

Ref-Pvt-01.09.2023/S/1

Date:06.10.2023

To,
The Manager,
Bangalore.

Sir,

Name of the Proposal : PSR VANASREE

Name of the Title holder: Mrs.G.Vanajakshi W/o.Mr.M.Y.Srinivasa Reddy

Sub: Regarding the legal scrutiny report of documents pertaining.

I. DISCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

All that Piece and Parcel of for Converted Property bearing Sy.No.81 measuring 6 Acres 29 Guntas and 01 Acre Karab and E-Khatha No.150200400400123524 measuring 27215.11 Sq.mtrs. situated at Kodathi Village, Varthur-2 Hobli, Bangalore East Taluk, Bengaluru the same is converted through conversion order vide No. bearing No.393812 (ALN(V2P)SRD2/49/22-23) dated.22.08.2022 bounded on:

East by: Road & Sy.No.170,
West by : Sy.No.59 & Sy.No.169,
North by: Sy.No.80 & Sy.No.82,
South by: Road & Sy.No.58.

II. LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY & LEGAL OPINION:

Sl. No.	Date of Document	Description of the Document	Original/ Photocopy
1.	-----	Saguvali Chit bearing No.110/1938-39 issued by Deputy Commissioner, in the name of Mr.Hameed Khan, Measuring 6 Acres 4 Guntas and Mr.Ramaiah S/o.Venkatappa, Measuring 25 Guntas, for Sy.No.81.	Certifiedcopy
2.	15.01.1948	Registered Sale Deed executed by Mr.Hameed Khan in favour of Mr.R.Kapineepathaiah which was registered as Doc.No.3379/1947-48, Book-I, Volume 955, Pages 101-103 in the office of SRO- Bengaluru South Taluk in respect of Sy.No.81 Measuring 06 Acres and 04 Guntas.	Certifiedcopy
3.	05.03.1956	Registered Sale Deed executed by Mr.R.Kapineepathaiah in favour of Mr.Ramaiah S/o Mr.Venkatappa which is registered as Doc.No.6881/1955-56, Book-I, Volume 1519, Pages 141-143, in the office of SRO- Bengaluru South Taluk in respect of Sy.No.81 Measuring 06 Acres and 04 Guntas.	Original
4.	-----	Inheritance certificate of IHC 12/1985-86 issued by Tahsildar, Bengaluru stating that after the demise of Ramaiah the property inherited to his 3 sons i.e., 1.Munisway, 2.Channarayappa and 3.Srinivasappa have got jointly for Sy.No.81 total measuring 5A-06Guntas and (1A-23Guntas previously taken by 2 nd son i.e., Channakrishnappa as his portion and has sold to others. Hence for remaining portion he is not having any rights).	Certifiedcopy
5.	20.07.1970	Registered Sale Deed executed by Mr.Chennakrishnappa S/o Mr.Ramaiah in favour of Mr.Chinnappa S/o Mr.Venkata Ramaiah which is Registered as Doc.No.2050/1970-71, Book-I, Pages 124-126, Volume 824 in the office of SRO- Bengaluru South Taluk in respect of Sy.No.81 Measuring 01 Acre & 23 Guntas.	Certifiedcopy

6.	28.06.1971	Registered Sale Deed executed by Mr.R.Muniswamy S/o.Late.Ramaiah in favour of Mr.Muniyappa S/o.Dasappa which is registered as Doc.No.1734/71-72, Book-I, Pages 176-177, Volume 880, in the office of SRO- Bengaluru South Taluk in respect of Sy.No.81 Measuring 01 Acre & 21 Guntas.	Certifiedcopy
7.	09.09.1974	Registered Sale Deed executed by Mr.Muniyappa S/o.Dasappa in favour of Mr.R.Muniswamy is 3 rd son S/o.Late.Ramaiah which is registered as Doc.No.4982/1974-75, Pages 62-63, Volume 1090, in the office of SRO- Bengaluru South Taluk in respect of Sy.No.81 Measuring 01 Acre & 21 Guntas.	Certifiedcopy
8.	12.12.1974	Registered Sale Deed executed by Mr.Chinnappa S/o Mr.Venkata Ramaiah in favour of Mr.Chennakrishnappa S/o Mr.Ramaiah which is registered as Doc.No.7236/1974-75, Book-I, Pages 154-156 Volume 1124, in the office of Bengaluru South Taluk in respect of Sy.No.81 Measuring 01 Acre & 23 Guntas.	Certifiedcopy
9.	16.13.1974	Registered Sale Deed executed by Mr.Chennakrishnappa S/o Mr.Ramaiah in favour of Mr.Muniyappa S/o Mr.Dasappa which is registered as Doc.No.7310/1974-75, Book-I, Pages 212-215 Volume 1112, in the office of Bengaluru South Taluk in respect of Sy.No.89 Measuring 01 Acre & 23 Guntas.	Certifiedcopy
10.	01.05.1975	Registered Rectification Deed executed by Mr.Chennakrishnappa S/o Mr.Ramaiah in favour of Mr.Muniyappa S/o Mr.Dasappa which is registered as Doc.No.685/1974-75, Book-I, Pages 13-18 Volume 1153, in the office of Bengaluru South Taluk wherein rectifying the Registered Sale Deed Doc.No.7310/1974-75, Book-I, Pages 212-215 Volume 1112, in the office of Bengaluru South Taluk the said deed in Schedule wrongly mentioned as Sy.No.89 instead of Sy.No.81 01 Acre & 23 Guntas.	Original
11.	-----	Record of Rights standing in the name of Chennarayappa, Muniswamy and Srinivasappa issued by Village Accountant.	Photo Copy
12.	-----	Index of Land standing in the name of Chennarayappa, R.Muniswamy and Srinivasappa issued by Village Accountant, Kodathi Village, Bengaluru.	Photo Copy
13.	27.03.1986	Registered Sale Deed executed by Mr.Chennarayappa, Muniswamy and Srinivasappa are children of Late.Ramaiah in favour of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy, which is registered as Doc.No.302/1986-87, Book-I, Volume 2430, Pages 55-57 in the office of Bengaluru South Taluk in respect of Sy.No.81 Measuring 05 Acres & 06 Guntas.	Original
14.	14.05.1986	Registered Sale Deed executed by Mr.Muniyappa S/o Mr.Dasappa in favour of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy which is registered as Doc.No.708/1986-87 Book-I, Pages 119-121 Volume 2431, in the office of Bengaluru South Taluk in respect of Sy.No.81 Measuring 01 Acre & 23 Guntas.	Original
15.	-----	MR No.28+29/1986-87 issued by Tahsildar Bengaluru in respect of Sale Transaction in the name of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy.	Certifiedcopy
16.	-----	Akarband and Kardha.	Original
17.	-----	Original Tippani, Original Pakka Book, Resurvey Tippani.	Certifiedcopy
18.	03.08.2022	JDA executed by Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy and others in favour of M/S.PSR Builders and Developers represented by its Proprietor Mr.P.Sreedhar Reddy, which is registered as Doc.No.5578/2022-23, Book-I, Stored in CD.No.INRD1137, in the office of SRO Shivajinagar (Indiranagar).	Original
19.	03.08.2022	GPA executed by Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy and others in favour of M/S.PSR Builders and Developers represented by its Proprietor Mr.P.Sreedhar Reddy, which is registered as Doc.No.544/2022-23, Book-IV, Stored in CD.No.INRD1137, in the office of SRO	Original

		Shivajinagar (Indiranagar).	
20.	22.08.2022	DC Conversion Order bearing No.393812 (ALN(V2P)SRD2/49/22-23) issued by the Commissioner Revenue Department converting the land from Agricultural to Non-Agricultural Residential purpose bearing Sy.No.81 Measuring 06 Acres & 29 Guntas.	Digitalcopy
21.	-----	MR.No.T37/2022-23 issued by Village Accountant Bengaluru in respect of Conversion Order.	Digitalcopy
22.	10.01.2023	Relinquishment Deed executed by Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy and others represented by their GPA Holder M/S.PSR Builders and Developers in favour of BDA, Bengaluru, HSR Layout represented by its Executive Engineer which is duly registered as Doc.No.BDA.3432/2022-23, Book-I, Stored in CD.No.BDAD1248, in the office of SRO BDA.	Photo Copy
23.	-----	Babthu Nakshe (Sketch).	Photo Copy
24.	-----	Village Map of Kodathi, Varthur 2 Hobli, Bengaluru.	Photo Copy
25.	-----	RTC from the 1968-69 to 1997-98, 2002-03 to 2023.	Certified copy & Onlinecopy
26.	---	Endorsment stating that non-availability of RTC for the perid from 1998 to 2002.	Photo Copy
27.	20.07.2023	Nil Tenancy Certificate issued by Tahsildar in the name of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy.	Digitalcopy
28.	07.09.2022	Endorsement with Sketch issued by Assistant Land Acquisition Officer, Bengaluru in respect of Survey Sketch. 7 Guntass Road and 33Guntas Katte is mentioned.	Certifiedcopy
29.	07.12.2022	Kodathi Grama Panchyati issued Confirmation Letter in the name of Mrs.G.Vanajakshi W/o.Mr.M.Y.Srinivasa Reddy.	Photo Copy
30.	25.01.2023	Work order issued by BDA for the purpose of Development.	Photo Copy
31.	24.03.2023	NOC issued by BSNL.	Original
32.	17.04.2023	Permission and NOC for digging borewell issued by Panchayati Development Authority, Kodathi Village, Bengaluru.	Photo Copy
33.	18.04.2023	NOC issued by BESCOM.	Photo Copy
34.	29.05.2023	Intimation Letter issued by BDA.	Original
35.	26.05.2023	NOC issued by Karnataka State Pollution Control Board.	Original
36.	09.06.2023	NOC issued by Karnataka State Fire and Emergency Services for the Construction of Residential Building on Schedule Property.	Onlinecopy
37.	30.06.2023	NOC issued by Government of India Ministry of Environment, Forest & Climate Change Karnataka.	Original
38.	-----	Additional conditions issued by Senior Environmental Officer, Infrastructure State Pollution Control Board, Bengaluru Dive PCB ID 151034.	Photo Copy
39.	13.06.2023	Plan Sanction Letter bearing No.BDA/NAMA/AAS/AA-1/TASA-2/E/12/2023-24 issued by BDA. Consisting of 3 towers with club house and Basement floor+ 13 upper floor for each tower.	Original
40.	13.06.2023	Approved Construction Plan issued by BDA for the Construction Of Residential Basement Floor + Stilt Floor + (Club House GF) + (Club House FF) + Ground Floor + 1 st Floor to 13 th Floor + Terrace Floor, vide LP No.12/2023-24, On Sy.No.81.	Original
41.	10.08.2023	NOC issued by Airports Authority of India.	Photo Copy
42.	08.08.2023	E-Khatha (Form-9 & 11A)PID No.150200400400123624, standing in the name of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy issued by Panchyati Raj, Kodathi Village, Bengaluru.	Digitalcopy
43.	22.09.2023	RERA Certificate (Form No.C) (the Registration of Certificate Of Project	Photo Copy

		(Company) under Section 5 of the Real Estate (Regulation & Development) Act 2016 under the project registration No.PRM/KA/RERA/1251/446/PR/220923/006280 issued by the Real Estate Regulatory Authority in respect of Residential Apartment Project Known “ PSR VANASREE PHASE-I developed on Sy.No.81 valid for a period ending with 31.12.2026.	
44.	10.10.2023	Supplementary Sharing Agreement entered between 1.Smt.G.Vanajakshi 2.Sri.M.Y.Srinivas Reddy 3.Sri.S.Prasad 3c.Likhith P.Reddy 3d.Master.Nikhil P Reddy S/o.S.Prasad 4a.Sri.Viswanath.S S/o.M.Y.Srinivas Reddy 4b.Smt.Swetha.M W/o.Viswanath.S 4c.Sri.Sai Raghav.V 4d.Sri.Nischal Skanda.V S/o.Sri.Viswnath.S (Owners) and M/s.PSR Builders and Developers represented by its Proprietor Sri.P.Sreedhar Reddy for Property bearing Sy.No.81 measuring 6A-29Guntas and 1Acer Karab for sharing of flats.	Original
45.	-----	Encumbrance cetifiate from 01.04.1939 to 23.08.2023	Original & Digitalcopy

III. DERIVATION OF TITLE OF THE PROPERTY

Whereas Originally The One Mr.Hammed Khan is an absolute owner of the Schedule Property, which reflects in Saguvali Patra in the name of Mr.Hameed Khan Sy.No.81, Measuring 6 Acres 4 Guntas and Mr.Ramaiah, Measuring 25 Guntas. Later Mr.Hameed Khan has sold the Land bearing Sy.No.81 Measuring 06 Acres and 04 Guntas, by virtue of Registered Sale Deed Dated 15.01.1948 vide Doc.No.3379/1947-48, Book-I, Volume 955, Pages 101-103 in the office of SRO- Bengaluru South Taluk, in favour of Mr.R.Kapineepathaiah.

Whereas Mr.R.Kapineepathaiah sold the Land bearing of Sy.No.81, Measuring 06 Acres and 04 Guntas, by executing a Registered Sale Deed Dated 05.03.1956 in favour of Mr.Ramaiah S/o Mr.Venkatappa, which is registered as Doc.No.6881/1955-56, Book-I, Volume 1519, Pages 141-143, in the office of SRO- Bengaluru South Taluk.

Whereas the Mr.Ramaiah S/o.Mr.Venkatappa was an absolute owner of the Agricultural Land in Sy.No.81, Measuring 6 Acres 29 Guntas and 1 Guntas Of Karab.

Whereas the said Mr.Ramaiah died intestate leaving behind his four children namely – 1.Munisway, 2.Channarayappa, 3.Mr.Chennakrishnappa and 3.Srinivasappa as his Legal Hiers, After the demise of Mr.Ramaiah, the Khatha of the Land bearing Sy.No.81, was transferred in the names of his 3 sons i.e., 1.Munisway, 2.Channarayappa and 3.Srinivasappa have got jointly for Sy.No.81 total measuring 5A-06Guntas and (1A-23Guntas previously taken by 2nd son i.e., Channakrishnappa as his portion and has sold to others. Hence for remaining portion he is not having any rights), vide Inheritance Certificate of IHC No.12/1985-86 issued by Tahsildar, Bengaluru. Later On Sale Deed Dated 20.07.1970 Registered as Doc.No.2050/1970-71, Book-I, Pages 124-126, Volume 824 in the office of SRO- Bengaluru South Taluk, the said Mr.Chennakrishnappa S/o Mr.Ramaiah has sold the Land bearing Sy.No.81 Measuring 01 Acre & 23 Guntas, in favour of Mr.Chinnappa S/o Mr.Venkata Ramaiah.

Thereafter vide Sale Deed Dated 28.06.1971 Registered as Doc.No.1734/71-72, Book-I, Pages 176-177, Volume 880, in the office of SRO- Bengaluru South Taluk, the said Mr.R.Muniswamy S/o.Late.Ramaiah sold the Land bearing Sy.No.81 Measuring 01 Acre & 21 Guntas, in favour of Mr.Muniyappa S/o.Dasappa. Further Mr.Muniyappa S/o.Dasappa has sold the Land bearing Sy.No.81 Measuring 01 Acre 21 Guntas, in favour of Mr.R.Muniswamy is 3rd son S/o.Late.Ramaiah, through a Registered Sale Deed bearing Doc.No.4982/1974-75, Pages 62-63, Volume 1090, in the office of SRO- Bengaluru South Taluk, Dated 09.09.1974.

Later, Mr.Chinnappa S/o Mr.Venkata Ramaiah has sold the Sy.No.81, Measuring 01 Acre & 23 Guntas, by virtue of Registered Sale Deed Dated 12.12.1974 vide Doc.No.7236/1974-75, Book-I, Pages 154-156 Volume 1124, in the office of Bengaluru South Taluk, in favour of Mr.Chennakrishnappa S/o Mr.Ramaiah.

Whereas Mr.Chennakrishnappa S/o Mr.Ramaiah sold his share by executing Registered Sale Deed Dated 16.13.1974, in favour of Mr.Muniyappa S/o Mr.Dasappa, which is registered as Doc.No.7310/1974-75, Book-I, Pages 212-215 Volume 1112, in the office of Bengaluru South Taluk, in respect of Land bearing Sy.No.89 Measuring 01 Acre 23 Guntas, due to wrong entry of Survey Numbers executed Registered Rectification Deed Dated 01.05.1975 Mr.Chennakrishnappa S/o Mr.Ramaiah in favour of Mr.Muniyappa S/o Mr.Dasappa, which is Registered as Doc.No.685/1974-75, Book-I, Pages 13-18 Volume 1153, in the office of Bengaluru South Taluk, as Sy.No.89 **instead of** Sy.No.81, Measuring 01 Acre & 23 Guntas, which is reflecting in Record of Rights and Index Of Land.

Subsequently, Mr.Chennarayappa, Muniswamy and Srinivasappa are children of Late.Ramaiah have executed a Registered Sale Deed Dated 27.03.1986 Registered as Doc.No.302/1986-87, Book-I, Volume 2430, Pages 55-57 in the office of Bengaluru South Taluk, in favour of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy, for Conveying the Land bearing Sy.No.81 Measuring 05 Acres & 06 Guntas. Later Mr.Muniyappa S/o Mr.Dasappa has sold the Land bearing Sy.No.81 Measuring 01 Acre & 23 Guntas, by virtue of Registered Sale Deed Dated 14.05.1986 vide Doc.No.708/1986-87 Book-I, Pages 119-121 Volume 2431, in the office of Bengaluru South Taluk, in favour of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy and the same was mutated in revenue records vide a MR No.28+29/1986-87 issued by Tahsildar Bengaluru in respect of Sale Transaction in the name of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy. Further the Akarband and Kardha and Original Tippani, Original Pakka Book, Resurvey Tippani.

Whereas Mrs.G.Vanajakshi has a clear marketable Title and Ownership of the Schedule Property which is free from all encumbrance approached M/s.PSR Builders and Developers represented by its Proprietor Mr.P.Sreedhar Reddy for the Construction Of Residential Apartments in respect of Schedule Property and executed a Registered JDA Dated 03.08.2022 by Mrs.G.Vanajakshi W/o.Mr.M.Y.Srinivasa Reddy and others in favour of M/s.PSR Builders and Developers represented by its Proprietor Mr.P.Sreedhar Reddy, which is Registered as Doc.No.5578/2022-23, Book-I, Stored in CD.No.INRD1137, in the office of SRO Shivajinagar (Indiranagar) and Simultaneously a GPA Dated 03.08.2022 Registered as Doc.No.544/2022-23, Book-IV, Stored in CD.No.INRD1137, in the office of SRO Shivajinagar (Indiranagar), was also executed by Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy and others, appointing M/S.PSR Builders and Developers represented by its Proprietor Mr.P.Sreedhar Reddy as their attorney to do certain acts deeds and things mentioned therein including the power of alienation of the said Land. Meantime vide DC Conversion Order Dated 22.08.2022 bearing No.393812 (ALN(V2P)SRD2/49/22-23) issued by the Commissioner Revenue Department, Granting the land bearing Sy.No.81 Measuring 06 Acres & 29 Guntas Got Converted from Agricultural to Non-Agricultural Residential Purpose and Was mutated in revenue records vide Mutation Register Extract bearing MR.No.T37/2022-23.

Subsequently, Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy and others represented by their GPA Holder M/S.PSR Builders and Developers has executed a Relinquishment Deed Dated 10.01.2023 Registered as Doc.No.BDA.3432/2022-23, Book-I, Stored in CD.No.BDAD1248, in the office of SRO BDA, in favour of BDA, Bengaluru, HSR Layout represented by its Executive Engineer, for Civic Amenities. And the Babthu Nakshe (Sketch). Whereas the Village Map of Kodathi, Varthur 2 Hobli, Bengaluru ad RTC extract produced for the year 1940-2023. Further the Tahsildar has issued a Nil Tenancy Certificate Dated 20.07.2023, in the name of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy. An Endorsement with Sketch was issued by Assistant Land Acquisition Officer, Bengaluru in respect of Survey Sketch dated 07.09.2022. Later the Kodathi

Grama Panchyati has issued a Confirmation Letter On 07.12.2022, in the name of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy. And endorment recived from Thasildhare for stating that RTC for the period from 1998-99 to 2002 is not available for the same.

And I have verified Work order issued by BDA Dated 25.01.2023 for the purpose of Development and I have verified NOC Dated 24.03.2023 was issued by BSNL, Permission and NOC Dated 17.04.2023 for digging borewell issued by Panchayati Development Authority, Kodathi Village, Bengaluru, NOC Dated 18.04.2023 was issued by BESCO and Further the BDA has issued a Intimation Letter On 29.05.2023.

With intentions to construct over the schedule property an Plan Sanction Letter and Approved Construction Plan issued by BDA On 13.06.2023 for the Construction Of Residential Basement Floor + Stilt Floor + (Club House GF) + (Club House FF) + Ground Floor + 1st Floor to 13th Floor + Terrace Floor, vide LP No.12/2023-24, On Sy.No.81.

And I have verified NOC Dated 26.05.2023 was issued by Karnataka State Pollution Control Board and Additional conditions issued by Senior Environmental Officer, Infrastructure State Pollution Control Board, Bengaluru Dive PCB ID 151034, NOC Dated 09.06.2023 was issued by Karnataka State Fire and Emergency Services for the Construction of Residential Building on Schedule Property, NOC Dated 30.06.2023 was issued by Government of India Ministry of Environment, Forest & Climate Change Karnataka, NOC Dated 10.08.2023 was issued by Airports Authority of India.

Whereas the Khatha of the PID No.150200400400123624, stands transferred in the name of Mrs.G.Vanajakshi W/o Mr.M.Y.Srinivasa Reddy, as could be seen from the E-Khatha Certificate Dated (Form-9 & 11A), was issued by Panchyati Raj, Kodathi Village, Bengaluru On 08.08.2023.

Further The Registration Certificate Of Project “**PSR VANASREE PHASE-1**” vide No.PRM/KA/RERA/1251/446/PR/220923/006280 Dated 22.09.2023, developed on Sy.No.81 issued by the Real Estate Regulatory Authority reveals that the project is registered with RERA authority, vide RERA Certificate (Form No.C) (the Registration of Certificate Of Project (Company) under Section 5 of the Real Estate (Regulation & Development) Act 2016, valid for a period ending with 31.12.2026.

Thereafter Supplementary Sharing Agreement dated. 10.10.2023 entered between 1.Smt.G.Vanajakshi 2.Sri.M.Y.Srinivas Reddy 3.Sri.S.Prasad 3c.Likhith P.Reddy 3d.Master.Nikhil P Reddy S/o.S.Prasad 4a.Sri.Viswanath.S S/o.M.Y.Srinivas Reddy 4b.Smt.Swetha.M W/o.Viswanath.S 4c.Sri.Sai Raghav.V 4d.Sri.Nischal Skanda.V S/o.Sri.Viswnath.S (Owners) and M/s.PSR Builders and Developers represented by its Proprietor Sri.P.Sreedhar Reddy for Property bearing Sy.No.81 measuring 6A-29Guntas and 1Acer Karab for sharing of flats.

IV. OBSERVATION:

On the basis of the documents scrutinized, prima facie, I Certify that **Mrs.G.Vanajakshi W/o.Mr.M.Y.Srinivasa Reddy** has got a clear marketable title over the property described in 1 Para and interest over the Schedule Property As per the bank intimation the said proposal come under the perfect loan and Subject to condition:

1. Tax paid receipt issued by Concerned authority for the year 2023-24.
2. CC & OC issued by Concerned authority.

V. TAX AND LAND REVENUE RECEIPTS:

Nil

VI. ENCUMBRANCE CERTIFICATE:

Encumbrance certificate from 01.04.1939 to 23.08.2023 clearly shows that other than above discussed transaction no other transaction reflected and also discloses encumbrance on the property.

VII. CERTIFICATE OF TITLE:

On the basis of the original, photo copies and certified copies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that, **Mrs.G.Vanajakshi W/o.Mr.M.Y.Srinivasa Reddy** is the absolute owner of Schedule Property and having clear marketable title over the property and they have right title over the Schedule Property described in Para I, and the said property is available as security against the loan if all Original referred in Para X, which will satisfy the condition of valid title.

Date: 25.10.2023

Place: Bangalore.

Yours faithfully,

Sunandamma.BV
Advocate