

C. S. VISHWANATH & CO.,

ADVOCATES

Phone 41247862, 41224958, 41224597
E-mail csvishwanath@yahoo.com
csvishwanathpvt@gmail.com U
Office # 520, 3rd Floor, Prabhat Complex,
8, K.G. Road, Bengaluru - 560 009


19.07.2024
Bangalore.

To,

RBD Shelters LLP,
Bangalore.

Sirs,

Sub :-	<p>Legal scrutiny report regarding the title of M/s RBD Shelters LLP, formerly known as M/s RBD Shelters Private Limited rep. by its partner and signatory Sri.Austin Roach in respect of :</p> <p>a) undeveloped residential land bearing Sy.no.17/2, measuring 20 guntas (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 27.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.</p> <p>b) undeveloped residential land bearing Sy.no.18/2, measuring 20 guntas (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 27.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.</p> <p>c) undeveloped residential land bearing Sy.no.17/2, measuring 01 acre (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 19.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.</p> <p>d) undeveloped residential land bearing Sy.no.18/2, measuring 01 acre (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 27.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.</p>
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I DESCRIPTION OF THE PROPERTY:

Item no.1

All that piece and parcel of undeveloped residential land bearing Sy.no.17/2, measuring 20 guntas (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 27.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bounded as follows :

On the East by : Property in Sy.no.17/1
West by : Property bearing Block-I in Sy.no.17/2
North by : Property bearing Block-II in Sy.no.17/2
South by : Road and Sy.no.18

Item no.2

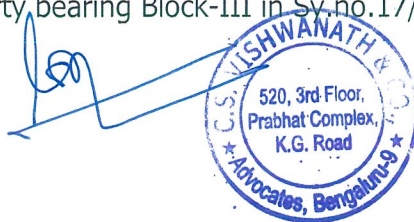
All that piece and parcel of undeveloped residential land bearing Sy.no.18/2, measuring 20 guntas (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 27.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bounded as follows :

On the East by : Property in Sy.no.18/1
West by : Property bearing Block-I in Sy.no.18/2
North by : Property in Sy.no.17
South by : Property bearing Block-II in Sy.no.18/2

Item no.3

All that piece and parcel of undeveloped residential land bearing Sy.no.17/2, measuring 01 acre (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 19.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bounded as follows :

On the East by : Property in Sy.nos.17/4 and 17/1
West by : Property bearing Block-I in Sy.no.17/2
North by : Road and Property in Sy.no.17/3
South by : Property bearing Block-III in Sy.no.17/2



Item no.4

All that piece and parcel of undeveloped residential land bearing Sy.no.18/2, measuring 01 acre (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and corrected as per the Revised Official Memorandum dated 27.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bounded as follows :

On the East by : Property in Sy.no.18/1
West by : Property bearing Block-I in Sy.no.18/2
North by : Property bearing Block-III in Sy.no.18/2
South by : Property in Sy.no.19 and Road

II LIST OF DOCUMENTS SCRUTINISED (*all photo-copies*) :

In respect of land bearing Sy.no.17/2

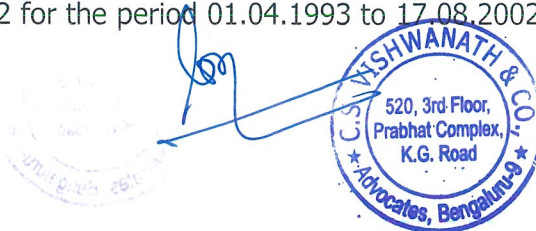
1. Certified copy of partition deed dated 27.06.1950 entered into between Smt.Ankamma, Sri.Muniyappa Reddy, Sri.Ramappa Reddy and Master Narayana Reddy being minor rep. by his brother and natural guardian Sri.Muniyappa Reddy (doc.no.2059/1950-51).
2. Copy of Order (un-dated) passed by Special Deputy Commissioner for Inams Abolition, Bangalore in case no.5.
3. Endorsement dated 17.08.1959 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore.
4. Attested copy of genealogical tree dated 02.02.2021 of the family of late Sri.Muniyappa Reddy issued by the Deputy Tahsildar, Bangalore East Taluk, Bangalore District.
5. Certified copy of partition deed dated 20.12.1974 entered into between Sri.H.Venkataswamy Reddy, Sri.H.Hanumantha Reddy, Sri.H.V.Muniyappa Reddy, Sri.H.V.Ramappa Reddy, Sri.H.Venkatapa Reddy and Sri.H.V.Narayana Reddy (doc.no.7531/1974-75).
6. RTC/s for the period 1969-70 to 1974-75, 1975-76 to 1981-82, 1982-83 to 1986-87, 1987-88 to 1991-92, 1992-93 to 1996-97, 1997-98 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, in respect of Sy.no.17/2.
7. Copy of mutation register extract dated 17.03.2005 bearing MR no.16/2004-05, in respect of Sy.no.17/2. (1 copy).
8. Endorsement dated 20.07.1996 issued by the Karnataka Housing Board.
9. Endorsement dated 15.07.2011 issued by the Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
10. Endorsement dated 25.07.2011 issued by the Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
11. Endorsement dated 11.08.2011 issued by the Office of Tahsildar, K.R.Puram, Bangalore East Taluk/
12. Endorsement dated 11.08.2011 issued by the Office of Tahsildar, K.R.Puram, Bangalore East Taluk.



13. NOC dated 28.07.1997 issued by the Karnataka Telecom Circle, Bangalore.
14. NOC dated 23.07.1997 issued by BWSSB. (1 copy).
15. NOC dated 21.07.1997 issued by the Deputy Director (Tech.), Karnataka Fire Services (1 copy).
16. Copy of RR Balabhadra Nakalu dated 02.08.2011 issued by the Office of Tahsildar, K.R.Puram, Bangalore East Taluk.
17. Copies of sketches, Hissa Survey Tippani, Hissa Tippani, Pakka Book, Settlement Akarband,
18. Encumbrance certificates :
 - a. Dated 21.03.2021 for the period 01.04.1957 to 31.03.2004.
 - b. Dated 16.07.2011 for the period 01.04.1960 to 31.03.2004.
 - c. Dated 23.08.2002 for the period 01.04.1993 to 17.08.2002.
 - d. Dated 11.07.2011 for the period 01.04.2004 to 10.07.2011 (1 copy).
 - e. Dated 23.02.2022 for the period 01.04.2004 to 23.02.2022.
 - f. Dated 05.04.2024 for the period 01.04.2004 to 04.04.2024.

In respect of land bearing Sy.no.18/2

1. Copy of Order (un-dated) passed by Special Deputy Commissioner for Inams Abolition, Bangalore in case no.5.
2. Endorsement dated 17.08.1959 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore.
3. RTC/s for the period 1969-70 to 1971-72, 1975-76 to 1980-81, 1982-83 to 1986-87, 1987-88 to 1991-92, 1992-93 to 1996-97, 1997-98 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, in respect of Sy.no.18/2.
4. Copy of mutation register extract dated 17.03.2005 bearing MR no.16/2004-05, in respect of Sy.no.18/2 (1 copy).
5. Copy of Notice dated 23.02.2005 issued by the BDA.
6. Endorsement dated 20.07.1996 issued by the Karnataka Housing Board.
7. Endorsement dated 15.07.2011 issued by the Office of Tahsildar, K.R.Puram, Bangalore East Taluk.
8. Endorsement dated 25.07.2011 issued by the Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
9. Endorsement dated 26.07.2011 issued by the Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
10. NOC dated 21.07.1997 issued by the Deputy Director (Tech.), Karnataka Fire Services (1 copy).
11. NOC dated 28.07.1997 issued by the Karnataka Telecom Circle, Bangalore
12. Copies of Sketches, Hissa Survey Tippani, Moola Tippani, Pakka Book, Settlement Akarband, Hissa Tippani.
13. Encumbrance certificates :
 - a. Dated 21.03.2021 for the period 01.04.1957 to 31.03.2004.
 - b. Dated 16.07.2011 for the period 01.04.1960 to 31.03.2004.
 - c. Dated 23.08.2002 for the period 01.04.1993 to 17.08.2002.



- d. Dated 11.07.2011 for the period 01.04.2004 to 10.07.2011 (1 copy).
- e. Dated 23.02.2022 for the period 01.04.2004 to 23.02.2022.
- f. Dated 05.04.2024 for the period 01.04.2004 to 04.04.2024.

Common documents

1. Copy of record of rights.
2. Agreement dated 27.06.1995 executed by Sri.H.V.Muniyappa Reddy. (unsigned).
3. Official memorandum dated 25.07.1995 bearing no.BDS:ALN:SR(SA)176/1995-96), issued by the office of Deputy Commissioner, Bangalore Rural District regarding conversion of 03 acres and 14 guntas of land in Sy nos.17/2, 17/4 and 18/2 , situated at Junnasandra Village, Varthur Hobli, Bangalore South Taluk, from agriculture to non-agriculture residential purpose.
4. Certified copy of partition deed dated 28.02.2005 executed amongst Sri.H.V.Muniyappa Reddy, Sri.H.M.Ramakrishna Reddy, Smt.H.M.Ramakka, Smt.H.M.Saraswathi, Sri.H.M.Mohan Reddy, Smt.H.M.Vijayamma, Sri.H.M.Prakash, Smt.H.M.Bharathi, Smt.H.M.Shyla, Sri.H.Ramappa Reddy, Smt.Kamala, Sri.H.V.Narayana Reddy, Smt.Kanthamma, Smt.N.Shoba, Sri.N.Jagadish and Smt.Vanitha (doc.no.32054/2004-05).
5. Release relinquishment deed dated 13.09.2021 executed by Sri.H.M.Ramakrishna Reddy, Smt.R.Babitha and Smt.R.Malathi in favour of Sri.R.Venugopal and Sri.R.Anil Kumar (doc.no.5338/2021-22).
6. Modified official memorandum dated 27.01.2023 bearing no.ALN(S)SR:176/1995-96), issued by the office of Deputy Commissioner, Bangalore Rural District regarding conversion of 01 acre and 23 guntas of land in Sy no.17/2 and 1 acre 25 guntas of land in Sy.no.18/2, situated at Junnasandra Village, Varthur Hobli, Bangalore South Taluk, from agriculture to non-agriculture residential purpose.
7. Absolute sale deed dated 08.02.2023 executed by Sri.H.M.Mohan Reddy, Smt.H.M.Latha, Sri.H.M.Prakash HUF rep. by its Kartha Sri.H.M.Prakash and also for himself, Master Manvith Achit Reddy being minor rep. by father and natural guardian Sri.P.Chetan, Sri.R.Venugopal, Sri.Tharun V., Sri.R.Anil Kumar and Kumari A. Shrusti being minor, rep. by her father and natural guardian Sri.R.Anil Kumar in favour of M/s RBD Shelters LLP, formerly known as M/s RBD Shelters Private Limited rep. by its partner and signatory Sri.Austin Roach (doc.no.14409/2022-23).
8. Katha certificate dated 03.04.2023 issued by BBMP in favour of M/s RBD Shelters LLP.
9. Katha extract dated 03.04.2023 issued by BBMP in favour of M/s RBD Shelters LLP.
10. Tax paid receipt dated 26.04.2023 for the period 2023-24.
11. Endorsement dated 07.02.1995 issued by the Office of Tahsildar, K.R.Puram, Bangalore South Taluk. (79 (a) and (b).
12. Endorsement dated 07.02.1995 issued by the Office of Tahsildar, K.R.Puram, Bangalore South Taluk. (48 (a) – Nil Tenancy.
13. Endorsement dated 20.07.1996 issued by KHB.



14. NOC dated 25.07.1997 issued by the Department of Telecommunications, Bangalore.
15. Endorsement dated 02.06.2003 issued by the Secretary, Doddakannalli Village Panchayath, Varthur Hobli, Bangalore East Taluk - Payment of betterment receipt.
16. Village Map.
17. Copy of joint sketch in respect of land bearing Sy.nos.17/1, 2, 3, 4 and 18/1, 2.
18. Encumbrance certificates :
 - a. Dated 23.02.2022 for the period 01.04.2004 to 23.02.2022. (32054).
 - b. Dated 23.02.2022 for the period 01.04.2004 to 23.02.2022 (5338, 32054).

III SOURCE OF TITLE:

On perusal of documents produced for scrutiny, it is noticed that the Western portion of land bearing Sy.nos.17 and 18, measuring 03 acres 04 guntas, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District among other properties were earlier owned and possessed by jointly Sri.Muniyappa Reddy, Sri.Ramappa Reddy and Master Narayana Reddy, having acquired the same in terms of a partition deed dated 27.06.1950 (doc.no.2059/1950-51) executed amongst Smt.Ankamma (1st wife of Sri.Venkatashamappa), Sri.Muniyappa Reddy, Sri.Ramappa Reddy and Master Narayana Reddy being minor rep. by his brother and natural guardian Sri.Muniyappa Reddy (sons of late Smt.Ramakka, 2nd wife of Sri.Venkatashamappa). However, genealogical tree of the family of late Sri.Venkatashamappa is not produced.

Subsequently, Sri.Muniyappa Reddy (S/o Sri.Venkatashamappa) was conferred occupancy rights over land bearing Sy.no.17/2, measuring 01 acre 24 guntas and Sy.no.18/2, measuring 01 acre 21 guntas among other properties of Junnasandra Village by the Special Deputy Commissioner for Inam Abolition, Bangalore vide Order (date invisible) passed in case no.5.

The endorsement dated 17.08.1959 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore, in respect of land bearing Sy.no.17/2, measuring 01 acre 24 guntas and Sy.no.18/2, measuring 01 acre 21 guntas among other properties of Junnasandra Village is given for perusal.

The copy of record of rights, in respect of land bearing Sy.no..17/2, measuring 01 acre 24 guntas AND Sy.no.18/2, measuring 01 acre 21 guntas among other properties of Junnasandra Village, issued by the Office of Tahsildar, Grade -2, Bangalore East Taluk, K.R.Puram, Bangalore stands in the name of Sri.Muniyappa Reddy S/o Sri.Venkatashamappa.

Subsequently, Sri.H.Venkataswamy Reddy (S/o late Sri.Munireddy) and (grand son of late Sri.Venkataswamy Reddy) and sons of late Sri.Venkataswamy Reddy viz., Sri.H.Hanumantha Reddy, Sri.H.V.Muniyappa Reddy, Sri.H.V.Ramappa Reddy, Sri.H.Venkatapa Reddy and Sri.H.V.Narayana Reddy entered into a partition deed dated 20.12.1974 (doc.no.7531/1974-75), for division of joint family properties, by metes and bounds. In terms of the said partition, land bearing Sy.no.17, measuring 4 acres 32 guntas of Junnasandra Village among other properties was allotted to the share of Sri.H.V.Narayana Reddy. However, this portion is out side the preview of this opinion.



The land measuring 03 acres and 14 guntas in Sy.nos.17/2, 17/4 and 18/2 of Junnasandra Village, Varthur Hobli, Bangalore South Taluk was converted from agriculture to non-agricultural residential purpose vide official memorandum dated 25.07.1995 bearing no.BDS:ALN:SR(SA)176/1995-96), issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore.

The Secretary, Doddakannalli Village Pancyanath, Varthur Hobli, Bangalore East Taluk has issued an endorsement dated 02.06.2003 bearing no.5/03-04 confirming the relevant betterment charges of Rs.50,350/- has been paid in respect of in respect of land bearing Sy.nos.17/2 and 18/2 of Junnasandra Village vide Receipt dated 13.09.1995 bearing no.88401.

Subsequently, Sri.H.V.Muniyappa Reddy (S/o late Sri.Venkata Shami Reddy) his son Sri.H.M.Ramakrishna Reddy AND Smt.H.M.Ramakka, Smt.H.M.Saraswathi, Sri.H.M.Mohan Reddy, Smt.H.M.Vijayamma, Sri.H.M.Prakash, Smt.H.M.Bharathi, Smt.H.M.Shyla (sons and daughters of Si.H.V.Muniyappa Reddy), Sri.H.Ramappa Reddy (S/o late Sri.Venkata Shami Reddy) his wife Smt.Kamala AND Sri.H.V.Narayana Reddy his wife Smt.Kanthamma and children viz., Smt.N.Shoba, Sri.N.Jagadish and Smt.Vanitha entered into a partition deed dated 28.02.2005 (doc.no.32054/2004-05), for division of joint family properties along with land bearing Sy.nos.17/2 and 18/2 between themselves by metes and bounds. It is further mentions that the portion of property fallen to the share of Sri.H.V.Muniyappa Reddy and his sons Sri.H.M.Ramakrishna Reddy, Sri.H.M.Mohan Reddy and Sri.H.M.Prakash shall be divided into 4 shares, with the share of Sri.H.V.Muniyappa Reddy would go to the exclusive share of Sri.H.M.Ramakrishna Reddy. Further, on our query concerning court cases, we having been informed that there is no subsisting court cases. In terms of the said partition, the properties were allotted to specific shares as detailed below :

- 1) Land bearing Sy.no.18/2, measuring about 01 acre in extent, situated Junnasandra Village among other properties was allotted to the share of Sri.H.M.Ramakrishna Reddy (S/o Sri.H.V.Muniyappa Reddy).
- 2) Land bearing Sy.no.17/2, measuring 20 guntas and Sy.no.18/2, measuring about 20 guntas, situated Junnasandra Village among other properties was allotted to the share of Sri.H.M.Mohan Reddy (S/o Sri.H.V.Muniyappa Reddy).
- 3) Land bearing Sy.no.17, measuring 01 acre, situated Junnasandra Village among other properties was allotted to the share of Sri.H.M.Prakash (S/o Sri.H.V.Muniyappa Reddy).

The katha in respect of land bearing Sy.nos.17/2, measuring 20 guntas and Sy.no.18/2, measuring 20 guntas mutated in the name of Sri.H.M.Mohan Reddy AND land bearing Sy.no.17/2, measuring 01 acre mutated in the name of Sri.H.M.Prakash and land measuring 01 acre of Junnasandra Village was mutated in the name of Sri.H.M.Muniyappa Reddy vide mutation register extract dated 17.03.2005 bearing MR no.16/2004-05 issued by the Village Accountant, Bangalore East Taluk, K.R.Puram, Bangalore.

The attested copy of genealogical tree dated 02.02.2021 of the family of late Sri.Muniyappa Reddy issued by the Deputy Tahsildar, Bangalore East Taluk, Bangalore District confirms that :



- 1) Sri.H.M.Ramakrishna Reddy, Smt.H.M.Ramakka, Smt.H.M.Saraswathi, Sri.H.M.Mohan Reddy, Smt.H.M.Vijayamma, Sri.H.M.Prakash, Smt.H.M.Bharathi, Smt.H.M.Shyla are the children of late Sri.H.V.Muniyappa Reddy.
 - a. Smt.Komalamma is the wife AND Smt.R.Babitha, Sri.R.Venugopal, Smt.R.Malathi and Sri.R.Anil Kumar are the sons and daughters of Sri.H.M.Ramakrishna Reddy, while Smt.A.Chithra and Sri.V.Tarun are the wife and son of Sri.R.Venugopal AND Smt.Rashmi and Kumari A. Shrusti are the wife and daughter of Sri.R.Anil Kumar.
 - b. Smt.Lakshamma and Smt.H.M.Latha are the wife and daughter of Sri.H.M.Mohan Reddy while Smt.Sunitha and Sri.P.Chethan are the wife and son of Sri.H.M.Prakash AND Smt.Lavanya is the wife of Sri.P.Chethan

Thereafter, Sri.H.M.Ramakrishna Reddy and his daughters viz., Smt.R.Babitha and Smt.R.Malathi released their right, title and interest over the converted land bearing Sy.no.18/2, measuring about 01 acre, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk among other properties in favour of Sri.R.Venugopal and Sri.R.Anil Kumar (sons of Sri.H.M.Ramakrishna Reddy) through a Release Relinquishment deed dated 13.09.2021 and registered as doc.no.5338/2021-22 at the office of Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.

Pursuant to noticing of certain mistakes in the boundaries of Official Memorandum dated 25.08.2022 (ALN.(SA):SR:176/95-96), the Office of DC was approached and modified official memorandum dated 27.01.2023 bearing no.ALN(S)SR:176/1995-96) came to be issued by the office of Deputy Commissioner, Bangalore Rural District by mentioning the separate share and boundaries of individual owners by specifying the shares of Sri.H.M.Prakash as 1 acre in Block II, Sri.H.M.Mohan Reddy as 20 guntas in Block III and remaining portion of 02 guntas in Block 1 to Sri.Muniyappa Reddy concerning land bearing Sy.no.17/2 of Junnasandra Village, Varthur Hobli, Bangalore South Taluk.

The RTC/s for the period 1969-70 to 1974-75, 1975-76 to 1981-82, 1982-83 to 1986-87, 1987-88 to 1991-92, 1992-93 to 1996-97, 1997-98 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, depicts the names of erstwhile owners as occupants and kathedars in respect of land bearing Sy.no.17/2, issued by the office of Tahsildar / Village Accountant K.R.Puram, Bangalore East Taluk.

The RTC/s for the period 1969-70 to 1971-72, 1975-76 to 1980-81, 1982-83 to 1986-87, 1987-88 to 1991-92, 1992-93 to 1996-97, 1997-98 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 and 2021-22, depicts the names of erstwhile owners as occupants and kathedars in respect of land bearing Sy.no.18/2, issued by the office of Tahsildar / Village Accountant K.R.Puram, Bangalore East Taluk.




Thereafter, **Sri.H.M.Mohan Reddy** (S/o late Sri.H.V.Muniyappa Reddy) his daughter Smt.H.M.Latha, **Sri.H.M.Prakash** (S/o late Sri.H.V.Muniyappa Reddy) HUF rep. by its Kartha Sri.H.M.Prakash and also for himself, Sri.Chetan, Master Manvith Achit Reddy being minor rep. by father and natural guardian Sri.P.Chetan, **Sri.R.Venugopal** (S/o Sri.H.M.Ramakrishna Reddy) his son Sri.Tharun V., **Sri.R.Anil Kumar** (S/o Sri.H.M.Ramakrishna Reddy) and his daughter Kumari A. Shrusti being minor, rep. by her father and natural guardian Sri.R.Anil Kumar for a valuable consideration, sold and conveyed undeveloped residential land bearing Sy.no.17/2, measuring 20 guntas, Sy.no.18/2, measuring 20 guntas, Sy.no.17/2, measuring 01 acre and Sy.no.18/2, measuring 01 acre (converted as per Official Memorandum no.BDS.ALN.SR(SA):176/95-96, dated 25.07.1995 and corrected as per the Revised Official Memorandum dated 27.01.2023), situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Bangalore District in favour of M/s RBD Shelters LLP, formerly known as M/s RBD Shelters Private Limited rep. by its partner and signatory Sri.Austin Roach through an absolute sale deed dated 08.02.2023 and registered as doc.no.14409/2022-23, Book 1, stored in CD no.INRD1278 at the Office of Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.

The katha for the captioned property stands in the name of M/s RBD Shelters LLP vide katha certificate and extract both dated 03.04.2023 issued by BBMP. The property tax is paid upto the period 2023-24.

The Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsement dated 15.07.2011 bearing no.PTCL.CR.678/2011-12 confirming that no cases have been registered under PTCL Act in respect of Sy no.17/2, measuring 01 acre 23 guntas of Junnasandra Village.

The Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsement dated 25.07.2011 bearing no.LRF(BE)CR/535/2011-12 confirming that no cases have been registered under Section 79 A & B of KLR Act in respect of Sy no.17/2, measuring 1 acre 23 guntas of Junnasandra Village.

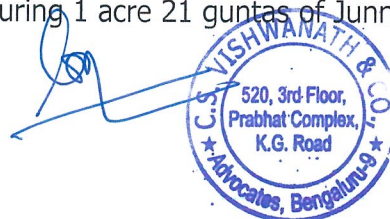
The Office of Tahsildar, K.R.Puram, Bangalore East Taluk has issued endorsement dated 11.08.2011 confirming that no case are filed under 7 Tenancy Application has been filed in respect of land bearing Sy no.17/2, measuring 1 acre 23 guntas of Junnasandra Village.

The Office of Tahsildar, K.R.Puram, Bangalore East Taluk has issued endorsement dated 11.08.2011 confirming that no case are filed under 7A Tenancy Application has been filed in respect of land bearing Sy no.17/2, measuring 1 acre 23 guntas of Junnasandra Village.

The NOC Copy of RR Balabhadaga Nakalu dated 02.08.2011 issued by the Office of Tahsildar, K.R.Puram, Bangalore East Taluk is given for perusal.

The sketches, Hissa Survey Tippani, Hissa Tippani, Pakka Book, Settlement Akarband, issued by ADLR/Tahsildar discloses the identification, shape, and location of subject land.

The Office of Tahsildar, K.R.Puram, Bangalore East Taluk has issued endorsement dated 15.07.2011 confirming that no case are filed under 7A Tenancy Application has been filed in respect of land bearing Sy no.18/2, measuring 1 acre 21 guntas of Junnasandra Village.



The Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsement dated 25.07.2011 bearing no.LRF(BE)CR/534/2011-12 confirming that no cases have been registered under Section 79 A & B of KLR Act in respect of Sy no.18/2, measuring 1 acre 21 guntas of Junnasandra Village.

The Office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsement dated 26.07.2011 bearing no.PTCL.CR.667/2011-12 confirming that no cases have been registered under PTCL Act in respect of Sy no.18/2, measuring 01 acre 21 guntas of Junnasandra Village.

The Office of Office of Tahsildar, K.R.Puram, Bangalore South Taluk has issued an endorsement dated 07.02.1995 bearing no.LRF79A & 79B:327/1994-95 confirming that no cases have been registered under Section 79 A & B of KLR Act in respect of Sy.nos.17/2 and 18/2 of Junnasandra Village.

The Office of Tahsildar, K.R.Puram, Bangalore East Taluk has issued endorsement dated 07.02.1995 bearing no.LRF.NTP:327/1994-95 confirming that no case are filed under 48(A) Tenancy Application has been filed in respect of Sy.nos.17/2 and 18/2 of Junnasandra Village.

The office of Karnataka Housing Board has issued an endorsement dated 20.07.1996 bearing no.KHB/L.A.Q/ULC.4/96-97 confirming the land bearing Sy.nos.17/2 and 18/2 of Junnasandra Village among other properties has not been notified for acquisition.

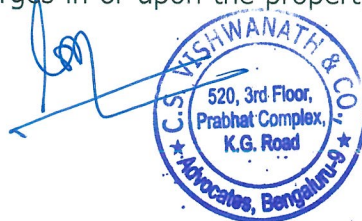
The copies of NOCs dated 28.07.1997 issued by the Karnataka Telecom Circle, Bangalore, dated 23.07.1997 issued by BWSSB and dated 25.07.1997 issued by the Department of Telecommunications, Bangalore in respect of land bearing Sy.nos.17/2 and 18/2 of Junnasandra Village are given for perusal.

The copy of NOC dated 21.07.1997 issued by the Deputy Director (Tech.), Karnataka Fire Services for construction of residential apartments in respect of land bearing Sy.nos.17/2 and 18/2 of Junnasandra Village is produced.

The copies of Village Map and joint sketch in respect of land bearing Sy.nos.17/1, 2, 3, 4 and 18/1, 2 are produced.

The Sketches, Hissa Survey Tippani, Moola Tippani, Pakka Book, Settlement Akarband, Hissa Tippani issued by ADLR/Tahsildar discloses the identification, shape, and location of subject land.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charges in or upon the property for the period covered in the E.C/s.



IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject properties **referred to at Item nos.1 to 4** in favour of M/s RBD Shelters Private Limited rep. by its partner and signatory Sri.Austin Roach.

V OPINION :

On the basis of documents scrutinised and information furnished, subject to the production of the following documents :

1. ENDORSEMENTS FOR NON-ACQUISITION ISSUED BY BDA / KIADB, IN RESPECT OF LAND BEARING SY.NO.17/2.
2. RTC/S FOR THE PERIOD 1972-74, 1995-96, TOGETHER WITH MUTATION REGISTER EXTRACT, IHC/S ETC., IN RESPECT OF LAND BEARING SY.NO.18/2.
3. COPY OF APPROVED LAYOUT PLAN.
4. ENCUMBRANCE CERTIFICATES FROM 04.04.2024 TILL DATE, IN RESPECT OF SY.NOS.17/2 AND 18/2.

We are of the opinion that the title of M/s RBD Shelters Private Limited rep. by its partner and signatory Sri.Austin Roach over the captioned properties **referred to at item nos.1 to 4** first described above is legally clear, valid and marketable.

NOTE:

1. ALL THE ORIGINAL DOCUMENTS OF TITLE SHOULD BE VERIFIED.
2. DOCUMENTS PERUSED & VERIFIED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE COPIES OF ORIGINALS.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,

For C.S.Vishwanath & Co.

Advocate (Proprietor)

