

PRELIMINARY REPORT

LIST OF DOCUMENTS SEEN: in respect of Residential converted undeveloped land bearing Survey Number 36/1 measuring 2 Acre 10 Guntas, + 1 Gunta 'A' Kharab, larger portion converted vide Official Memorandum dated 01.08.2013 bearing No.ALN (EB)(K)SR 56/2010-11, issued by Office of Deputy Commissioner, Bangalore District, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and Residential converted undeveloped land bearing Survey Number 36/2 measuring 2 Acre 18 Guntas, larger portion converted vide Official Memorandum dated 01.08.2013 bearing No.ALN (EB)(K)SR 56/2010-11, issued by Office of Deputy Commissioner, Bangalore District, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and bounded on:

Survey Number 36/1 measuring 2 Acre 10 Guntas, + 1 Gunta 'A' Kharab,

East by : Earlier Smt.Shanthamma and other property, presently belonging to the Purchaser;
West by : Kere Anagala;
North by : Land belonging to Sri.Munichowdappa;
South by : Land belonging to Sri.Dhumanna, Sri.Munithyappa and Road;

Survey Number 36/2 measuring 2 Acre 18 Guntas

East by : Land limits of Doddabanahalli Village;
West by : Land in Sy.No.36/1 belonging to the Vendor, presently;
North by : Land belonging to Sri.Munichowdappa;
South by : Land belonging to Sri.Dhumanna, Sri.Munithyappa and Road;

LIST OF DOCUMENTS SCRUTINIZED:

1. Mortgage Deed dated 14.02.1951 executed by Sri.Munishami son of Sri.Pichhaguntla Muniyappa in favour of Sri.Munishamappa son of Sri.Koramara Venkatappa, registered as document No.3088/1950-51, at pages 75-77, Volume 723 of Book-I, in the Office of Sub-Registrar Hosakote Taluk, in respect of property measuring 4 Acres, situated at Bidare Agrahara Village, Bidarahalli Hobli, Hoskote Taluk and bounded on:

East by : Banahalli Gomala;
West by : Lake bed;
North by : Sri.Munishamappa son of Sri.Koramara Venkatappa's Land;
South by : Road.

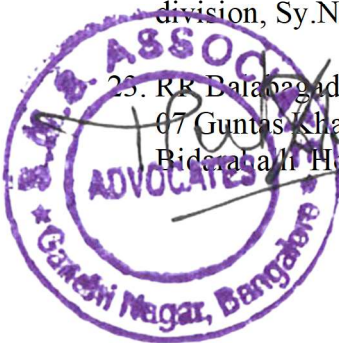
2. Record of Rights No.79 in the name of Sri.Munishamappa alias Dhumanna, in respect of Sy.No.36, situated at Bidare Agrahara Village, Bidarahalli Hobli, Hoskote Taluk. Pursuant to the Mortgage Deed dated 14.02.1951 registered as document No.3088/1950-51 and possession of the property.



3. Karda Nakalu dated 18.12.1956, in the name of Sri.Munishamappa son of Uddinahalli Muniyappa, in respect of Sy.No.36, situated at Bidare Agarahara Village, Bidarahalli Hobli, Hoskote Taluk.
4. Inams Order in Case No.3,9 and 47, passed by Special Deputy Commissioner for Abolition of Inams of Bangalore, in the name of Sri.Munishamappa alias Dhumanna, in respect of Sy.No.36 measuring 4 Acre 28 Guntas, situated at Bidare Agarahara Village, Bidarahalli Hobli, Hoskote Taluk.
5. Endorsement dated 20.02.1960, in Case No.3, 9 and 40, in the name of Sri.Munishamappa alias Dhumanna, in respect of Sy.No.36 measuring 4 Acre 28 Guntas, situated at Bidare Agarahara Village, Bidarahalli Hobli, Hoskote Taluk.
6. Form No.8 in the name of Sri.Munishamappa alias Dhumanna in respect of Sy.No.36 measuring 4 Acre 28 Guntas, situated at Bidare Agarahara Village, Bidarahalli Hobli, Bangalore East Taluk.
7. Index of land in the name of Sri.Munishamappa alias Dhumanna in respect of Sy.No.36 measuring 4 Acre 28 Guntas plus 07 Guntas Put Kharab, situated at Bidare Agarahara Village, Bidarahalli Hobli, Hoskote Taluk
8. Record of Rights No.246, in the name of Sri.Munishamappa alias Dhumanna in respect of Sy.No.36 measuring 4 Acre 28 Guntas plus 07 Guntas Put Kharab, situated at Bidare Agarahara Village, Bidarahalli Hobli, Hoskote Taluk. Pursuant to the Inam abolition Order.
9. Official Memorandum of bearing No.ALN.SR.23/1984-85, issued by Tahsildar, Hosakote Taluk, converting Sy.No.36 measuring 1 Acre situated at Chinnagenahalli alias Bidare Agarahara Village, Bidarahalli Hobli, Hosakote Taluk, from Agricultural to non-agricultural industrial purpose, in favour of Sri.M.Mallappa son of Sri.Mallappa.
10. Sale Deed dated 03.12.1992 executed by Sri.M.Mallappa son of Sri.Mallappa in favour of Sri.R.Sridhar son of Sri.N.Raju registered as document No.6162/1992-93, at pages 104-107, Volume 608 of Book-I, in the Office of Sub-Registrar Krishnarajapura, Bangalore, in respect of Sy.No.36 measuring 2 Acre 10 Guntas including 07 Guntas Kharab, situated at Bidare Agarahara Village, Bidarahalli Hobli, Bangalore East Taluk.
11. Mutation Register Extract bearing MR.No.1/1992-93 made out in the name of Sri.R.Sridhar son of Sri.N.Raju in respect of Sy.No.36 measuring 2 Acre 10 Guntas including 07 Guntas Kharab, situated at Bidare Agarahara Village, Bidarahalli Hobli, Bangalore East Taluk. Pursuant to the Sale Deed dated 03.12.1992 registered as document No.6162/1992-93.
12. Sale Deed dated 03.12.1992, executed by Sri.M.Mallappa son of Sri.Mallappa in favour of Sri.R.Jaganath son of Sri.N.Raju, registered as document No.6161/1992-93, at pages 181-184, Volume 630 of Book-I, in the Office of Sub-Registrar

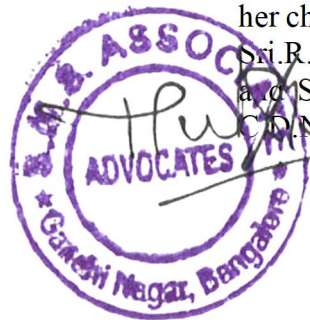


- Krishnarajapura, Bangalore, in respect of Sy.No.36 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore South Taluk.
13. General License dated 09.03.1994, issued by Doddabanahali Village Panchayath for construction of Bricks factory, in the name of Sri.R.Jaganath son of Sri.N.Raju,
 14. Mutation Register Extract bearing MR.No.2/1992-93 made out in the name of Sri.R.Jaganath son of Sri.N.Raju in respect of Sy.No.36 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore South Taluk. Pursuant to the Sale Deed dated 03.12.1992 registered as document No.6161/1992-93.
 15. Death Certificate of Sri.Jaganath, issued by Chief Registrar of Birth and Death, died on 15.11.2005.
 16. G-Tree of Sri.Jagannath showing his wife and children.
 17. Mutation Register Extract bearing MR.No.30/2008-09 made out in the name of Sri.R.Jagannath son of Sri.N.Raju, in respect of Sy.No.36 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk. Pursuant to the Order in RRT(BE) CR 398/2008-09, dated 26.05.2009.
 18. Mutation Register Extract bearing MR.No.1/2010-11 made out in the name of Smt.Shanthamma wife of late.R.Jagannath in respect of Sy.No.36/1 in the name of Sri.R.Sridhar son of Sri.N.Raju and Smt.Shanthamma wife of late.Sri.R.Jagannath. Pursuant to the death of late.Sri.R.Jagannath
 19. Mutation Register Extract bearing MR.No.1/2010-11 made out in the names of Sri.R.Sridhar son of Sri.N.Raju in respect of Sy.No.36 measuring 2 Acre 10 Gunta, and Smt.Shanthamma wife of late.R.Jaganath in respect of Sy.No.36 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk. Pursuant to the death of late.Sri.R.Jaganath.
 20. RTCs for 1984-85 to 1988-89, 1989-90 to 1991-92, 1994-95 to 1999-2000, 2001-02, 2008-09, in respect of Sy.No.36 measuring 4 Acre 35 Guntas, including 07 Guntas, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
 21. Endorsement issued by Tahsildar, Bangalore East Taluk, stating that non-availability of RTCs for 1968 to 1985 in respect of Sy.No.36, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District
 22. Hissa Tippani in respect of Sy.No.36 measuring 4 Acre 35 Guntas, including 07 Guntas Kharab, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and showing two sub-division, Sy.No.36/1 and Sy.No.36/2.
 23. RR Balabagada Nakalu in respect of Sy.No.36 measuring 4 Acre 35 Guntas, including 07 Guntas Kharab, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and showing two sub-



division, Sy.No.36/1 measuring 2 Acre 14 Guntas including 04 Guntas Kharab and Sy.No.36/2 measuring 2 Acre 21 Guntas including 03 Guntas Kharab,

24. Atlas in respect of Sy.No.36 measuring 4 Acre 35 Guntas, including 07 Guntas Kharab, situated at Bidare Agrahara Village, @Chinnanagenahalli Village and showing 2 bifurcations.
25. RTCs for 2010-11 to 2022-23 in respect of Sy.No.36/1 measuring 2 Acre 14 Guntas, including 04 Guntas, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
26. RTCs for 2010-11 to 2022-23 in respect of Sy.No.36/2 measuring 2 Acre 21Guntas, including 03 Guntas, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
27. Karnataka Revision Settlement Akarbandh in respect of Sy.No.36/1 measuring 2 Acre 14Guntas, 01Guntas and 03Guntas Kharab, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
28. Karnataka Revision Settlement Akarbandh Sy.No.36/1 measuring 2 Acre 21Guntas including 03 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
29. Conversion Charges in respect of Sy.No.36/1 and Sy.No.36/2 situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
30. Conversion Sketch in respect of Sy.No.36/1 and Sy.No.36/2 situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
31. Intimation Letter bearing No.ALN (E)(B)SR56/2010-11, dated 23.07.2013, issued by Deputy Commissioner, Bangalore, in respect of Sy.No.36/1 measuring 2 Acre 11 Guntas including 01 Guntas Kharab) and Sy.No.36/2 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
32. Official Memorandum bearing No.ALN (EB) (K) SR56/2010-11, dated 01.08.2013, issued by Deputy Commissioner, Bangalore, converting Sy.No.36/1 measuring 2 Acre 11 Guntas, (including 01 Guntas Kharab), Sy.No.36/2 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore South Taluk, Bangalore District, from agricultural to non-agricultural residential purpose, in the name of Sri.R.Sridhar son of Sri.N.Raju and Smt.Shanthamma wife of late.Sri.Jagannath.
33. Sale Deed dated 04.12.2013 executed by Smt.Shantha wife of late.Sri.R.Jaganath and her children, Mr.Raghu Kumar, Mr.Santhosh Kumar, Sri.Hemanth , Sri.Gowtham and Sri.R.Sridhar son of Sri.S.Raju in favour of Sri.S.A.Puttaraju son of Sri.P.Anjinappa and Smt.Kavitha Raju, registered as document No.KRI-1-07604/2013-14 stored in No.KRID499 of Book-I, in the Office of Sub-Registrar K.R.Puram, Bangalore, in

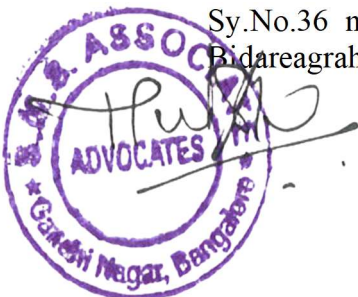


respect of Sy.No.36/2 measuring 2 Acre 18 Guntas, Sy.No.36/1 measuring 2 Acre 10 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore South Taluk.

34. Mutation Register Extract bearing MR No.T5/2013-14 made out in the names Sri.R.Sridhar son of Sri.N.Raju and Smt.Shanthamma wife of late.Sri.R.Jaganath, in respect of Sy.No.36 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. Pursuant to the conversion order dated 01.08.2013.
35. E-Khata dated 23.04.2014, issued by Doddabanahalli Village Panchayath, in the names of Sri.S.A.Puttaraju son of Sri.P.Anjinappa and his wife Smt.Kavitha Raju, in respect of Khata No.36/1,36/2, property No.150200401300120010, measuring 19,020 Sq.meters.
36. Sale Deed dated 21.11.2014 executed by Sri.S.A.Puttaraju son of Sri.P.Anjinappa and his wife Smt.Kavitha Raju in favour of M/s.Amrutha Rama Constrictions Private Limited, represented by its managing director, Mr.Madhusudhana Rao, registered as document No.MDP-1-04855/2014-15 stored in C.D.No.MDPD153 of Book-I, in the Office of Senior Sub-Registrar Mahadevapura, Bangalore, in respect of Residential converted undeveloped land bearing Survey Number 36/2 measuring 2 Acre 18 Guntas, larger portion converted vide Official Memorandum dated 01.08.2013 bearing No.ALN (EB)(K)SR 56/2010-11, issued by Office of Deputy Commissioner, Bangalore District, situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
37. Change of B Khara land from to some other place in respect of Sy.No.36/1 measuring 2 Acre 10 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
38. Endorsement bearing No.RK.CR/1762/2014-15, in the year 2014, issued by Tahsildar, K.R.Pura, Bangalore East Taluk, stating that non-availability of RTCs for 1968 to 1985 in respect of Sy.No.36 situated at Bidare Agrahara Village, @Chinnanagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.
39. Endorsement dated 01.09.2014, issued by Bangalore East Taluk, Bangalore, stating that no application pending under form 2,7 and 7A of KLR Act, in respect of Sy.No.36/1 measuring 2 Acre 10 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
40. Endorsement dated 19.08.2014, issued by Bangalore East Taluk, Bangalore, stating that no application pending under form 2,7 and 7A of KLR Act, in respect of Sy.No.36/2 measuring 2 Acre 18 Guntas, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
41. Request Letter bearing reference number BDA/Commissioner/AS/AA-1/TS-4/T-1079/2024-25, dated 17.01.2025 has been issued for granting plan sanction in respect of Sy.No. 36/1 and 36/2, situated at Bidare Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk.



42. Sanctioned building Plan License bearing BDA/Commissioner/AS/AA-1/TS-4/T-1070/2024-25, dated 24.03.2025 for construction of residential building consisting of 2 stilt, ground and 24 upper floors, A to E Blocks on Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
43. Sanctioned building Plan bearing BDA/Commissioner/AS/AA-1/TS-4/T-1070/2024-25, dated 24.03.2025 for construction of residential building consisting of 2 stilt, ground and 24 upper floors, A to E Blocks on Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
44. No objection Certificate dated 15.07.2024, issued by Karnataka Fire and Emergency Services, in the name of M/s.Amrutha Rama Constructions Private Limited, in respect of Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk,
45. No objection Certificate dated 21.11.2024, issued by Airport Authorities of India, in the name of M/s.Amrutha Rama Constructions Private Limited, in respect of Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk,
46. No objection Certificate dated 11.09.2024, issued by Bharat Sanchar Nigam Limited, in the name of M/s.Amrutha Rama Constructions Private Limited, in respect of Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk,
47. No objection Certificate dated 07.08.2024, issued by Bangalore Electricity Supply Company Limited, in the name of M/s.Amrutha Rama Constructions Private Limited, in respect of Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk,
48. No objection Certificate dated 03.02.2025, issued by Ministry of Environment, Forest and Climate Change (Government of India), in the name of M/s.Amrutha Rama Constructions Private Limited, in respect of Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk,
49. No objection Certificate dated 03.02.2025, issued by Karnataka State Pollution Control Board, in the name of M/s.Amrutha Rama Constructions Private Limited, in respect of Sy.No. 36/1 and 36/2, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk,
50. Tax paid receipt for 2013-14 paid to Doddabanahalli Village Panchayath.
51. Encumbrance Certificate for the period from 01.04.1950 to 31.07.1986 in respect of Sy.No.36 measuring 4 Acre 28 Guntas, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
52. Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989 in respect of Sy.No.36 measuring 4 Acre 35 Guntas, including 7 Guntas Kharab, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.



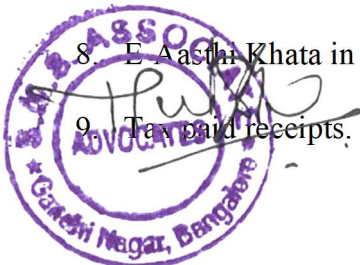
53. Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004 in respect of Sy.No.36 measuring 4 Acre 35 Guntas, including 7 Guntas Kharab, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
54. Encumbrance Certificate for the period from 01.04.2004 to 23.12.2008 in respect of Sy.No.36 measuring 4 Acre 28 Guntas, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
55. Encumbrance Certificate for the period from 01.01.2008 to 22.09.2013 in respect of Sy.No.36 measuring 4 Acre 35 Guntas, including 7 Guntas Kharab, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
56. Encumbrance Certificate for the period from 01.04.2012 to 19.11.2014 in respect of Sy.No.36/1 measuring 2 Acre 10 Guntas, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
57. Encumbrance Certificate for the period from 01.08.2014 to 26.09.2014 in respect of Sy.No.36/1 measuring 2 Acre 10 Guntas, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
58. Encumbrance Certificate for the period from 01.04.2014 to 21.11.2022 in respect of Sy.No.36/2 measuring 2 Acre 18 Guntas, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.

LIST OF DOCUMENTS REQUIRED:

1. Sale Deed dated 09.05.1984 registered as document No.247/1983-84 executed by Sri.Munishamappa alias Dhumanna in favour of Sri.M.Mallappa son of Sri.Mallappa, in respect of Sy.No.36 measuring 4 Acre 28 Guntas, situated at Bidare Agrahara Village.
2. Agreement of Sale dated 21.11.2014 registered as document No.4856/2014-15.
3. Agreement of Sale dated 20.06.2015 registered as document No.2225/2015-16.
4. Mortgage Deed dated 08.06.2020 registered as document No.MDP-1-00597/2020-21.
5. Mortgage Deed dated 31.03.2022 registered as document No.MDP-1-10815/2021-22.
6. MOA and AOA in the name of M/s.Amrutha Rama Constrictions Private Limited , represented by its managing director, Mr.Madhusudhana Rao.
7. Certificate of Incorporation of M/s.Amrutha Rama Constrictions Private Limited , represented by its managing director, Mr.Madhusudhana Rao.

8. E Aastha Khata in the name of Present owner, in respect of Subject property.

9. Tax paid receipts.



10. Encumbrance Certificate for the period from 26.09.2014 till date in respect of Sy.No.36/1 measuring 2 Acre 10 Guntas, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.
11. Encumbrance Certificate for the period from 21.11.2022 till date in respect of Sy.No.36/2 measuring 2 Acre 18 Guntas, situated at Bidareagrahara Village, Bidarahalli Hobli, Bangalore East Taluk.

