 14.		Mutation Register Extract bearing MR.2/1972-73, issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 15.	04.01.1989	Simple Mortgage Deed executed by Nanjappa son of Pujappa in favour of A.Rathnam son of late Ananda (registered as Document No.12988/1988-89 in Book-I, Volume No.3025 at Page 128 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 16.	06.07.1990	Discharge of Mortgage Deed executed by A.Rathnam son of late Ananda in favour of Nanjappa son of Pujappa (registered as Document No.1118/1990-91 in Book-I, Volume No.3210 at Pages 34 & 35 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 17.	22.03.1991	Sale Deed executed by Nanjappa son of Pujappa in favour of H.V.Ramachandra Reddy son of Chikkaramaiah (registered as Document No.4325/90-91 in Book-I, Volume No.3337 at pages 193 to 196 in the Office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 37 Guntas;

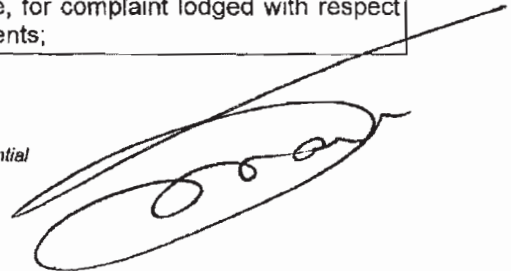


Sl. No.	Date	Particulars
✓ 18.		Mutation Register Extract bearing MR.No.1/1991-92 issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 19.	04.01.1993	Rectification Deed executed by Nanjappa son of late Pujappa in favour of H.V.Ramachandra Reddy son of Veerappa (registered as Document No.5214/92-93 in Book-I, Volume No.3636 at pages 172 in the Office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 20.		Family tree of Kaverappa issued by the Village Accountant, Doddakanneli Range, Varthur Hobli, Bangalore East Taluk;
✓ 21.	12.08.2008	Plaint filed by Kaverappa and Yellappa both sons of Muniyappa (Plaintiffs) against Muniyappa, Munikaverappa and others (Defendants) in Case bearing No.1346/2008 on the file of the Court of the Civil Judge (Senior Division) at Bangalore;
✓ 22.	12.08.2008	Affidavit sworn by Kaverappa in Case bearing O.S.No.1346/2008 on the file of the Court of the Civil Judge (Senior Division) at Bangalore;
✓ 23.	12.02.2008	Order Sheet in Case bearing O.S.No.1346/2008 on the file of the Court of the Civil Judge (Senior Division) at Bangalore;
✓ 24.	07.12.2010	Compromise Petition filed by Kaverappa and Yellappa both sons of Muniyappa (Plaintiffs) and Muniyappa, Munikaverappa, Muniyellappa sons of late Kaverappa and others (Defendants) in Case bearing O.S.No.1346/2008 on the file of the Court of the Civil Judge (Senior Division) at Bangalore;
✓ 25.	07.12.2010	Order sheet in case bearing O.S.No.1346/2008, passed by the Court of Preliminary City Civil Judge (Senior Division), Bangalore;
✓ 26.	07.12.2010	Final Decree in case bearing O.S.No.1346/2008, passed by the II Additional Senior Civil Judge, Bangalore Rural District, Bangalore;



Sl. No.	Date	Particulars
✓ 27.	11.03.2011	Official Memorandum bearing No.ALN/(E.V.H)/ SR/ 347/2010-11, issued by the Office of the Deputy Commissioner, Bangalore District, Bangalore with regard to portion of Survey No.56 measuring 20 Guntas and remaining portion of Survey No.56 measuring 3 Acres 17 Guntas;
✓ 28.	20.06.2011	Revised Official Memorandum bearing No.ALN/(E.V.H)/SR 347/2010-11, issued by the Office of the Deputy Commissioner, Bangalore District, Bangalore with regard to portion of Survey No.56 measuring 20 Guntas and remaining portion of Survey No.56 measuring 2 Acres 35 Guntas;;
✓ 29.	23.05.2012	Special Power of Attorney executed by Kumudha Kumar Babu in favour of M.P.Kiran Poonacha in the presence of S.Balu, Advocate and Notary Public with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 30.	23.05.2012	Sale Deed executed by H.V.Ramachandra Reddy son of Veerappa for self and karta of HUF comprising of his minor children Akshay and Tanmi and Pushpa R.Reddy wife of H.V.Ramachandra Reddy duly consented by H.V.Ramaswamy Reddy son of Veerappa in favour of Kumudha Kumar Babu (registered as Document No.500/2012-13, in Book-I, stored in C.D.No.HLSD53 in the Office of the Sub-Registrar, Halsur) with regard to Survey No.56 measuring 3 Acres 15 Guntas;
✓ 31.	29.05.2012	Memorandum of Deposit of Title Deeds executed by Kumudha Kumar Babu wife of B P Kumar Babu in favour of M/s.Royal Interiors Private Limited (registered as Document No.592/2012-13 in Book-I stored in CD No.HLSD54 in the office of the Sub-Registrar, Halasoor) with regard to Survey No.56 measuring 3 Acres 15 Guntas;
✓ 32.		Record of Tenancy and Crops Extract for the period 1967-68 to 2001-02, issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura with regard to Survey No.56;
✓ 33.		Record of Tenancy and Crops Extract for the period 2002-03 to 2013-14 issued by the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura with regard to Survey No.56;

Sl. No.	Date	Particulars
✓ 34	06.06.2013	Endorsement issued by the office of the Tahsildar, Bangalore East Taluk, Bangalore with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 35	23.02.2011	Endorsement bearing No.LRF/(B.E)/CR.838/2010-11 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to proceedings under section 79 A and 79 B of Karnataka Land Reforms Act 1961 with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 36	19.02.2011	Endorsement bearing No.PTCL/CR/1038/2010-11, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 37	23.02.2011	Endorsement bearing No.Bangalore/ Vibhuswa -2/2764/ 2010-11 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 38	04.06.2013	Endorsement bearing No.KHB/SpLAO/59/2013-14 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;
✓ 39	17.06.2014	Endorsement bearing No.BDA/SpLAO/C4/RIA-160/930/2014-15 issued by Special Additional Land Acquisition Officer, Bangalore Development Authority;
✓ 40		Village Map of Hadosiddapur, issued by the Office of the Tahsildar, Bangalore East Taluk, Krishnarajapura;
✓ 41		Tippni issued by the Office of the Tashildar, Bangalore East Taluk, Krishnarajapura with reagrd to Survey No.56;
✓ 42		Akarband issued by Office of the Tashildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No.56;
✓ 43	02.07.2015	Copy of the Complaint lodged by Suresh R., on behalf of Cornerstone Properties Private Limited to the Station Officer, Indiranagar Police Station, with respect to loss of original documents with regard to Survey No.56;
✓ 44	02.07.2015	Acknowledgment by Sub-Inspector of Police, Indiranagar Police Station, Bangalore, for complaint lodged with respect to loss of original documents;

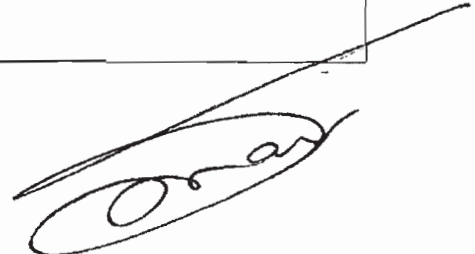


Sl. No.	Date	Particulars
✓ 45.	<del>27.07.2015</del>	Public Notice issued by Crestlaw Partners in both The New Indian Express and Kannada Prabha for loss of original documents;
✓ 46.	<del>06.10.2015</del>	Letter addressed by Crestlaw Partners to B.P.Kumar Babu in response to the public notice issued by Crestlaw Partners;
✓ 47.	<del>09.04.2012</del>	Search Report bearing SA.No.463/2012-13 covering the period from 01.04.1959 to 31.03.1991, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 48.	<del>21.08.2009</del>	Search Report bearing SA.No.14830/09-10, covering the period from 01.03.1991 to 31.03.2004, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 49.	<del>27.08.2010</del>	Search Report bearing SA.No.7052/10-11, covering the period from 01.04.2004 to 26.08.2010, issued by the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 50.	<del>04.02.2011</del>	Search Report bearing SA.No.15628/10-11, covering the period from 26.08.2010 to 03.02.2011, issued by the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 51.	<del>15.04.2011</del>	Search Report bearing SA.No.499/11-12, covering the period from 03.02.2011 to 12.04.2011, issued by the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 52.	<del>24.04.2013</del>	Search Report bearing S.A.No.905/2013-14 covering the period from 13.04.2011 to 24.04.2013, issued by the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 53.	<del>11.02.2014</del>	Search Report bearing S.A.No.24647/2013-14 covering the period from 24.04.2013 to 10.02.2014 issued by the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;

Sl. No.	Date	Particulars
✓ 54	01.01.2015	Search Report bearing S.A.No.20616/2014-15 covering the period from 10.02.2014 to 31.12.2014, issued by the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 55	11.03.2015	Search Report bearing S.A.No.24729/2014-15 covering the period from 31.12.2014 to 10.03.2015, issued by the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.56 measuring 3 Acres 37 Guntas;
✓ 56	21.11.2015	Search Report bearing S.A.No.3413/15-16 covering the period from 10.03.2015 to 20.11.2015 issued by the Senior Sub-Registrar, Ulsoor, Bangalore with regard to Survey No.56 measuring 3 Acres 37 Guntas;

**II. GLOSSARY (indicative)**

Sl. No.	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
4.	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 square feet;
5.	Tippni	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
6.	Hobli	The sub-division of a Taluk;
7.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;

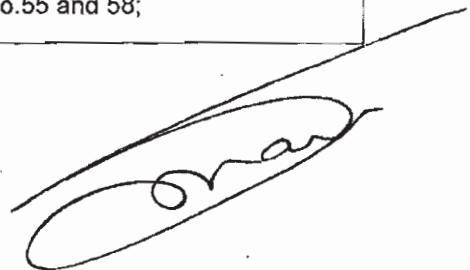


Sl. No.	Term	Description
8.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
9.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
10.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number and there are two classification of kharab i.e.,  'A' Kharab :- 'A' Kharab is convertible and can be declassified from Phut karab to agricultural or non agricultural status;  'B' Kharab :- Land withdrawn and reserved for public purpose;
11.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A Statement showing old and new survey numbers, names of fields, description of tenure, names of the kathedars and occupants of agricultural land;
12.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
13.	Owner	Kumudha Kumar Babu;

<b>III. PROPERTY DETAILS</b>
------------------------------

- All that piece and parcel of converted land being portion of Survey No.56, Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 3 Acres 15 Guntas, and bounded on as follows:

EAST	:	Remaining portion of same Survey No.56, which is acquired for railway line;
WEST	:	Chikkanahalli Gadi;
NORTH	:	Land bearing Survey No.57;
SOUTH	:	Land bearing Survey No.55 and 58;



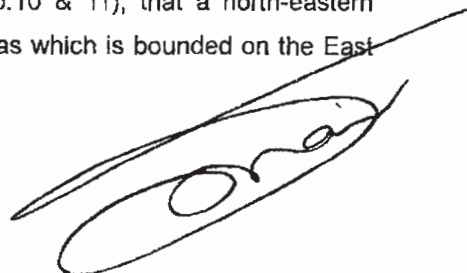
**IV. NOTE**

This Report has been prepared for our client Mrs. Kumudha Kumar Babu, ('Client') for purpose of issuing a report on title of the Schedule Property. The contents of this Report shall not without our express written approval be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information.

**V. FLOW OF TITLE**

1. All that piece and parcel of agricultural dry land bearing Survey No.56, Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk measuring in all about 3 Acres 37 Guntas which is hereinafter referred to as "**Survey No.56**" for the sake of brevity and convenience.
2. On an application made by Muneppa before the Special Deputy Commissioner for Abolition of Inams for grant of occupancy rights with regard to Survey No.56, the Special Deputy Commissioner for Abolition of Inams, vide Order in case bearing No.24/1959-60 dated 21.09.1959 (Document No.1), registered Muneppa as an occupant under Section 5 of Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 of Survey No.56, which is corroborated and confirmed by the Endorsement, issued by the Office of the Special Deputy Commissioner, Inams Abolition, Bangalore (Document No.2) and Form VIII Register Extract, issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura (Document No.3). Muneppa was registered as kathedar of the same in the revenue records by way of Mutation Register Extract bearing M.T.No.24/61-62, issued by the Taluk Shirestheadar, Bangalore East Taluk (Document No.4).

3. Muneppa son of Thiruvarangada Kaverappa sold Survey No.56 to Nanjundappa son of Narasimhaiah under a Sale Deed dated 24.02.1960 (Document No.5) and Nanjundappa is registered as kathedar of the same in the revenue records by way of Mutation Register Extract bearing MR.No.3/1959-60, issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura (Document No.6).
4. Nanjundappa in turn re-conveyed Survey No.56 to Muneppa, Munikaverappa and Munellappa all sons of Thiruvarangada Kaverappa under a Sale Deed dated 18.08.1962 (Document No.7).
5. Muneppa, Munikaverappa and Munellappa sold the eastern portion of Survey No.56 measuring 2 Acres 37 Guntas to M.R.Munishami son of M.Ramaiah under a Sale Deed dated 18.08.1962 (Document No.8). Muneppa and Munikaverappa both sons of Thiruvarangada Kaverappa sold the remaining western portion of Survey No.56 measuring 1 Acre bearing Survey No.56/1, to their brother Munellappa under a Sale Deed dated 18.08.1962 (Document No.9).
6. Subsequently Munellappa joined by his brothers Muneppa and Munikaverappa sold the western portion of Survey No.56 measuring 1 Acre bearing Survey No.56/1 to M.R.Munishami son of M.Ramaiah under a Sale Deed dated 13.05.1966 (Document No.12).
7. The Sale Deeds dated 18.08.1962 and 13.05.1966 (Document No.9 & 12), discloses that 1 Acre in Survey No.56/1 was sold thereunder. The revenue and survey records furnished to us disclose Survey No.56 has not phoddied / subdivided. It is presumed the Survey No.56/1 is the number assigned by the land owners for the sake of convenience and identification of property of that 1 Acre.
8. We gather from the 'Register of Lands Notified And Acquired For Public Purposes And Compensation Paid Therefor' issued by the Special Land Acquisition Officer, Bangalore and Hadubasth Sketch issued by Director of Land Records, Bangalore Sub-Division, Bangalore (Document No.10 & 11), that a north-eastern tringle portion of Survey No.56 measuring 22 Guntas which is bounded on the East



by Kodathi Village Boundary West by Portion of Survey No.56 North by Survey No.57/2 and South by Kodathi Village Boundary and portion of Survey No.56, was acquired by the Government for the purpose of forming railway line and an award of Rs.3335/= was also approved by the Commissioner, Bangalore Urban District. The fact of acquisition of 22 Guntas is also confirmed in the Revised Official Memorandum bearing ALN/ (EVH)/ SR.347/2010-11 dated 20.06.2011 (Document No.28). This opinion is for lands in Survey No.56 measuring 3 Acres 15 Guntas.

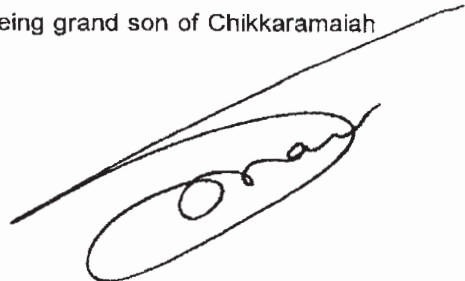
9. M.R.Munishami sold Survey No.56 to Nanjappa son of Pujappa under a Sale Deed dated 13.04.1972 (Document No.13) and the said Nanjappa is registered as kathedar of Survey No.56 in the revenue records by way of Mutation Register Extract bearing MR. No.2/1972-73 issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura (Document No.14).

10. Nanjappa mortgaged Survey No.56 to A.Rathnam son of late Anand under a Deed of Mortgage dated 04.01.1988 (Document No.15), subsequently the said mortgage was discharged under the Discharge of Mortgage Deed dated 06.07.1990 (Document No.16).

11. Nanjappa son of Pujappa in turn sold Survey No.56 to H.V.Ramachandra Reddy under a Sale Deed dated 22.03.1991 (Document No.17) and katha with regard thereto is registered in the name of H.V.Ramachandra Reddy in the revenue records by way of Mutation Register Extract bearing MR.No.1/1991-92 issued by the Taluk Shirestheadar, Bangalore East Taluk (Document No.18).

12. Though an extent of 22 Guntas was acquired sometime during 1965, the transactions set out in Para 9 to 11 is pertaining to the entire Survey No.56 measuring 3 Acres 37 Guntas. We are in this opinion restrict to the extent which is not acquired i.e., 3 Acres 15 Guntas.

13. We understand from the recitals in the Rectification Deed dated 04.01.1993 (Document No.19), that the name of H.V.Ramachandra Reddy was wrongly given as son of Chikkaramaiah instead H.V.Ramachandra Reddy son of Veerappa and grand son of Chikkaramaiah, H.V.Ramachandra Reddy being grand son of Chikkaramaiah



and not son as wrongly shown in Sale Deed and the same was subsequently rectified under a Rectification Deed dated 04.01.1993 (Document No.19).

14. We gather from the Plaint in case bearing O.S.No.1346/2008 (Document No.21) that a case was filed by Kaverappa and Yellappa both sons of Muniyappa (Plaintiffs) against Muniyappa, Munikaverappa, Muniyellappa, M.R.Munishami, Nanjappa and H.V.Ramachandra Reddy (Defendants), on the file of the Civil Judge (Senior Division) at Bangalore, seeking to effect partition and seeking for allotment of 1/3<sup>rd</sup> share to each of Defendants 1 to 3 in Survey No.56 and consequently put the Plaintiffs in separate possession and enjoyment of their respective 1/3<sup>rd</sup> share in the property falling to the share of 1<sup>st</sup> Defendant and to declare all the subsequent Sale Deeds with regard to Survey No.56 is not binding on the Plaintiffs in so far as relates to their share.

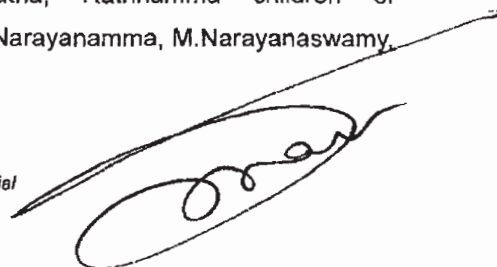
15. The family tree of Kaverappa issued by the Village Accountant, Doddakanneli Range, Varthur Hobli, Bangalore South Taluk (Document No.20), discloses that Kaverappa and his wife Doddamuniyamma have 5 children namely Chikkamuniyamma, Muneppa, Chinnamma, Muni Kaverappa and Munellappa.

a) Muneppa and his wife Venkatamma have 3 children namely Kaverappa, Yellappa and Muniyamma;

b) Muni Kaverappa and his wife Muni Kaveramma have 3 children namely Rathnamma, Rajappa and Ashwath;

c) Munellappa and his wife Gullamma have 4 children namely Narayanamma, Narayanaswamy, Yashodha and Gopamma;

16. The Plaintiffs filed an application to implead wife and children of late Kaverappa, Muniyappa, Muniyellappa and Munikaverappa i.e. Chikkamuniyamma daughter of Kaverappa, Venkatamma wife of Muniyappa, Muniyamma, Chinnamma daughters of Kaverappa, Rajappa, Ashwatha, Rathnamma children of Munikaverappa, Gulamma wife of Muniyellappa, Narayanamma, M.Narayanaswamy,



Yashodha and Gopamma children of Muniyellappa as party Defendants, and they were impleaded as Defendants Nos.1 to 3 and 7 to 18. After the said amendments of the plaint, the Plaintiffs and the Defendants filed a Compromise Petition dated 07.12.2010 in O.S.No.1346/08, wherein the Plaintiffs and the Defendants confirmed the Sale Deeds dated 18.08.1962, 18.08.1962, 13.05.1966, 13.04.1972 dated 22.03.1991 (Document Nos.8, 9, 12, 13 & 17) and conceded that the 6<sup>th</sup> Defendant i.e. H.V.Ramachandra Reddy is the absolute owner of Survey No.56. The said Compromise Petition has been filed in the file of Court of the Civil Judge (Senior Division) at Bangalore and it has been ordered to draw final decree in terms thereof. The suit was thereafter decreed in terms of a compromise petition vide Final Decree dated 07.12.2010 (Document No.21 to 26).

17. On an application made by H.V.Ramachandra Reddy, a portion of Survey No.56 measuring 20 Guntas was converted from agricultural purposes to non-agricultural residential purposes and remaining portion of Survey No.56 measuring 3 Acres 17 Guntas was converted from agricultural purposes to non-agricultural commercial purposes, as gathered from the Official Memorandum bearing ALN/ (E.V.H)/ SR/ 347/2010-11 dated 11.03.2011, issued by the Office of the Deputy Commissioner, Bangalore District, Bangalore (Document No.27).

18. As a portion of Survey No.56 measuring 22 Guntas which was converted vide Official Memorandum bearing ALN/ (E.V.H)/ SR/ 347/2010-11 dated 11.03.2011, was subsequently found to have been already acquired by the Railways. The Special Deputy Commissioner Bangalore District issued a revised Official Memorandum bearing No. ALN/ (EVH)/ SR.347/2010-11 dated 20.06.2011 (Document No.28) wherein conversion of Survey No.56 was restricted to 3 Acres 15 Guntas i.e. 20 Guntas for residential use and an extent of 2 Acres 35 Guntas in Survey No.56 for commercial use.

19. All that residentially converted land being portion of Survey No.56 measuring 20 Guntas and commercially converted land being portion of Survey No.56 measuring 2 Acres 35 Guntas, Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk in all measuring 3 Acres 15 Guntas, is hereinafter referred to as "Said Land".

20. Kumudha Kumar Babu executed a Special Power of Attorney dated 23.05.2012 (Document No.29), in favour of Kiran Poonacha authorising him to purchase Survey No.56 on her behalf.

21. H.V.Ramachandra Reddy representing himself and as karta of his HUF comprising his minor children Akshay and Tanmi along with his wife Pushpa R.Reddy and duly consented by his brother H.V.Ramaswamy Reddy sold the Said Land to Kumudha Kumar Babu represented by her attorney holder Kiran Poonacha under a Sale Deed dated 23.05.2012 (Document No.30).

22. Kumudha Kumar Babu deposited the original documents of title relating to Said Land with M/s.Royal Interiors Private Limited under Memorandum of Deposit of Title Deed dated 29.05.2015 (Document No.31), which is yet to be discharged.

23. The Record of Tenancy and Crops Extract / Pahani (RTC/Pahani) with regard to Survey No.56 for the period set out below shows the total extent and the actual extent as 3 Acre 37 Guntas there being no phut karab (Document No.32 & 33) and further discloses the following occupants and Owners:-

Period	Owner	Col.10	Col.11	Occupant
1967-68 to 1979-80	Muneppa	-	-	M.R.Munishami s/o Ramaiah
	Kaverappa			
	Munellappa			
1980-81 to 1981-82	Nanjappa s/o Pujappa	Sale Deed	-	M.R.Munishami
1982-83 to 1990-91	Nanjappa s/o Pujappa	MR.2/72-73	-	Nanjappa
1990-91 to 2013-14	H.V.Ramachandra Reddy s/o Chikkaramaiah	MR.1/91-92	-	H.V.Ramachandra Reddy

24. The Record of Tenancy and Crops/Pahani for the above mentioned period furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

25. The Endorsement dated 06.06.2013 issued by the Tahsildar, Bangalore East Taluk, Bangalore District (Document No.34) confirms that no tenancy applications have been filed in Form 7 under Section 48(A) and in Form 7A under Section 77(A) of Karnataka Land Reforms Act, 1961 with regard to Survey No.56.

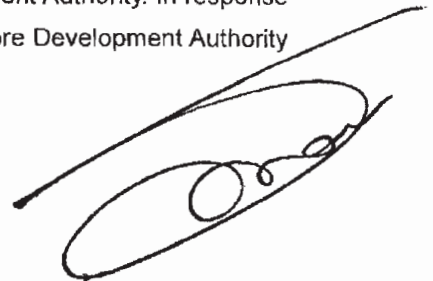
26. The Endorsement bearing No.LRF/(BE)/CR:838/10-11 dated 23.02.2011, issued by Assistant Commissioner, Bangalore North Division, Bangalore (Document No.35), confirms that no proceedings have been initiated under Section 79(A) and 79(B) of Karnataka Land Reforms Act, 1961 with regard to Survey No.56.

27. The Endorsement bearing No. PTCL/CR/1038/2010-11 dated 19.02.2011, issued by the office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, (Document No.36), confirms that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with regard to Survey No.56.

28. The Endorsement bearing No. Bangalore/Mibhuswa-2/2764/2010-11 dated 23.02.2011, issued by Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore (Document No.37), confirms that no acquisition proceedings have been initiated by Karnataka Industrial Areas Development Board, with regard to Survey No. 56.

29. The Endorsement bearing No.KHB/SpLAO/59/2013-14 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (Document No.38) confirms that no acquisition proceedings have been initiated by Karnataka Housing Board with regard to Survey No.56.

30. We gather from the Endorsement bearing No.BDA/SpLAO/C4/RIA-160/930/2014-15 dated 17.06.2014 issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore (Document No.39), that Gayathri made an application under Right to Information Act, 2005, seeking for information, whether acquisition proceedings were initiated with regard to Survey No.56, Hadosiddapura Village, by the Bangalore Development Authority. In response to such application, the Land Acquisition Officer of Bangalore Development Authority



reverted that as per the enquiry in the records there are no information available with respect to the same.

31. We have been furnished with Police Complaint dated 02.07.2015 lodged by Suresh R. on behalf of Cornerstone Properties Private Limited along with the Acknowledgment issued by Sub-Inspector of Police, Indiranagar Police Station. A Public Notice was issued by Crestlaw Partners on 27.07.2015 in The New Indian Express and Kannada Prabha, both Bangalore Editions (Document No43 to 45), notifying the loss of following original documents with regard to Survey No.56:-

1.	Sale Deed dated 18.08.1962 executed by Nanjundappa son of Narasimhaiah in favour of Muneppa, Munikaverappa and Munellappa all sons of Thiruvarangada Kaverappa (registered as Document No.3159/62-63 in Book-I, Volume No.341 at pages 127 to 129 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 27 Guntas;
2.	Sale Deed dated 18.08.1962 executed by Muneppa, Munikaverappa and Munellappa all sons of Thiruvarangadha Kaverappa in favour of M.R.Munishami son of Ramaiah (registered as Document No.3160/62-63 in Book-I, Volume No.343 at pages 24 to 26 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 2 Acres 37 Guntas with regard to Survey No.56 measuring 3 Acres 37 Guntas;
3.	Sale Deed dated 18.08.1962 executed by Muneppa and Munikaverappa both sons of Thiruvarangadha Kaverappa in favour of Munellappa son of Thiruvarangadha Munellappa (registered as Document No.3161/62-63 in Book-I, Volume No.342 at pages 46 to 48 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 1 Acre;
4.	Sale Deed dated 13.05.1966 executed by Munellappa, Muneppa and Munikaverappa all sons of Thiruvarangadha Kaverappa in favour of M.R.Munishami son of M.Ramaiah (registered as Document No.820/66-67 in Book-I, Volume No.580 at pages 210 to 212 in the Office of the Sub-Registrar Bangalore South Taluk) with regard to Survey No.56 measuring 1 Acre;
5.	Rectification Deed dated 04.01.1993 executed by Nanjappa son of late Pujappa in favour of H.V.Ramachandra Reddy son of Veerappa (registered as Document No.5214/92-93 in Book-I, Volume No.3636 at pages 172 in the Office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.56 measuring 3 Acres 37 Guntas;

32. Crestlaw Partners by their Letter dated 06.10.2015 (Document No.46) have certified that they have not received any objections or any response with respect to loss of aforesaid documents pursuant to the public notice issued by them in The New Indian Express and Kannada Prabha.

33. The Village Map of Hadosiddapura Village, issued by the Office of the Tahsildar, Bangalore East Taluk, Krishnarajapura and Tippni Extract issued by the Office of the Tashildar, Bangalore East Taluk, Krishnarajapura (Document No.40 & 41), shows the location, shape and boundaries of Survey No.56. As per the Village Map, Survey No.56 is bounded on the East by Kodathi Village Boundary on the West by Chikkanahalli Boundary, on the North by Survey No.57 and on the South by Survey No. 55 & Survey No.58.

34. The Karnataka Revision Settlement Akarband issued on behalf of Tahsildar, Bangalore East Taluk, Krishnarajapura, (Document No.42), discloses the total extent and the actual extent of Survey No.56 as 3 Acres 37 Guntas, there being no phut karab.

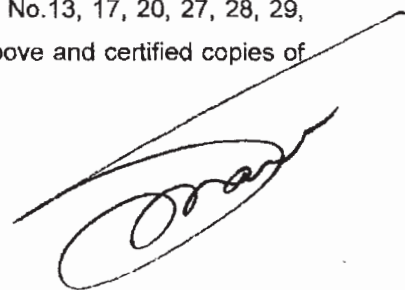
35. The Search Reports issued by the concerned Sub-Registrar, with regard to Survey No.56, Haddosiddapura Village, Varthur Hobli, Bangalore South Taluk measuring 3 Acres 37 Guntas (Document No.47 to 56) discloses as follows:-

SA.No	From	To	Transaction	By	In Favour of	Document/Details
463/12-13	01.04.1959	31.03.1991	Sale Deed- 24.02.60 w.r.t Sy No.56 -3A 27 G	Muneppa	Nanjundappa	5256/59-60, Vol.No.162 at pages 83 to 85
			Sale Deed- 18.08.62 w.r.t Sy.No.56- 3 A 27 G	Nanjundappa	Muneppa	3159/62-63, Vol.No.341 at pages 127 to 129
					Munikaverappa	
					Munellappa	
Sale Deed- 18.08.62 w.r.t Sy.No.56-2 A 27G	Muneppa & ors	M.R.Munishami	3160/62-63, Vol.No.343 at pages 24 to 26			
Sale Deed- 18.08.62 w.r.t Sy.No.56-1 A	Munikaverappa, Muneppa	Munellappa	3161/62-63, Vol.No.342 at pgs 46 to 48			

SA.No	From	To	Transaction	By	In Favour of	Document/Details
			Sale Deed- 13.05.1964 w.r.t- Sy.No.56/1-1 A	Munellappa & ors	M.R.Munishami	820/66-67, Vol.No.580 at pgs 210 to 212
			Sale Deed - 13.04.1972 w.r.t Sy.No.56- 3 A 37G	M.R.Munishami	Nanjappa	321/72-73, Vol.No.934 at pgs 87 to 89
			Simple Mortgage - 4.01.1972 w.r.t Sy.No.56-3 A 37 G	Nanjappa	A.Rathnam	12988/88-89
			Discharge of Mortgage- 06.07.90	A.Rathnam	Nanjappa	1118/90-91, Vol.No.3270 at pages 34 to 35
14830/09-10	01.03.1991	31.03.2004	Sale Deed - 22.03.91 w.r.t- Sy.No.56 -3A 37 G	Nanjappa	H.V.Ramachan dra Reddy	4325/90-91, Vol.No.3337 at pages 193 to 196
			Rectification Deed-4.01.93	Nanjappa	H.V.Ramachan dra Reddy	5214/92-93
7052/10-11	01.04.2004	26.08.2010	NIL	NIL	NIL	NIL
15628/10-11	26.08.2010	03.02.2011	NIL	NIL	NIL	NIL
499/11-12	03.02.2011	12.04.2011	NIL	NIL	NIL	NIL
905/13-04	13.04.2011	24.04.2013	Deposit of Title Deeds dated 29.05.2012	Kumudha Kumar Babu	M/s.Royal Interiors Private Limited	592/12-13
			Sale Deed dated 23.05.2012	H.V.Ramachand dra and others	Kumudha Kumar Babu	500/12-13
24647013-14	24.04.2013	10.02.2014	Nil	-	-	-
20616/14-15	10.02.2014	31.12.2014	Nil	-	-	-
24729/14-15	31.12.2014	10.03.2015	Nil	-	-	-
3413/15-16	10.03.2015	20.11.2015	Nil	-	-	-

36. The Search Report covering the period from 01.04.1959 to 20.11.2015 does not disclose any transaction other than those discussed herein above.

37. We have inspected the Originals of the Document No.13, 17, 20, 27, 28, 29, 30, 31, 35, 36, 37, 47, 48, 49, 50, 51, 55 of the Para I above and certified copies of



the Documents Nos.1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14, 18, 19, 32, 33, 40, 41 of the Para I above and True copies of the Document Nos.21, 22, 23, 24 of the Para I above as furnished by M/s.Royal Interiors Private Limited.

**VI. OBSERVATIONS AND SUGGESTIONS:**

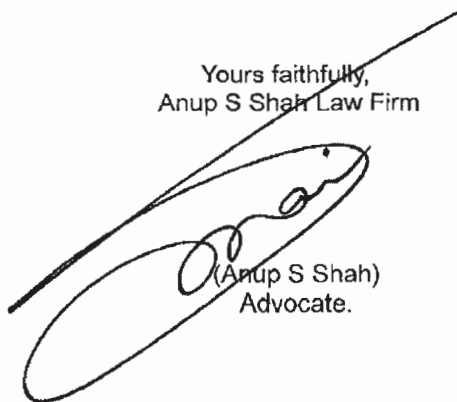
Taking into consideration the documents and information furnished hereinabove, subject to the discharge of the equitable mortgage created by deposit of title deeds under Memorandum dated 29.05.2012 (Document No.592/2012-13) in favour of M/s.Royal Interiors Private Limited, we are of the view that the residentially converted land being portion of Survey No.56 measuring in all about 20 Guntas, Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk vests with Kumudha Kumar Babu and the commercially converted land being portion of Survey No.56 measuring in all about 2 Acres 35 Guntas, Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk also vests with Kumudha Kumar Babu.

We have been assisted by Mrs.Hamsaveni S. in the preparation of this Title Report.

In the event of there being any clarification, please feel free to write to us.

Thanking you,

Yours faithfully,  
Anup S Shah Law Firm



(Anup S Shah)  
Advocate.