

LEGAL SCRUTINY REPORT

Ref. No. AA/ABF/CF-02-11/2024

Date: 15/11/2024

To,
The Credit Manager,
Aditya Birla Finance Ltd,
No 1/78, Star Avenue 6th Cross,
Sri Thyagi M Palanivelu Road,
Victoria Layout,
Bengaluru

Dear Sir/Madam,

We are pleased to submit my/our legal opinion on the property as under:-

I. Borrower and Property Owner Details:

Borrower Details & Constitution (State if individual, HUF, Partnership firm, Sole proprietorship or Limited Company etc.)	M/s. Sipani Property Private Limited Private Limited
Name & Constitution of the Property Owner (State if individual, HUF, Partnership Firm, Sole Proprietorship or Private/Public Limited Company etc.)	M/s. Sipani Property Private Limited Private Limited

II. Property Description/ Details

Description of the Property Reflecting Land Survey No. /City Survey No., Village, Tehsil, Taluk, Sub-District, District and State	Property bearing Sy. No. 21, measuring 3 Acres 31 Guntas, Sy.No. 22/2 measuring 6 Acres and Sy.No. 24/6 measuring 1 Acre situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District
Boundaries	Mentioned in detailed herein below in Item No. 1 to 3
Area of the Property (Square Feet/Square Meter/ Square Yards, etc.)	Mentioned in detailed herein below in Item No. 1 to 3
Nature and Permitted Usage of the Property [a] Nature of the property whether Lease Hold/ Freehold.	Residential Free Hold

[b] Usage of property whether Agricultural/Residential/ Commercial/ Mix land use	Residential
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III. Details of Land Revenue Records/ Khata Extracts/ Mutation Records

Whether the property/ies has/have been mutated in the name/s of the person/s (Owner) offering the mortgage. Please mention details.	Details mentioned hereunder in III and VIII
Whether there is any discrepancy in the mutation details and title deed? Please provide(if yes)	Nil

IV. Details of Approved/ Sanctioned Permission for construction of Building/ House/Layout etc.

Whether requisites Sanctions/ Permissions/ Noc's/ Plans from Competent Authorities under the State/ Central/ Local Laws have been obtained in order to develop/ construction of the property by the Owner/ Developer. Please mention details. If any deviations from actual/title documents. Please mention	NA
Certificate of Commencement/ Occupation/ Completion/ Possession Receipt have been obtained. Please mentioned details. Whether RERA Registration is obtained for the property. Please mention RERA details (If applicable)	NA
Whether permission for conversion of land/ plot from Agricultural to Non-Agriculture for Residential or Commercial purpose is obtained. Please mention the reference of the same.	Yes Mentioned in detailed herein below in Table III and Narration VIII

V. Details of Property/ Statutory Taxes

Whether up to date Land Revenue/ Municipal Taxes and other Cess paid.	Yes
Whether the tax receipts have been physically verified and found to be in order.	No

VI. Encumbrance/ Sub Registrar of Assurance Search Report

Scrutinized Encumbrance Certificate/ Sub Registrar Search carried out from SRO for 13 years or from last transaction for the property.	01/04/1994 to 19/11/2024
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Please annex the search receipts and other documents in respect thereof	
Confirmation on encumbrances if any (Yes/No) If yes provide the details	No

Description of the Property

Item No.1

All that piece and parcel of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas bounded by:

North by	Property in Sy No. 20/1
South by	Kugur Gadi
East by	Property in Sy No. 20/1 and 20/1
West by	Property in Sy No. 22/2

Item No.2

All that piece and parcel of the property bearing Sy.No. 22/2, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 6 Acres and bounded by;

North by	Property bearing Sy.No. 24
South by	Remaining land in Sy.No. 22/2
East by	Property of Guruppa
West by	Property bearing Sy.No. 24

Item No.3

All that piece and parcel of the property bearing Sy.No. 24/6, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 1 Acre and bounded by:

North by	Property in Sy.No. 38 Govt Land and Road
South by	Property in Sy.No. 22/2
East by	Property of Annayappa
West by	Remaining portion in Sy.No. 24

III. Documents Scrutinized/ Provided

Sl. No.	Date	Particulars	Whether original/ certified/ Notarized copy/true copy/ Photostat
Sy.No. 21 measuring 3 Acres 31 Guntas			
1.		Karda Nakalu, Moola Tippani, Akarbandh issued by the Jurisdictional Revenue Authority	Photostat

2.		Index of land and Record of Rights at Sl.No.43 issued by the Jurisdictional Revenue Authority evidences the name of Sri Basavanna Devaru Inanthi	Photostat
3.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 2024-25 issued by the Jurisdictional Revenue Authority	Photostat
4.	04/06/1982	Order Sheet issued in Case No. LRF INM 13/1979-80 issued by the Land Tribunal, Anekal, Anekal in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Mr.Mutthappa	Photostat
5.	15/09/1982	Endorsement issued by the Special Tahsildar, Land Tribunal, Anekal Taluk in favor of Mr.Mutthappa @ Munishami and Mr.Gurappa	Photostat
6.		Mutation Register Extract bearing M.R.No. 1/1984-85 issued by the Jurisdictional Revenue Authority	Photostat
7.	02/06/1999	Form of Declaration/Mortgage Deed registered as document No.SF117 executed by Mr.Muthappa in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Dena Bank	Photostat
8.		Mutation Register Extract bearing M.R.No. 7/1999-2000 issued by the Jurisdictional Revenue Authority	Photostat
9.		Mutation Register Extract bearing M.R.No. 3/2000-01 issued by the Jurisdictional Revenue Authority	Photostat
10.	30/05/2009	Death Certificate of Mr.Gurappa S/o.Muthappa issued by the Tahsildar, Anekal Taluk	Photostat
11.	26/02/2010	Death Certificate of Mrs.Munirathnamma W/o.Papaiah issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
12.	04/06/2012	Death Certificate of Mr.Rajappa S/o.Thayamma and Mr.Gurappa issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
13.	05/09/2012	Death Certificate of Mrs.Anjanamma W/o. Mr.Muthappa issued by the Tahsildar, Anekal Taluk	Photostat
14.	19/12/2013	Death Certificate of Mr.Muthappa issued by the Registrar of Birth and Deaths, Koguru Circle	Photostat
15.	22/11/2016	Death Certificate of Mr.Babu S/o.Annaiahppa and Late Ramakka issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
16.	24/10/2017	Death Certificate of Mr.Krishnappa G S/o.Late Gurappa and Thayamma issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
17.	07/03/2018	Endorsement bearing No. LRF/A3/CR/186/2017-18 issued by the Assistant Commissioner, Bangalore South Sub Division Bangalore District	Photostat
18.		Endorsement bearing No. PTCL/CR(A)1056/2017-18 issued by the Assistant Commissioner, Bangalore South Sub Division Bangalore District	Photostat
19.	17/07/2018	Endorsement issued by the Tahsildar, Anekal Taluk, Anekal stating that Form 8 of Madappanahalli Village is not available	Photostat

20.	25/10/2022	Discharge deed registered as document No.6636/2022-23 executed by Dena Bank (now Bank of Baroda) in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Mr.Narayanappa S/o.Late Muthappa	Photostat
21.		Mutation Register Extract bearing M.R.No. T37/2022-23 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 21 measuring 3 acres 31 guntas in favour of Mrs.Thayamma and others	Photostat
22.	02/11/2022	Agreement entered between Mr. Vikas Daga and Mr.Vineet Daga in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas	Photostat
23.	16/11/2022	Affidavit for family tree of Mr.Muthappa sworn by Mr.A.Venkateshappa (Children Mr.Annayyappa, Mr.Gurappa (died leaving behind his wife Mrs.Thayamma and children Mr.Rajappa, Mr.Nagesh, Mr.Krishnappa.G (died leaving behind his wife Mrs.Manju and minor children Rahul.K and Akul.K), Mr.Jagadish.G, Mr.Madaresh, Mrs.Chandrakala.G,, Mr.Narayanappa)	Photostat
24.	05/12/2022	Agreement for Sale executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga	Photostat
25.	05/12/2022	General Power of Attorney with Possession registered as document No. 439/2022-23 executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga	Photostat
26.	13/02/2023	Sale deed registered as document No. 9495/2022-23 executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs all are represented by their General Power of Attorney holder Mr. Vigas Daga as the sellers and Mr. Vigas Daga and Vineet Daga as confirming parties in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat

27.		Mutation Register Extract bearing M.R.No. T7/2023-24 issued by the Jurisdictional Revenue Authority in favor of M/s. Sipani Properties Private Limited	Photostat
28.	19/07/2023	Official Memorandum bearing No. ALN(A)(S)/SR-31/23-24 issued by the Deputy Commissioner, Bangalore District in respect of Sy.No. 21 measuring 3 Acres 31 Guntas	Photostat
29.		Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004 and from 01/04/2004 to 14/06/2024	Photostat
Sy.No. 22/2 Measuring 6 Acres			
30.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 1991-92 issued by the Jurisdictional Revenue Authority in respect of Sy.No.22 measuring 7 acres 1 gunta	Photostat
31.	29/08/1963	Inam Endorsement issued by the Special Deputy Commissioner for Inama Abolition in respect of Sy.No.22 measuring 6 acres 39 guntas and other properties in favour of Mr.Dakshinamurthy Sastry, Mr.K.S.Venkatasubbaiah, Mr.K.S.Venkataramaiah, Mr.K.S.Rajaram, Mr.A.Subbaiah and Mrs.Parvathamma	Photostat
32.		Form VIII of Jodi Madappanahalli Village issued by the Jurisdictional Revenue Authority in respect of Sy.No.22 measuring 6 acres 39 guntas and other properties in favour of Mr.Dakshinamurthy Sastry, Mr.K.S.Venkatasubbaiah, Mr.K.S.Venkataramaiah, Mr.K.S.Rajaram, Mr.A.Subbaiah and Mrs.Parvathamma	Photostat
33.	20/06/1983	Will registered as document No. 37/1983-84 executed by Mrs. A. Parvathamma in respect of her 1/12 th share in the property bearing Sy.No. 22 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore along with other Properties in favor of Mrs. Annapoornamma	Photostat
34.		Record of Tenant and Crop (RTC / Pahani) for the year from 1992-93 to 2024-25 issued by the Jurisdictional Revenue Authority in respect of Sy.No.22/2	Photostat
35.	17/03/1995	Panchayat Parikat/Family Partition entered between Mr.K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara in respect of the property bearing No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 acres 3 guntas including 2 guntas karab (2 acres 1 guntas allotted to Mr.K.V.Kashipathi, 2 acres each allotted to Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara)	Photostat
36.	17/10/2007	Order passed in case No.RRT (D) 36/2006-07 issued by the Deputy Tahsildar, Sarjapura Nadakacheri, Anekal Taluk and thereby directed to transfer the katha in respect of Sy.No.22/2 of Madappanahalli Village measuring 6 acres 3 guntas in the name of Mr.K.V.Ramaswamy, Mr.K.V.Kashipathi, Mr.K.V.Shrikanteshwara	Photostat
37.		Mutation Register Extract bearing M.R.No. 4/2007-08 issued by the Jurisdictional Revenue Authority	Photostat

38.	31/10/2007	Sale deed registered as document No. 1948/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres and 1 Guntas in favor of Mr. B. Suresh	Photostat
39.	31/10/2007	Sale deed registered as document No. 1949/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mrs. R.Shylajakumari	Photostat
40.	31/10/2007	Sale deed registered as document No. 1950/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mr. Ramakrishna	Photostat
41.	13/07/2017	Agreement of Sale without Possession registered as document No. 2441/2017-18 executed by Mr. Suresh, Mrs. R. Shylaja Kumari, Mr. Ramakrishna as sellers and Mrs. Nagarathna N.R as the Procurement Agent in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 Acres 1 Guntas in favor of M/s. Sipani Properties Private Limited represented by its director Mr.Dinesh Sipani	Photostat
42.	13/07/2022	Sale deed registered as document No. 3254/2022-23 executed by Mrs. Shylaja Kumari in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
43.	13/07/2022	Sale deed registered as document No. 3255/2022-23 executed by Mr. Suresh in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres 1 Gunta in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
44.	13/07/2022	Sale deed registered as document No. 3259/2022-23 executed by Mr. Ramakrishna in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
45.		Mutation Register Extract bearing M.R.No. T18/2022-23 issued by the Jurisdictional Revenue Authority in respect of the property bearing Sy.No. 22/2 totally measuring 6 acres 1 gunta	Photostat

46.	08/11/2023	Official Memorandum bearing No.ALN(A)(S)SR/96/2023-24 issued by the Deputy Commissioner, Bengaluru District, Bengaluru in respect of the property bearing Sy.No.22/2 measuring 6 acres	Photostat
47.		Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004 and 01/04/2004 to 14/06/2024	Photostat
Sy.No. 24/6 measuring 1 Acre			
48.	03/11/1962	Grant Order passed in Case No.8/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Venkatappa along with Mr.Doddathimmarayappa	Photostat
49.	05/11/1962	Grant Order passed in Case No.12/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Doddathimmarayappa along with Mr.Venkatappa	Photostat
50.	27/08/1963	Endorsement issued in Case No.8/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Venkatappa along with Mr.Doddathimmarayappa	Photostat
51.	27/08/1963	Endorsement issued in Case No.8/1959-60 by the Special Deputy in Case No.12/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Doddathimmarayappa along with Mr.Venkatappa	Photostat
52.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 1999-2000 and 2001-02 to 2010-11 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24	Photostat
53.		Karda Nakalu, Pakka book issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24	Photostat
54.		Index of Land and Record of Rights at Sl.No.50 issued by the Jurisdictional Revenue Authority evidences that the property bearing Sy.No.24 of Madappanahalli Village measuring 6 acres 18 gutnas mutated in the joint names of Mr.Venkatappa and Mr.Doddathimmarayappa	Photostat
55.		Mutation Register Extract bearing IHC No.6/1985-86 issued by the Jurisdictional Revenue Authority evidenced that the katha in respect of the property bearing Sy.No.24 measuring 3 acres 18 guntas stood transferred in the name of Mr.Chinnappa	Photostat

56.	29/05/2010	Affidavit for Family tree of Mr.Chinnappa sworn by himself (wife Mrs.Nagamma and children Mr. Muniraju, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Muralidhar and Mrs. Pushpa)	Photostat
57.	24/09/2010	Partition deed registered as document No. 2246/2010-11 entered between Mr. Chinnappa, Mr. Muniraju, Mrs.Lakshamma, Mrs. Susheelamma, Mrs.Ratnamma, Mr. Murlidhar and Mrs. Pushpa in respect of their joint family property including the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 2 acres 18 guntas out of 3 Acres 18 Guntas	Photostat
58.	24/09/2010	Sale deed registered as document No. 2269/2010-11 executed by Mr. Chinnappa and his wife Mrs.Nagamma, Mr. Muniraju and his legal heirs, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Murlidhar and his legal heirs and Mrs. Pushpa in respect of the property bearing Sy.No. 24 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of Mr. S. Shrinivas	Photostat
59.		Hissa Tippani issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24/6	Photostat
60.		Mutation Register Extract bearing M.R.No.1/2011-12 issued by the Jurisdictional Revenue Authority	Photostat
61.		Record of Tenant and Crop (RTC / Pahani) for the year from 2016-17 to 2024-25 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24/6	Photostat
62.	29/04/2024	Endorsement bearing No.KHB/LAD/Anekal/05/2024-25 issued by the Land Acquisition Officer, KHB, Bengaluru in respect of Sy.No.24/6 measuring 1 acre	Photostat
63.	02/05/2024	Endorsement bearing No.PTCL/A/CR/45/2024-25 issued by the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru in respect of Sy.No.24/6 measuring 1 acre	Photostat
64.	05/06/2024	Endorsement bearing No.ADLR/ANK/55099000 issued by the Superintendent, Department of Land Records, Anekal Taluk stating that the record relating to Akarbandh in respect of Sy.No.24/6 dilapidated hence cannot be issued	Photostat
65.	14/06/2024	Official Memorandum bearing No. ALN(A)(S) SR/23/24-25 issued by the Deputy Commissioner, Bangalore District in respect of Sy.No. 24/6 measuring 1 Acre	Photostat
66.	15/06/2024	Sale deed registered as document No. 2349/2024-25 executed by Mr. S. Shrinivas in respect of the property bearing Sy.No. 24/6 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
67.	30/07/2024	Endorsement bearing No.LAO-1/1169/2024-25 issued by the Special Land Acquisition Officer, KIADB, Bengalurus	Photostat

68.	Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004 and 01/04/2004 to 14/06/2024	Photostat
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VIII. Narration on Flow of Title Including Document Details in Chronological Order

1. I have carefully perused the Photostat copies of the title deeds and other documents pertaining to the property bearing Sy.No. 21, measuring 3 Acres 31 Guntas, Sy.No. 22/2 measuring 6 Acres and Sy.No. 24/6 measuring 1 Acre situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, herein after referred to as Schedule Property.

Tracing of Title for Sy.No. 21 measuring 3 Acres 31 Guntas

2. That the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 3 Acres 31 Guntas was originally belongs to Sri Basavanna Devaru Inanthi, which is evidenced from Index of land and Record of Rights at Sl.No.43 issued by the Jurisdictional Revenue Authority.
3. That the occupancy rights in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 3 Acres 31 Guntas granted and confirmed in favor of Mr.Mutthappa vide Order dated 04/06/1982 passed in Case No. LRF INM 13/1979-80 issued by the Land Tribunal, Anekal, Anekal and the Special Tahsildar, Land Tribunal, Anekal Taluk has issued an Endorsement dated 15/09/1982 by confirming Mr.Mutthappa @ Munishami and his son Mr.Gurappa as Kathadars and Occupants in respect of the said property and they have got mutated their names in the revenue records in respect of the said property vide Mutation Register Extract bearing M.R.No. 1/1984-85 issued by the Jurisdictional Revenue Authority.
4. That Mr.Muthappa has availed the finance in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas from Dena Bank and thereby he created the charge in respect of the said property in favor of Dena Bank vide Form of Declaration/Mortgage Deed dated 02/06/1999, registered as document No.SF117. And subsequent to the repayment of entire loan amount with interest that Dena Bank (now Bank of Baroda) has discharged the said charge in favour of Mr.Narayanappa S/o.Late Muthappa vide Discharge deed dated 25/10/2022, registered as document No.6636/2022-23
5. That Affidavit for family tree of Mr.Muthappa dated 16/11/2022 sworn by Mr.A.Venkateshappa discloses that Mr.Muthappa died leaving behind his children Mr.Annayyappa, Mr.Gurappa (died leaving behind his wife Mrs.Thayamma and children Mr.Rajappa, Mr.Nagesh, Mr.Krishnappa.G (died leaving behind his wife Mrs.Manju and minor children Rahul.K and Akul.K), Mr.Jagadish.G, Mr.Madaresh, Mrs.Chandrakala.G,), Mr.Narayanappa, which is evidenced from below mentioned documents:
 - a. Death Certificate of Mr.Gurappa S/o.Muthappa dated 30/05/2009 issued by the Tahsildar, Anekal Taluk
 - b. Death Certificate of Mrs.Munirathnamma W/o.Papaiah dated 26/02/2010 issued by the Village Accountant, Koruru Circle, Anekal Taluk
 - c. Death Certificate of Mr.Rajappa S/o.Thayamma and Mr.Gurappa dated 04/06/2012 issued by the Village Accountant, Koruru Circle, Anekal Taluk
 - d. Death Certificate of Mrs.Anjanamma W/o. Mr.Muthappa dated 05/09/2012 issued by the Tahsildar, Anekal Taluk
 - e. Death Certificate of Mr.Muthappa dated 19/12/2013 issued by the Registrar of Birth and Deaths, Koguru Circle
 - f. Death Certificate of Mr.Babu S/o.Annaiahppa and Late Ramakka dated 22/11/2016 issued by the Village Accountant, Koruru Circle, Anekal Taluk

- g. Death Certificate of Mr.Krishnappa G S/o.Late Gurappa and Thayamma dated 24/10/2017 issued by the Village Accountant, Koruru Circle, Anekal Taluk
6. That Mrs.Thayamma and others have got mutated their names in respect of Sy.No. 21 measuring 3 acres 31 guntas in the revenue records vide Mutation Register Extract bearing M.R.No. T37/2022-23 issued by the Jurisdictional Revenue Authority
 7. Whereas Mr. Vikas Daga and Mr. Vineet Daga have intend to buy the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas from the above said Mrs. Thayamma and others and they recorded their mutual understanding of buying the above said property has been recorded in Agreement dated 02/11/2022 along with the consideration and their contributions to such purchase.
 8. That Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs have executed an Agreement for Sale dated 05/12/2022 in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga for a valuable consideration. And also executed one General Power of Attorney with Possession dated 05/12/2022, registered as document No. 439/2022-23 in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga and thereby they empowered him with sale powers.
 9. That Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs all are represented by their General Power of Attorney holder Mr. Vigas Daga as the sellers and Mr. Vigas Daga and Vineet Daga as confirming parties have sold the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy vide Sale deed dated 13/02/2023, registered as document No. 9495/2022-23 and they got mutated their names in the revenue records vide Mutation Register Extract bearing M.R.No. T7/2023-24 issued by the Jurisdictional Revenue Authority.
 10. That M/s. Sipani Properties Private Limited has got converted the property bearing Sy.No. 21 measuring 3 Acres 31 Guntas from agricultural to non-agricultural purposes vide Official Memorandum bearing No. ALN(A)(S)/SR-31/23-24 dated 19/07/2023 issued by the Deputy Commissioner, Bangalore District
 11. That Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004 and from 01/04/2004 to 14/06/2024, which evidences the above said transactions for the relevant period of time.

Tracing of Title for Sy.No. 22/2 measuring 6 Acres

12. That the property bearing Sy.No.22 measuring 6 acres 39 guntas situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore was re-granted to Mr.Dakshinamurthy Sastry, Mr.K.S.Venkatasubbaiah, Mr.K.S.Venkataramaiah, Mr.K.S.Rajaram, Mr.A.Subbaiah and Mrs.Parvathamma which is evidenced from Inam Endorsement dated 29/08/1963 issued by the Special Deputy Commissioner for Inama Abolition and thereby they have been jointly registered and confirmed as Kathadars and Occupants of said property in the revenue records vide Form VIII of Jodi Madappanahalli Village issued by the Jurisdictional Revenue Authority.
13. Upon demise of said Mr.A.Subbaiah his wife Mrs. A. Parvathamma has bequeathed her 1/12th share in the property bearing Sy.No. 22 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore along with other Properties in favor of Mrs. Annapoornamma vide Will dated 20/06/1983, registered as document No. 37/1983-84.

14. That the land bearing Sy.No.22 of Madappanahalli Village measuring 6 acres 39 guntas and 2 guntas karab came to be resurveyed and phodied into two portions i.e., 39 guntas renumbered as 22/1 and 6 acres 1 gunta and 2 guntas karab renumbered as Sy.No.22/2 in the name of Mr.Dakshinamurthy Sastry and Mr.Rajaram, which is evidenced from Record of Tenant and Crop (RTC / Pahani) for the year from 1992-93 to 2006-07 issued by the Jurisdictional Revenue Authority.
15. That legal heirs of Late Mr.K.R.Venkatasubbaiah namely Mr.K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara have effected a family partition in respect of the property bearing No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 acres 3 guntas including 2 guntas karab vide Panchayat Parikat/Family Partition dated 17/03/1995 and by virtue of said partition 2 acres 1 guntas allotted to Mr.K.V.Kashipathi, 2 acres each allotted to Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara.
16. Based on the said partition that Mr.K.V.Ramaswamy has filed a case No.RRT (D) 36/2006-07 before the Deputy Tahsildar, Sarjapura Nadakacheri, Anekal Taluk, seeking mutation of revenue records in his name along with his two brothers Mr.K.V.Kashipathi, Mr.K.V.Shrikanteshwara names against above said his brothers and Mr.Ramachandra S/o.Late K.S.Venkataramaiah, Mr.K.S.Rajaram and Mr.Chandrappa S/o.Late Mr.Dakshinamurthy. That the authority has passed an order dated 17/10/2007 and directed to transfer the katha in respect of Sy.No.22/2 of Madappanahalli Village measuring 6 acres 3 guntas in the name of Mr.K.V.Ramaswamy, Mr.K.V.Kashipathi, Mr.K.V.Shrikanteshwara and thereby they got mutated their names in the revenue records vide Mutation Register Extract bearing M.R.No. 4/2007-08 issued by the Jurisdictional Revenue Authority
17. That K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara have sold the Sy.No.22/2 of Madappanahalli Village measuring 6 acres 3 guntas under the following manner:
 - a. Sale deed dated 31/10/2007, registered as document No. 1948/2007-08 in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres and 1 Guntas in favor of Mr. B. Suresh
 - b. Sale deed dated 31/10/2007, registered as document No. 1949/2007-08 in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mrs. R.Shylajakumari
 - c. Sale deed dated 31/10/2007, registered as document No. 1950/2007-08 in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mr. Ramakrishna
18. That Mr. Suresh, Mrs. R. Shylaja Kumari, Mr. Ramakrishna as sellers and Mrs. Nagarathna N.R as the Procurement Agent have executed an Agreement of Sale without Possession dated 13/07/2017 registered as document No. 2441/2017-18 in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 Acres 1 Guntas in favor of M/s. Sipani Properties Private Limited represented by its director Mr.Dinesh Sipani for a valuable consideration.
19. That Mr. Suresh, Mrs. R. Shylaja Kumari, Mr. Ramakrishna have sold the property under the following manners:
 - a. Sale deed dated 13/07/2022, registered as document No. 3254/2022-23 executed by Mrs. Shylaja Kumari in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy

- b. Sale deed dated 13/07/2022, registered as document No. 3255/2022-23 executed by Mr. Suresh in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres 1 Gunta in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy
 - c. Sale deed dated 13/07/2022, registered as document No. 3259/2022-23 executed by Mr. Ramakrishna in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy
20. Based on the said sale deeds M/s. Sipani Properties Private Limited have got mutated their names in the revenue records vide Mutation Register Extract bearing M.R.No. T18/2022-23 issued by the Jurisdictional Revenue Authority in respect of the property bearing Sy.No. 22/2 totally measuring 6 acres 1 gunta
21. That M/s. Sipani Properties Private Limited has got converted the property bearing Sy.No.22/2 measuring 6 acres from agricultural to non-agricultural purposes vide Official Memorandum bearing No.ALN(A)(S)SR/96/2023-24 dated 08/11/2023 issued by the Deputy Commissioner, Bengaluru District, Bengaluru.
22. That Encumbrance Certificate for the period from 01/04/2004 to 14/06/2024, which evidences the above said transactions for the relevant period of time.

Tracing of Title for Sy.No. 24/6 Measuring 1 Acre

23. That the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas was granted jointly to Mr.Venkatappa and Mr.Doddathimmarayappa vide Grant Order dated 03/11/1962 passed in Case No.8/1959-60 and Grant Order dated 05/11/1962 passed in Case No.12/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru and accordingly Inam Endorsements dated 27/08/1963 issued in respect of the said property and thereby they have been jointly registered and confirmed as Kathadars and Occupants of said property in the revenue records which could be evidenced from Index of Land and Record of Rights at Sl.No.50 issued by the Jurisdictional Revenue Authority.
24. It is evidenced from Mutation Register Extract bearing IHC No.6/1985-86 issued by the Jurisdictional Revenue Authority evidenced that upon demise of Mr.Venkatappa the katha in respect of the property bearing Sy.No.24 measuring 3 acres 18 guntas stood transferred in the name of his son Mr.Chinnappa.
25. It is evidenced from Record of Tenant and Crop (RTC / Pahani) for the year from 1989-90 to 1999-2000 and 2001-02 to 2010-11 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24 that Mr.Chinnappa S/o.Late Venkatappa got the katha of the property measuring 3 acres 18 guntas in Sy.No.24 transferred to his name vide IHC.No.6/1985-86 and Mr.Muniyappa S/o.Late Doddathimmarayappa got the katha of the property measuring 3 acres in Sy.No.24 transferred to his name vide IHC.No.7/1985-86.
26. It is evidenced from Affidavit for Family tree of Mr.Chinnappa dated 29/05/2010 that he and his wife Mrs.Nagamma having children namely Mr. Muniraju, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Muralidhar and Mrs. Pushpa.
27. That Mr. Chinnappa, Mr. Muniraju, Mrs.Lakshamma, Mrs. Susheelamma, Mrs.Ratnamma, Mr. Murlidhar and Mrs. Pushpa have effected a family partition in respect of their joint family property including the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 2 acres 18 guntas out of 3 Acres 18 Guntas vide Partition deed dated 24/09/2010, registered as document No. 2246/2010-11.

28. On the same day that Mr. Chinnappa and his wife Mrs.Nagamma, Mr. Muniraju and his legal heirs, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Murlidhar and his legal heirs and Mrs. Pushpa have sold the property bearing Sy.No. 24 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of Mr. S. Shrinivas vide Sale deed registered as document No. 2269/2010-11.
29. Based on the said Partition deed and Sale deed the land bearing Sy.No.24 of Madappanahalli came to be phodied into 6 portions and the land measuring 1 acre renumbered as Sy.No.24/6 in the name of Mr.Chinnappa which could be evidenced from Hissa Tippani issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24/6 and subsequently the same has been mutated in the name of Mr. S. Shrinivas vide Mutation Register Extract bearing M.R.No.1/2011-12 issued by the Jurisdictional Revenue Authority.
30. That Mr. S. Shrinivas has got converted the property bearing Sy.No. 24/6 measuring 1 Acre from agricultural to non-agricultural purposes vide Official Memorandum bearing No. ALN(A)(S) SR/23/24-25 dated 14/06/2024 issued by the Deputy Commissioner, Bangalore District.
31. That Mr. S. Shrinivas sold the property bearing Sy.No. 24/6 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy vide Sale deed dated 15/06/2024, registered as document No. 2349/2024-25.
32. That Encumbrance Certificate for the period from 01/04/2004 to 03/07/2024, which evidences the above said transactions for the relevant period

IX. Other Interests/ Claims

Any Minor Interest in chain title (Yes/No)	Yes Sy No. 24/6 and 21, court permission has not obtained in respect of the minors' interest
Any Government claims, Acquisitions, Third Party Claims, Liens etc. and details thereof.	No
Any condition precedents in transfer of property/alienation in title documents (Yes/No)	No

X. Prior Permission/ NOC

Permission or NOC from Developer/ Co-operative Housing Society/ State or Central or Local Authority etc.is required before creation of mortgage.	Nil
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XI. SARFAESI

Whether enforcement action can be initiated under SARFAESI Act, 2002 for the captioned property? (Yes/No)	Yes
Whether the local laws or any other law restricts the creation of the Mortgage/ Sale of the property to be mortgaged to the NBFC.	No

XII. Type of Mortgage Recommended for The Property

Equitable Mortgage/ Simple (Registered) Mortgage Whether Equitable Mortgage is required registration or Notice of Intimation of Equitable Mortgage to the concerned sub registrar of assurance is required(Yes/ No)	Equitable Mortgage Yes
Applicable Stamp Duty Applicable Stamp duty for Equitable Mortgage/ Simple Mortgage at the state where the property is located. a) Act and Article b) Rate of stamp duty payable for Equitable Mortgage/ Simple (Registered) Mortgage	0.5 % Stamp Duty and 0.1% Registration fee Karnataka Stamp Act 0.5 % Stamp Duty and 0.1% Registration fee (for Equitable Mortgage)

XV. Documents to be collected prior to the disbursement

Sl. No.	Date	Particulars	Whether original/ certified/ Notarized copy/true copy/ Photostat
Sy.No. 21 measuring 3 Acres 31 Guntas			
1.		Karda Nakalu, Moola Tippani, Akarbandh ssued by the Jurisdictional Revenue Authority	Photostat
2.		Index of land and Record of Rights at Sl.No.43 issued by the Jurisdictional Revenue Authority evidences the name of Sri Basavanna Devaru Inanthi	Photostat
3.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 2024-25 issued by the Jurisdictional Revenue Authority	Photostat
4.	04/06/1982	Order Sheet issued in Case No. LRF INM 13/1979-80 issued by the Land Tribunal, Anekal, Anekal in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Mr.Mutthappa	Photostat
5.	15/09/1982	Endorsement issued by the Special Tahsildar, Land Tribunal, Anekal Taluk in favor of Mr.Mutthappa @ Munishami and Mr.Gurappa	Photostat
6.		Mutation Register Extract bearing M.R.No. 1/1984-85 issued by the Jurisdictional Revenue Authority	Photostat
7.	02/06/1999	Form of Declaration/Mortgage Deed registered as document No.SF117 executed by Mr.Muthappa in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Dena Bank	Photostat
8.		Mutation Register Extract bearing M.R.No. 7/1999-2000 issued by the Jurisdictional Revenue Authority	Photostat

9.		Mutation Register Extract bearing M.R.No. 3/2000-01 issued by the Jurisdictional Revenue Authority	Photostat
10.	30/05/2009	Death Certificate of Mr.Gurappa S/o.Muthappa issued by the Tahsildar, Anekal Taluk	Photostat
11.	26/02/2010	Death Certificate of Mrs.Munirathnamma W/o.Papaiah issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
12.	04/06/2012	Death Certificate of Mr.Rajappa S/o.Thayamma and Mr.Gurappa issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
13.	05/09/2012	Death Certificate of Mrs.Anjanamma W/o. Mr.Muthappa issued by the Tahsildar, Anekal Taluk	Photostat
14.	19/12/2013	Death Certificate of Mr.Muthappa issued by the Registrar of Birth and Deaths, Koguru Circle	Photostat
15.	22/11/2016	Death Certificate of Mr.Babu S/o.Annaiahppa and Late Ramakka issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
16.	24/10/2017	Death Certificate of Mr.Krishnappa G S/o.Late Gurappa and Thayamma issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
17.	07/03/2018	Endorsement bearing No. LRF/A3/CR/186/2017-18 issued by the Assistant Commissioner, Bangalore South Sub Division Bangalore District	Photostat
18.		Endorsement bearing No. PTCL/CR(A)1056/2017-18 issued by the Assistant Commissioner, Bangalore South Sub Division Bangalore District	Photostat
19.	17/07/2018	Endorsement issued by the Tahsildar, Anekal Taluk, Anekal stating that Form 8 of Madappanahalli Village is not available	Photostat
20.	25/10/2022	Discharge deed registered as document No.6636/2022-23 executed by Dena Bank (now Bank of Baroda) in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Mr.Narayanappa S/o.Late Muthappa	Photostat
21.		Mutation Register Extract bearing M.R.No. T37/2022-23 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 21 measuring 3 acres 31 guntas in favour of Mrs.Thayamma and others	Photostat
22.	02/11/2022	Agreement entered between Mr. Vikas Daga and Mr.Vineet Daga in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas	Photostat
23.	16/11/2022	Affidavit for family tree of Mr.Muthappa sworn by Mr.A.Venkateshappa (Children Mr.Annayyappa, Mr.Gurappa (died leaving behind his wife Mrs.Thayamma and children Mr.Rajappa, Mr.Nagesh, Mr.Krishnappa.G (died leaving behind his wife Mrs.Manju and minor children Rahul.K and Akul.K), Mr.Jagadish.G, Mr.Madaresh, Mrs.Chandrakala.G,, Mr.Narayanappa)	Photostat

24.	05/12/2022	Agreement for Sale executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga	Photostat
25.	05/12/2022	General Power of Attorney with Possession registered as document No. 439/2022-23 executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga	Photostat
26.	13/02/2023	Sale deed registered as document No. 9495/2022-23 executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs all are represented by their General Power of Attorney holder Mr. Vigas Daga as the sellers and Mr. Vigas Daga and Vineet Daga as confirming parties in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
27.		Mutation Register Extract bearing M.R.No. T7/2023-24 issued by the Jurisdictional Revenue Authority in favor of M/s. Sipani Properties Private Limited	Photostat
28.	19/07/2023	Official Memorandum bearing No. ALN(A)(S)/SR-31/23-24 issued by the Deputy Commissioner, Bangalore District in respect of Sy.No. 21 measuring 3 Acres 31 Guntas	Photostat
29.		Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004 and from 01/04/2004 to 14/06/2024	Photostat
Sy.No. 22/2 Measuring 6 Acres			
30.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 1991-92 issued by the Jurisdictional Revenue Authority in respect of Sy.No.22 measuring 7 acres 1 gunta	Photostat
31.	29/08/1963	Inam Endorsement issued by the Special Deputy Commissioner for Inama Abolition in respect of Sy.No.22 measuring 6 acres 39 guntas and other properties in favour of Mr.Dakshinamurthy Sastry, Mr.K.S.Venkatasubbaiah, Mr.K.S.Venkataramaiah, Mr.K.S.Rajaram, Mr.A.Subbaiah and Mrs.Parvathamma	Photostat
32.		Form VIII of Jodi Madappanahalli Village issued by the Jurisdictional Revenue Authority in respect of Sy.No.22 measuring 6 acres 39 guntas and other properties in favour of Mr.Dakshinamurthy Sastry, Mr.K.S.Venkatasubbaiah,	Photostat

		Mr.K.S.Venkataramaiah, Mr.K.S.Rajaram, Mr.A.Subbaiah and Mrs.Parvathamma	
33.	20/06/1983	Will registered as document No. 37/1983-84 executed by Mrs. A. Parvathamma in respect of her 1/12 th share in the property bearing Sy.No. 22 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore along with other Properties in favor of Mrs. Annapoornamma	Photostat
34.		Record of Tenant and Crop (RTC / Pahani) for the year from 1992-93 to 2024-25 issued by the Jurisdictional Revenue Authority in respect of Sy.No.22/2	Photostat
35.	17/03/1995	Panchayat Parikat/Family Partition entered between Mr.K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara in respect of the property bearing No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 acres 3 guntas including 2 guntas karab (2 acres 1 guntas allotted to Mr.K.V.Kashipathi, 2 acres each allotted to Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara)	Photostat
36.	17/10/2007	Order passed in case No.RRT (D) 36/2006-07 issued by the Deputy Tahsildar, Sarjapura Nadakacheri, Anekal Taluk and thereby directed to transfer the katha in respect of Sy.No.22/2 of Madappanahalli Village measuring 6 acres 3 guntas in the name of Mr.K.V.Ramaswamy, Mr.K.V.Kashipathi, Mr.K.V.Shrikanteshwara	Photostat
37.		Mutation Register Extract bearing M.R.No. 4/2007-08 issued by the Jurisdictional Revenue Authority	Photostat
38.	31/10/2007	Sale deed registered as document No. 1948/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres and 1 Guntas in favor of Mr. B. Suresh	Photostat
39.	31/10/2007	Sale deed registered as document No. 1949/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mrs. R.Shylajakumari	Photostat
40.	31/10/2007	Sale deed registered as document No. 1950/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mr. Ramakrishna	Photostat
41.	13/07/2022	Agreement of Sale without Possession registered as document No. 2441/2017-18 executed by Mr. Suresh, Mrs. R. Shylaja Kumari, Mr. Ramakrishna as sellers and Mrs. Nagarathna N.R as the Procurement Agent in respect of the	Photostat

		property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 Acres 1 Guntas in favor of M/s. Sipani Properties Private Limited represented by its director Mr.Dinesh Sipani	
42.	13/07/2022	Sale deed registered as document No. 3254/2022-23 executed by Mrs. Shylaja Kumari in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
43.	13/07/2022	Sale deed registered as document No. 3255/2022-23 executed by Mr. Suresh in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres 1 Gunta in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
44.	13/07/2022	Sale deed registered as document No. 3259/2022-23 executed by Mr. Ramakrishna in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
45.		Mutation Register Extract bearing M.R.No. T18/2022-23 issued by the Jurisdictional Revenue Authority in respect of the property bearing Sy.No. 22/2 totally measuring 6 acres 1 gunta	Photostat
46.	08/11/2023	Official Memorandum bearing No.ALN(A)(S)SR/96/2023-24 issued by the Deputy Commissioner, Bengaluru District, Bengaluru in respect of the property bearing Sy.No.22/2 measuring 6 acres	Photostat
47.		Encumbrance Certificate for the period from 01/04/2004 to 14/06/2024	Photostat
Sy.No. 24/6 measuring 1 Acre			
48.	03/11/1962	Grant Order passed in Case No.8/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Venkatappa along with Mr.Doddathimmarayappa	Photostat
49.	05/11/1962	Grant Order passed in Case No.12/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Doddathimmarayappa along with Mr.Venkatappa	Photostat
50.	27/08/1963	Endorsement issued in Case No.8/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at	Photostat

		Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Venkatappa along with Mr.Doddathimmarayappa	
51.	27/08/1963	Endorsement issued in Case No.8/1959-60 by the Special Deputy in Case No.12/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Doddathimmarayappa along with Mr.Venkatappa	Photostat
52.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 1999-2000 and 2001-02 to 2010-11 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24	Photostat
53.		Karda Nakalu, Pakka book issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24	Photostat
54.		Index of Land and Record of Rights at Sl.No.50 issued by the Jurisdictional Revenue Authority evidences that the property bearing Sy.No.24 of Madappanahalli Village measuring 6 acres 18 gutnas mutated in the joint names of Mr.Venkatappa and Mr.Doddathimmarayappa	Photostat
55.		Mutation Register Extract bearing IHC No.6/1985-86 issued by the Jurisdictional Revenue Authority evidenced that the katha in respect of the property bearing Sy.No.24 measuring 3 acres 18 guntas stood transferred in the name of Mr.Chinnappa	Photostat
56.	29/05/2010	Affidavit for Family tree of Mr.Chinnappa sworn by himself (wife Mrs.Nagamma and children Mr. Muniraju, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Muralidhar and Mrs. Pushpa)	Photostat
57.	24/09/2010	Partition deed registered as document No. 2246/2010-11 entered between Mr. Chinnappa, Mr. Muniraju, Mrs.Lakshamma, Mrs. Susheelamma, Mrs.Ratnamma, Mr. Murlidhar and Mrs. Pushpa in respect of their joint family property including the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 2 acres 18 guntas out of 3 Acres 18 Guntas	Photostat
58.	24/09/2010	Sale deed registered as document No. 2269/2010-11 executed by Mr. Chinnappa and his wife Mrs.Nagamma, Mr. Muniraju and his legal heirs, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Murlidhar and his legal heirs and Mrs. Pushpa in respect of the property bearing Sy.No. 24 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of Mr. S. Shrinivas	Photostat
59.		Hissa Tippani issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24/6	Photostat

60.		Mutation Register Extract bearing M.R.No.1/2011-12 issued by the Jurisdictional Revenue Authority	Photostat
61.		Record of Tenant and Crop (RTC / Pahani) for the year from 2016-17 to 2024-25 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24/6	Photostat
62.	29/04/2024	Endorsement bearing No.KHB/LAD/Anekal/05/2024-25 issued by the Land Acquisition Officer, KHB, Bengaluru in respect of Sy.No.24/6 measuring 1 acre	Photostat
63.	02/05/2024	Endorsement bearing No.PTCL/A/CR/45/2024-25 issued by the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru in respect of Sy.No.24/6 measuring 1 acre	Photostat
64.	05/06/2024	Endorsement bearing No.ADLR/ANK/55099000 issued by the Superintendent, Department of Land Records, Anekal Taluk stating that the record relating to Akarbandh in respect of Sy.No.24/6 dilapidated hence cannot be issued	Photostat
65.	14/06/2024	Official Memorandum bearing No. ALN(A)(S) SR/23/24-25 issued by the Deputy Commissioner, Bangalore District in respect of Sy.No. 24/6 measuring 1 Acre	Photostat
66.	15/06/2024	Sale deed registered as document No. 2349/2024-25 executed by Mr. S. Shrinivas in respect of the property bearing Sy.No. 24/6 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Photostat
67.	30/07/2024	Endorsement bearing No.LAO-1/1169/2024-25 issued by the Special Land Acquisition Officer, KIADB, Bengalurus	Photostat
68.		Encumbrance Certificate for the period from 01/04/2004 to 03/07/2024	Photostat

XV. Documents to be collected for the creation of mortgage

Sl. No.	Date	Particulars	Whether original/ certified/ Notarized copy/true copy/ Photostat
Sy.No. 21 measuring 3 Acres 31 Guntas			
1.		Karda Nakalu, Moola Tippani, Akarbandh ssued by the Jurisdictional Revenue Authority	Certified
2.		Index of land and Record of Rights at Sl.No.43 issued by the Jurisdictional Revenue Authority evidences the name of Sri Basavanna Devaru Inanthi	Certified
3.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 2024-25 issued by the Jurisdictional Revenue Authority	Certified
4.	04/06/1982	Order Sheet issued in Case No. LRF INM 13/1979-80 issued by the Land Tribunal, Anekal, Anekal in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Mr.Mutthappa	Original

5.	15/09/1982	Endorsement issued by the Special Tahsildar, Land Tribunal, Anekal Taluk in favor of Mr.Mutthappa @ Munishami and Mr.Gurappa	Original
6.		Mutation Register Extract bearing M.R.No. 1/1984-85 issued by the Jurisdictional Revenue Authority	Original
7.	02/06/1999	Form of Declaration/Mortgage Deed registered as document No.SF117 executed by Mr.Muthappa in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Dena Bank	Original
8.		Mutation Register Extract bearing M.R.No. 7/1999-2000 issued by the Jurisdictional Revenue Authority	Original
9.		Mutation Register Extract bearing M.R.No. 3/2000-01 issued by the Jurisdictional Revenue Authority	Original
10.	30/05/2009	Death Certificate of Mr.Gurappa S/o.Muthappa issued by the Tahsildar, Anekal Taluk	Photostat
11.	26/02/2010	Death Certificate of Mrs.Munirathnamma W/o.Papaiah issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
12.	04/06/2012	Death Certificate of Mr.Rajappa S/o.Thayamma and Mr.Gurappa issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
13.	05/09/2012	Death Certificate of Mrs.Anjanamma W/o. Mr.Muthappa issued by the Tahsildar, Anekal Taluk	Photostat
14.	19/12/2013	Death Certificate of Mr.Muthappa issued by the Registrar of Birth and Deaths, Koguru Circle	Photostat
15.	22/11/2016	Death Certificate of Mr.Babu S/o.Annaiahppa and Late Ramakka issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
16.	24/10/2017	Death Certificate of Mr.Krishnappa G S/o.Late Gurappa and Thayamma issued by the Village Accountant, Koruru Circle, Anekal Taluk	Photostat
17.	07/03/2018	Endorsement bearing No. LRF/A3/CR/186/2017-18 issued by the Assistant Commissioner, Bangalore South Sub Division Bangalore District	Original
18.		Endorsement bearing No. PTCL/CR(A)1056/2017-18 issued by the Assistant Commissioner, Bangalore South Sub Division Bangalore District	Original
19.	17/07/2018	Endorsement issued by the Tahsildar, Anekal Taluk, Anekal stating that Form 8 of Madappanahalli Village is not available	Original
20.	25/10/2022	Discharge deed registered as document No.6636/2022-23 executed by Dena Bank (now Bank of Baroda) in respect of the property bearing Sy.No.21 of Madappanahalli Village measuring 3 Acres 31 Guntas in favor of Mr.Narayanappa S/o.Late Muthappa	Original
21.		Mutation Register Extract bearing M.R.No. T37/2022-23 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 21 measuring 3 acres 31 guntas in favour of Mrs.Thayamma and others	Photostat

22.	02/11/2022	Agreement entered between Mr. Vikas Daga and Mr.Vineet Daga in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas	Original
23.	16/11/2022	Affidavit for family tree of Mr.Muthappa sworn by Mr.A.Venkateshappa (Children Mr.Annayyappa, Mr.Gurappa (died leaving behind his wife Mrs.Thayamma and children Mr.Rajappa, Mr.Nagesh, Mr.Krishnappa.G (died leaving behind his wife Mrs.Manju and minor children Rahul.K and Akul.K), Mr.Jagadish.G, Mr.Madaresh, Mrs.Chandrakala.G,, Mr.Narayanappa)	Photostat
24.	05/12/2022	Agreement for Sale executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga	Original
25.	05/12/2022	General Power of Attorney with Possession registered as document No. 439/2022-23 executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of Mr. Vikas Daga	Original
26.	13/02/2023	Sale deed registered as document No. 9495/2022-23 executed by Mr.Annayyappa and his legal heirs, the legal heirs of Late Mr.Gurappa namely Mrs.Thayamma and other, Mr.Narayanappa and his legal heirs all are represented by their General Power of Attorney holder Mr. Vigas Daga as the sellers and Mr. Vigas Daga and Vineet Daga as confirming parties in respect of the property bearing Sy.No. 21, situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Measuring 3 Acres 31 Guntas in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Original
27.		Mutation Register Extract bearing M.R.No. T7/2023-24 issued by the Jurisdictional Revenue Authority in favor of M/s. Sipani Properties Private Limited	Photostat
28.	19/07/2023	Official Memorandum bearing No. ALN(A)(S)/SR-31/23-24 issued by the Deputy Commissioner, Bangalore District in respect of Sy.No. 21measuring 3 Acres 31 Guntas	Original
29.		Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004 and from 01/04/2004 to 14/06/2024	Original and Digitally Signed
Sy.No. 22/2 Measuring 6 Acres			

30.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 1991-92 issued by the Jurisdictional Revenue Authority in respect of Sy.No.22 measuring 7 acres 1 gunta	Certified
31.	29/08/1963	Inam Endorsement issued by the Special Deputy Commissioner for Inama Abolition in respect of Sy.No.22 measuring 6 acres 39 guntas and other properties in favour of Mr.Dakshinamurthy Sastry, Mr.K.S.Venkatasubbaiah, Mr.K.S.Venkataramaiah, Mr.K.S.Rajaram, Mr.A.Subbaiah and Mrs.Parvathamma	Certified
32.		Form VIII of Jodi Madappanahalli Village issued by the Jurisdictional Revenue Authority in respect of Sy.No.22 measuring 6 acres 39 guntas and other properties in favour of Mr.Dakshinamurthy Sastry, Mr.K.S.Venkatasubbaiah, Mr.K.S.Venkataramaiah, Mr.K.S.Rajaram, Mr.A.Subbaiah and Mrs.Parvathamma	Certified
33.	20/06/1983	Will registered as document No. 37/1983-84 executed by Mrs. A. Parvathamma in respect of her 1/12 th share in the property bearing Sy.No. 22 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore along with other Properties in favor of Mrs. Annapoornamma	Certified
34.		Record of Tenant and Crop (RTC / Pahani) for the year from 1992-93 to 2024-25 issued by the Jurisdictional Revenue Authority in respect of Sy.No.22/2	Certified and Online copies
35.	17/03/1995	Panchayat Parikat/Family Partition entered between Mr.K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara in respect of the property bearing No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 acres 3 guntas including 2 guntas karab (2 acres 1 guntas allotted to Mr.K.V.Kashipathi, 2 acres each allotted to Mr.K.V.Ramaswami, Mr.K.V.Shrikanteshwara)	Original
36.	17/10/2007	Order passed in case No.RRT (D) 36/2006-07 issued by the Deputy Tahsildar, Sarjapura Nadakacheri, Anekal Taluk and thereby directed to transfer the katha in respect of Sy.No.22/2 of Madappanahalli Village measuring 6 acres 3 guntas in the name of Mr.K.V.Ramaswamy, Mr.K.V.Kashipathi, Mr.K.V.Shrikanteshwara	Original
37.		Mutation Register Extract bearing M.R.No. 4/2007-08 issued by the Jurisdictional Revenue Authority	Original
38.	31/10/2007	Sale deed registered as document No. 1948/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres and 1 Guntas in favor of Mr. B. Suresh	Original
39.	31/10/2007	Sale deed registered as document No. 1949/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No.	Original

		22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mrs. R.Shylajakumari	
40.	31/10/2007	Sale deed registered as document No. 1950/2007-08 executed by K.V.Kashipathi, Mr.K.V.Ramaswami, Mr.Shrikanteshwara in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Mr. Ramakrishna	Original
41.	13/07/2027	Agreement of Sale without Possession registered as document No. 2441/2017-18 executed by Mr. Suresh, Mrs. R. Shylaja Kumari, Mr. Ramakrishna as sellers and Mrs. Nagarathna N.R as the Procurement Agent in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 6 Acres 1 Guntas in favor of M/s. Sipani Properties Private Limited represented by its director Mr.Dinesh Sipani	Original
42.	13/07/2022	Sale deed registered as document No. 3254/2022-23 executed by Mrs. Shylaja Kumari in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Original
43.	13/07/2022	Sale deed registered as document No. 3255/2022-23 executed by Mr. Suresh in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres 1 Gunta in favor of Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Original
44.	13/07/2022	Sale deed registered as document No. 3259/2022-23 executed by Mr. Ramakrishna in respect of the property bearing Sy.No. 22/2 situated at Madappanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District measuring 2 Acres in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Original
45.		Mutation Register Extract bearing M.R.No. T18/2022-23 issued by the Jurisdictional Revenue Authority in respect of the property bearing Sy.No. 22/2 totally measuring 6 acres 1 gunta	Original
46.	08/11/2023	Official Memorandum bearing No.ALN(A)(S)SR/96/2023-24 issued by the Deputy Commissioner, Bengaluru District, Bengaluru in respect of the property bearing Sy.No.22/2 measuring 6 acres	Original
47.		Encumbrance Certificate for the period from 01/04/2004 to 14/06/2024	Digitally Signed
Sy.No. 24/6 measuring 1 Acre			
48.	03/11/1962	Grant Order passed in Case No.8/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in	Certified

		respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Venkatappa along with Mr.Doddathimmarayappa	
49.	05/11/1962	Grant Order passed in Case No.12/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Doddathimmarayappa along with Mr.Venkatappa	Certified
50.	27/08/1963	Endorsement issued in Case No.8/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Venkatappa along with Mr.Doddathimmarayappa	Certified
51.	27/08/1963	Endorsement issued in Case No.8/1959-60 by the Special Deputy in Case No.12/1959-60 by the Special Deputy Commissioner for Abolition of Inams, Bengaluru in respect of the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 6 Acres 18 Guntas in favour of Mr.Doddathimmarayappa along with Mr.Venkatappa	Certified
52.		Record of Tenant and Crop (RTC / Pahani) for the year from 1969-70 to 1999-2000 and 2001-02 to 2010-11 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24	Certified
53.		Karda Nakalu, Pakka book issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24	Certified
54.		Index of Land and Record of Rights at Sl.No.50 issued by the Jurisdictional Revenue Authority evidences that the property bearing Sy.No.24 of Madappanahalli Village measuring 6 acres 18 gutnas mutated in the joint names of Mr.Venkatappa and Mr.Doddathimmarayappa	Certified
55.		Mutation Register Extract bearing IHC No.6/1985-86 issued by the Jurisdictional Revenue Authority evidenced that the katha in respect of the property bearing Sy.No.24 measuring 3 acres 18 guntas stood transferred in the name of Mr.Chinnappa	Certified
56.	29/05/2010	Affidavit for Family tree of Mr.Chinnappa sworn by himself (wife Mrs.Nagamma and children Mr. Muniraju, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Muralidhar and Mrs. Pushpa)	Photostat
57.	24/09/2010	Partition deed registered as document No. 2246/2010-11 entered between Mr. Chinnappa, Mr. Muniraju, Mrs.Lakshamma, Mrs. Susheelamma, Mrs.Ratnamma, Mr. Murlidhar and Mrs. Pushpa in respect of their joint family property including the property bearing Sy.No. 24, situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk,	Certified

		Bangalore district measuring 2 acres 18 guntas out of 3 Acres 18 Guntas	
58.	24/09/2010	Sale deed registered as document No. 2269/2010-11 executed by Mr. Chinnappa and his wife Mrs.Nagamma, Mr. Muniraju and his legal heirs, Mrs. Venkatalakshamma, Mrs. Susheelamma, Mrs. Nagaratnamma, Mr. Murlidhar and his legal heirs and Mrs. Pushpa in respect of the property bearing Sy.No. 24 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of Mr. S. Shrinivas	Original
59.		Hissa Tippani issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24/6	Certified
60.		Mutation Register Extract bearing M.R.No.1/2011-12 issued by the Jurisdictional Revenue Authority	Original
61.		Record of Tenant and Crop (RTC / Pahani) for the year from 2016-17 to 2024-25 issued by the Jurisdictional Revenue Authority in respect of Sy.No. 24/6	Online copies
62.	29/04/2024	Endorsement bearing No.KHB/LAD/Anekal/05/2024-25 issued by the Land Acquisition Officer, KHB, Bengaluru in respect of Sy.No.24/6 measuring 1 acre	Original
63.	02/05/2024	Endorsement bearing No.PTCL/A/CR/45/2024-25 issued by the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru in respect of Sy.No.24/6 measuring 1 acre	Original
64.	05/06/2024	Endorsement bearing No.ADLR/ANK/55099000 issued by the Superintendent, Department of Land Records, Anekal Taluk stating that the record relating to Akarbandh in respect of Sy.No.24/6 dilapidated hence cannot be issued	Photostat
65.	14/06/2024	Official Memorandum bearing No. ALN(A)(S) SR/23/24-25 issued by the Deputy Commissioner, Bangalore District in respect of Sy.No. 24/6 measuring 1 Acre	Original
66.	15/06/2024	Sale deed registered as document No. 2349/2024-25 executed by Mr. S. Shrinivas in respect of the property bearing Sy.No. 24/6 situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore district measuring 1 Acre in favor of M/s. Sipani Properties Private Limited represented by its General Manager Mr.M.N.Madhava Murthy	Original
67.	30/07/2024	Endorsement bearing No.LAO-1/1169/2024-25 issued by the Special Land Acquisition Officer, KIADB, Bengalurus	Original
68.		Encumbrance Certificate for the period from 01/04/2004 to 03/07/2024	Digitally Signed

XVI. OPINION/ CERTIFICATE ON TITLE & MARKETABILITY OF PROPERTY:

In view of the aforesaid documents and information furnished, I am of the opinion that M/s. Sipani Properties Private Limited are the absolute owners of the schedule property and have an absolute, clear and marketable title over the schedule property and mortgage if created will be perfect and available to the NBFC for the liabilities of the Borrower.

SUGGESTION/ DEVIATIONS IF ANY:

There is a minor interest in respect of Sy No. 24/6 and 21. The Developer has purchased the land in both survey numbers and before purchasing the same, they have not taken any court permission. As this properties are offered as Additional Collaterals, it is advised to collect the Indemnity from the Developers stating that, in case of any adverse claims from the minors during the collateral period, the Developer should replace the properties offered for additional collateral with another property or clear the loan outstanding to Aditya Birla Finance Limited

Enclosed:

Search Receipt No. Nil dated 12/11/2024 of Rs../- for the year from 01/04/2004 to 19/11/2024

Thanking you

For M/s. Aneesh Associates Private Limited

Sravan Kumar

Advocate
Bengaluru