

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s DISHA HABITAT VENTURES LLP,
BANGALORE.

Sir,

Sub: Scrutiny and preliminary title report with respect to Agricultural Land bearing Sy. No. 154 measuring 4 Acres 38 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk. .

DESCRIPTION OF PROPERTY

All that piece and parcel of the Agricultural land bearing Sy.No. 154, measuring 4 Acres 38 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk. Bangalore and bounded on the :

East : Kathariguppe's Biddamma's Land,
West : Alumelu Linga Reddy's Land,
North : S.R.Linga Reddy's Land,
South : Thippasandra T.S.Basappa's Land.

PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY :

1. Village Map of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
2. Tippani, Akarabandh in respect of land bearing Sy. No.154 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
3. Endorsement bearing No. RK/CR/201/2019-20 dated.05-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal Bangalore stating that Preliminary records in respect of land bearing 154 were destroyed. Hence could not issue the same.

1-1-2022

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CONTINUATION SHEET.....

4. Endorsement bearing No. RK/CR/189/2020-21 dated.03-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal Bangalore stating that IL in respect of land bearing Sy No.154 was destroyed. Hence could not issue the same.
5. Record of Rights and Tenancy crops Register Extract for the period 1969-70 to 1973-74, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
6. Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1983-84, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
7. Record of Rights and Tenancy crops Register Extract for the period 1984-85 to 1988-89, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
8. Record of Rights and Tenancy crops Register Extract for the period 1989-90 to 1993-94, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
9. Record of Rights and Tenancy crops Register Extract for the period 1994-95 to 1996-97 issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
10. Record of Rights and Tenancy crops Register Extract for the period 1997-98 to 2001-02, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
11. Computerized Records of Rights and Tenancy crops Register Extract for the period 2001-02 to 2018-2019 issued by the Tahasildar Office, Anekal Taluk for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

N.S.N.

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ADVOCATE

CONTINUATION SHEET.....

12. Computerized Records of Rights and Tenancy crops Register Extract for the period 2020-21 issued by the Tahasildar Office, Anekal Taluk for land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

13. Mutation Register extract MR 20/95-96 in respect of land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

14. Mutation Register extract MR.09/2005-06 in respect of land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

15. Mortgage deed in respect of land bearing Sy. No: 156 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by H.A.Narayana Reddy in favour of Canara Bank, Varthur Bangalore Distract, Bangalore registered as Doc No. 1469/1973-74 dated 04-08-1973 before the sub registrar office, Anekal Bangalore.

16. Release of Mortgage deed in respect of land bearing Sy. No: 156 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by Canara Bank, Varthur Bangalore Distract, as Power of Attorney holder represented by K.Guruva Reddy in favour H.A.Narayana Reddy registered as Doc No. 4354/94-95 dated 4-02-1995 before the sub registrar office, Anekal, Bangalore

17. G.Tree of Appana Reddy father of Narayana Reddy issued by VAO, Anekal Taluk.

18. Sale deed in respect of land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by Shri.H.A. Narayana Reddy and others in favour of Smt. Shantha registered as Document No: 1109/1995-96, Dated: 4-04-1995, before the sub registrar office, Anekal, Bangalore.

19. Gift Deed in respect of land bearing Sy. No: 154 measuring 4 Acres 38 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by Smt. Shantha in favour of Smt. C.Chithra registered as Document No: ANK-1-07279/2005-06, Dated: 24-08-2005, before the sub registrar office, Anekal, Bangalore.

N.S.W. 2

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CONTINUATION SHEET.....

20. Endorsement issued by Deputy Commissioner vide PTCL/CR/A/330/2020-21 Dated 05/12/2020 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No.154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

21. Endorsement issued by Deputy Commissioner No: LRF/CR/30 /2020-21 dated 05-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

22. NOC from Canara Bank dt. 14/03/1995 in favour of Sri.H.A.Narayana Reddy stating that liability of loan accounts under Mortgage Deed Document No. 1469/1973-74 of Sy No. 154 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

23. Encumbrance Certificate in respect of land bearing Sy No.154 for the period 1.4.1955 to 31.3.1970

24. Encumbrance Certificate in respect of land bearing Sy No.154 for the period 1.4.1970 to 31.3.2004.

25. Encumbrance Certificate in respect of land bearing Sy No.154 for the period 1.4.2004 to 1.12.2020.

FLOW OF TITLES

Land bearing Sy. No: 154 measuring 4 Acres 36 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore. Originally belongs to Chikka Akkayamma as minor guardian of H.A.Narayana Reddy.

I have examined RTC for the year 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89 and 1989-90 to 1993-94 to 2001-02 which reflects the name of Chikka Akkayamma representing her minor son H.A. Narayana Reddy at column 9 and 12(2) of RTC as khatedhar and Anubhavdhar.

Handwritten signature

SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

It is evident from the records that H.A.Narayana Reddy after attaining majority mortgaged the property to Canara Bank and availed financial assistance from the said Bank by executing a mortgage deed registered as Document No. 1469/1973-74 dated 04/08/1973. Subsequently the said Mortgage was discharged and Release of Mortgage Deed registered as Document. No. 4354/94-95 dated 04/02/1995 was executed by Canara Bank.

I have examined the G.Tree of Appanna Reddy which shows that Appanna Reddy and his wife Chikka Akkayamma died intestate leaving behind H.A.Narayana Reddy as their legal heir. As per the G.Tree H.A.Narayana Reddy is having five children 1) H.N.Appanna Reddy 2) H.A.Dasaradha kumar 3) H.N.Venkatesh 4) H.N.Matha 5) H.N.Vanajakshi.

It is evident from records that H.A. Narayana Reddy along with his wife and children executed a sale deed registered as Document No. 1109/1995-96 dated 4.03.1995 in favour of Smt. Shantha and conveyed land bearing Sy No. 154 measuring 4 Acres 38 guntas to her.

It is evident from the records that mutation entries were passed in the name of Smt. Shantha vide MR No:20/95-96 and her name appears at column 9 and 12(2) of RTC for the period 1994-95 to 1996-97 and 1997-98 to 2001-02. Computerized RTC for the period 2001-02 to 2004-05 also reflects the name of Smt. Shantha at column 9 and 12(2) of RTC as Khatedhar and Anubhavdhar.

The above said Smt. Shantha gifted the said property to her daughter Smt.C.Chithra and executed a Gift Deed registered as Document No. 7279/05-06 dated 22.08.2005. Mutation entries were also passed in the name of Smt. C.Chitra vide MR no: 9/2005-06 and RTC for the periods 2005-06 to 2020-21 reflects her name at column 9 and 12 (2) of RTC as khatedars and Anubhavdars.

Thus, Smt. C. Chitra daughter of Late.Y.Chandraiah and Smt.Shantha acquired good and marketable titles in respect of land bearing Sy. No. 154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

A.S.R.

The Village map, Tippani and Akarbandh shows the location and extent of land bearing Sy.No. 154 measuring 4 Acres 38 guntas and it is also evident from the records that there is no kharab in the said property.

Endorsement issued by Deputy Commissioner vide PTCL/CR/A/330/2020-21 Dated 05/12/2020 show that the provisions of PTCL Act are not applicable for the land bearing Sy No.154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Endorsement issued by Deputy Commissioner No: LRF/CR/30 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

ENCUMBRANCES:

Encumbrances Certificate in respect of land bearing Sy No.154 measuring 4 Acres 38 guntas for the period 1/4/1955 to 31/3/1970 shows that there were no Encumbrances for the said land.

Encumbrances Certificate in respect of land bearing Sy No.154 measuring 4 Acres 38 guntas for the period 1/4/1970 to 31/3/2004 reflects mortgage deed registered as Document No. 1469/1973-74 dated 4/8/1973 under which H.A.Narayana Reddy mortgaged the property to Canara Bank and Release of Mortgage Document No. 4354 dated 4/2/1995 executed by Canara Bank, Varthur in favour of H.A.Narayan Reddy and the Sale Deed registered as document No. 1109/95-96 dated 20/2/1996 conveying land bearing Sy No.154 measuring 4 Acres 38 guntas by H.A. Narayana Reddy and others to Shantha. except the above transactions there were no other Encumbrances in respect of the said property.

Encumbrance certificate in respect of land bearing Sy No.154 measuring 4 Acres 38 guntas for the period 1/4/2004 to 1/12/2020 reflects the Gift Deed executed by Shantha in favour of her daughter C.Chitra under Gift Deed

registered as Document No. 7279 /2005-06 dated 24/8/2005. Except the above transaction of the gift deed there were no other Encumbrances in respect of the said property.

EVIDENCE OF POSSESSION

It is evident from the records that Chikka Akkayamma (as minor guardian of H.A.Narayana Reddy) was in possession and enjoyment of the said property as per RTC for the period 1969-70 to 1973-74, 1979-80 to 2001-2002. RTC for the above periods reflects the name of Chikka Akkayamma representing her minor son Narayana Reddy. It is evident from the records that the above said Narayana Reddy became major and mortgaged the property to Canara Bank on 4/8/1973 and subsequently released that Mortgage on 4/2/1985. Thus Chikka Akkayamma and H.A.Narayana Reddy were in possession and enjoyment of the property for more than 30 years and subsequently H.A.Narayana Reddy along with his family members sold the said property to Smt. Shantha under a sale Deed registered as document No. 1109/95-96 dated 20/2/1996. Subsequently Smt. Shantha under a gift deed registered as document No. 7279/05-06 dated 24/8/2005 conveyed the property to her daughter Smt. C. Chitra. Thus, Smt. C. Chitra acquired titles and possession in respect of said property.

This Preliminary title report was given basing on the available photo copies of the documents provided for scrutiny and I did not make any enquiry in respect of such documents with the authorities concerned.

On perusal of the photo copies of the documents provided to me I am of the opinion that Smt. C. Chitra acquired good and marketable titles in respect of Agricultural land bearing Sy No. 154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Place: BANGALORE
DATE: 10-12-2020


(R.S.N. BENARJY)

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

To,

**M/s DISHA HABITAT VENTURES LLP,
BANGALORE.**

Sir,

Sub: Scrutiny and preliminary title report with respect to Agricultural Land bearing Sy. No. 155 measuring 4 Acres 17 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk. .

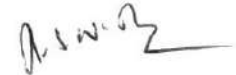
DESCRIPTION OF PROPERTY

All that piece and parcel of the Agricultural land bearing Sy.No. 155 measuring 4 Acres 17 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk. Bangalore and bounded on the ;-

East :	Shantha's Land,
West :	S.R.Linga Reddy's Land,
North :	Alumelu Linga Reddy's Land,
South :	Thippasandra Basappa's Land.

PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY :

1. Village Map of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
2. Tippani and Akarabandh in respect of land bearing Sy. No.155 Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
3. Endorsement bearing No. RK/CR/202/2019-20 dated.05-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal Bangalore stating that Preliminary records in respect of land bearing 155 was destroyed. Hence could not issue the same.



SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

4. Endorsement bearing No. RK/CR/188/2020-21 dated.03-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal Bangalore stating that IL in respect of land bearing 155 was destroyed. Hence could not issue the same.

5 . Record of Rights and Tenancy crops Register Extract for the period 1969-70 to 1973-74, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

6. Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1983-84, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

7. Record of Rights and Tenancy crops Register Extract for the period 1984-85 to 1988-89, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

8. Record of Rights and Tenancy crops Register Extract for the period 1989-90 to 1993-94, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

9 . Record of Rights and Tenancy crops Register Extract for the period 1994-95 to 1996-97, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

10. Record of Rights and Tenancy crops Register Extract for the period 1997-98 to 2001-02, issued by the Tahasildar Office, Anekal Taluk, for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

11. Computer Records of Rights and Tenancy crops Register Extract for the period 2001-02 to 2018-2019 issued by the Tahasildar Office, Anekal Taluk for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

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ADVOCATE

CONTINUATION SHEET.....

12. Computer Records of Rights and Tenancy crops Register Extract for the period 2020-21 issued by the Tahasildar Office, Anekal Taluk for land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

13. Mutation Register extract MR.01/93-94 in respect of land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

14. Mutation Register extract MR.06/2005-06 in respect of land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

15. Mutation Register extract MR.24/2006-07 in respect of land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

16. Panchayath partition deed dated 18/02/1977 executed between Subbaiah's first son late Krishna Reddy's wife Chikka Putamma and Second son S.Chandra Reddy

17. G.Tree of Subbaiah issued by VAO, Anekal Taluk, Bengaluru.

18. Notarised General Power of Attorney executed by Smt.C. Sudha D/o Sri. S. Chandra Reddy in favour of Sri. S. Chandra Reddy.

19. Sale deed in respect of land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by Shri.Subbaiah and others in favour of Smt. Alumelu registered as Document No: 5133/1994-95, Dated: 9-03-1995, before the sub registrar office, Anekal, Bangalore.

20. Sale deed in respect of land bearing Sy. No: 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by Smt. Alumelu Linga Reddy in favour of Sri.L.Shiva Prasad registered as Document No: ANK-1-22733/2006-07 Dated: 7-10-2006, before the sub registrar office, Anekal, Bangalore.

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SURENDRANATH BENARJY**B.Com., BL.,****ADVOCATE**

CONTINUATION SHEET.....

21. Endorsement issued by Deputy Commissioner vide PTCL/CR/A/353/2020-21 Dated 05/12/2020 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No.155 measuring 4 Acres 17 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

22. Endorsement issued by Deputy Commissioner No: LRF/CR/26 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 155 measuring 4 Acres 17 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

23. Encumbrance Certificate in respect of land bearing Sy No.155 for the period 1.4.1955 to 31.3.1970.

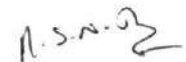
24. Encumbrance Certificate in respect of land bearing Sy No.155 for the period 1.4.1970 to 31.3.2004.

25. Encumbrance Certificate in respect of land bearing Sy No.155 for the period 1.4.2004 to 1.12.2020.

FLOW OF TITLES

Land bearing Sy No. 155 measuring 4 Acres 17 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore originally belongs to Subbaiah S/o Chikka Appanna Reddy. I have examined RTC for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89 which reflects the name of Subbaiah S/o Chikka Appanna Reddy at column 9 and 12(2) of RTC as khatedar and Anbhavdhar.

It is evident from the records that the above said Subbaiah and his first son late Krishna Reddy's wife Chikka Puttamma and Second Son S.Chandra Reddy partitioned the Joint Family properties under a Panchayath partition dated 18/02/1977 and under the said partition land bearing Sy No. 155 measuring 4 Acres 17 guntas was allotted to the share of S.Chandra Reddy under 'B' Schedule.



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ADVOCATE

CONTINUATION SHEET.....

Thus, S. Chandra Reddy S/o Subbaiah acquired the above property and mutation entries were also passed in his name vide MR 1/93-94 and his name appears at Column (9) and 12(2) of RTC for the period 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02. Computerized RTC for the period 2001-02 to 2004-05 also reflects the name of S.Chandra Reddy as Khatedhar and Anubhavdhar.

I have examined the G.Tree of Subbaiah which shows that he is having two sons by name S.Krishna Reddy and S.Chandra Reddy. S.Chandra Reddy has two marriages and his First Wife Puttamma died leaving behind 1) Sudha 2) Chikka Appanna Reddy and 3) Santhosh. It is evident from the records that S. Chandra Reddy's Second wife Santhamma did not have children.

The above said S.Chandra Reddy along with his second wife Santhamma and daughter Sudha (representing her as GPA Holder) son Chikka Appanna Reddy and minor son Santhosh being minor represented by his father sold the said property to Smt. Alumelu.L.Reddy under a sale deed registered as Document No. 5133/1994-95 dated 09-03-1995.

It is evident from the records that mutation entries in respect of land bearing Sy No. 155 measuring 4 Acres 17 guntas were passed in the name of Alumelu L.Reddy vide MR No. 6/2005-06 and her name appears at RTC for the period 2005-06.

The above said Alumelu L.Reddy sold land bearing Sy. No.155 measuring 4 Acres 17 Guntas to L.Shiva Prasad under a sale deed registered as Document No. 22733/2006-07 dated 7/10/2006 and mutation entries were also passed in the name of L.Shiva Prasad vide MR No. 24/2006-07 and his name appears at column 9 and 12(2) of RTC for the period 2006-087 to till date.

Thus, Mr.L.Shiva Prasad acquired good and marketable titles in respect of land bearing Sy.No. 155 measuring 4 Acres 17 guntas and is in possession and enjoyment of the said land as absolute owner.

R. S. N. 2

The Village map, Tippani and Akarbandh shows the location and extent of land bearing Sy.No. 155 measuring 4 Acres 17 guntas and it is also evident from the records that there is no kharab in the said property.

Endorsement issued by Deputy Commissioner vide PTCL/CR/A/353/2020-21 Dated 05/12/2020 show that the provisions of PTCL Act are not applicable for the land bearing Sy.No. 155 measuring 4 Acres 17 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Endorsement issued by Deputy Commissioner No: LRF/CR/26 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy.No. 155 measuring 4 Acres 17 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

ENCUMBRANCES :

Encumbrances Certificate in respect of land bearing Sy.No. 155 measuring 4 Acres 17 guntas for the period 1/4/1955 to 31/3/1970 shows that there were no Encumbrances for the said land.

Encumbrance certificate in respect of land bearing Sy.No. 155 measuring 4 Acres 17 guntas for the period 1/4/1970 to 31/3/2004 reflects the sale deed Document No.5133 dated 09.03.1995 executed by Subbaiah and others in favour of Alumelu L.Reddy and except the above transactions there were no other Encumbrances in respect of the said property.

Encumbrances certificate in respect of land bearing Sy.No. 155 measuring 4 Acres 17 guntas for the period 1/4/2004 to 1/12/2020 reflects the sale deed Document No. 22733/2006-07 dated 24.08.2006 executed by Alumelu L.Reddy in favour of L.Shiva Prasad and except the above transactions there were no other Encumbrances in respect of the said property.

N.S.N.

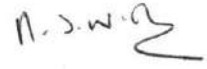
EVIDENCE OF POSSESSION :

It is evident from RTC that Subbaiah S/o Chikka Appanna Reddy is in possession and enjoyment of the land bearing Sy No. 155 measuring 4 Acres 17 guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore from 1969-70 and the above said Subbaiah and other joint family members partitioned the said property under Panchayath Partition dated 18/2/1977 and land bearing Sy No. 155 measuring 4 Acres 17 guntas was allotted to the share of S.Chandra Reddy S/o Subbaah.

Thus, Subbaiah and his son S.Chandra Reddy were in possession and enjoyment of the said property for more than 20 years and sold the same to Alumelu L.Reddy under a sale Deed registered as Document No. 5133/1994-95 dated 9.3.1995. Alumelu L.Reddy was put in possession of the said property and sold the same to L.Shiva Prasad under a sale deed registered as Document No. 22733/2006-07 dated 07/10/2006 and as per the recitals in the sale deed L.Shiva Prasad was put in possession of the above said property and mutation entries were also passed in his name and RTC reflects his name as khatedar and anubhavdar.

This Preliminary title report was given basing on the available photo copies of the documents provided for scrutiny and I did not make any enquiry in respect of such documents with the authorities concerned.

On perusal of the above documents I am of the opinion that L.Shiva Prasad acquired good and marketable titles in respect of Agricultural land bearing Sy No. 155 measuring 4 Acres 17 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.


(R.S.N. BENARJY)

Place: BANGALORE
DATE : 10.12.2020

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s DISHA HABITAT VENTURES LLP,
BANGALORE.

Sir,

Sub: Scrutiny and preliminary title report with respect to Agricultural Land bearing Sy. No. 156 measuring 2 Acres 32 Guntas and 2 Acres totally measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

DESCRIPTION OF PROPERTY

Item-I

All that piece and parcel of the agricultural land bearing Sy. No. 156, measuring 2 Acres 32 Guntas out of 4 Acres 32Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East : Alumelu Linga Reddy's Land,
West : Balance portion of Sy No.156 of H.A.Narayana Reddy,
North : Chandra Reddy's Land,
South : Thippasandra Muddaiah & T.S.Basappa's Lands,

Item-II

All that piece and parcel of the agricultural land bearing Sy. No. 156, measuring 2 Acres out of 4 Acres 32Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East : Chandra Reddy's land sold to S.R.Linga Reddy,
West : Halasahalli H.N.Narayana Reddy and Biddamma's Lands,
North : Chandra Reddy's land sold to S.R.Linga Reddy,
South : Thippasandra Muddaiah & T.S.Basappa's Lands.

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PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY :

1. Village Map of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
2. Tippani, Akarabandh in respect of land bearing Sy. No.156 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
3. Endorsement bearing No. RK/CR/203/2019-20 dated 05-09-2020 issued by Tahasildar office, Anekal Taluk, Bengaluru stating that Preliminary records in respect of land bearing 156 was destroyed. Hence could not issue the same.
4. Endorsement bearing No. RK/CR/187/2020-21 dated 03-09-2020 issued by Tahasildar office, Anekal Taluk, Bengaluru stating that IL in respect of land bearing 156 was destroyed. Hence could not issue the same.
- 5 . Record of Rights and Tenancy crops Register Extract for the period 1969-70 to 1973-74, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru
- 6 . Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1983-84 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru
7. Record of Rights and Tenancy crops Register Extract for the period 1984-85 to 1988-89, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
8. Record of Rights and Tenancy crops Register Extract for the period 1989-90 to 1993-94, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
9. Record of Rights and Tenancy crops Register Extract for the period 1994-95 to 1996-97, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru

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CONTINUATION SHEET.....

10. Record of Rights and Tenancy crops Register Extract for the period 1997-98 to 2001-02, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

11. Computer Records of Rights and Tenancy crops Register Extract for the period 2001-02 to 2017-18 issued by the Village Accountant, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

12. Computer Records of Rights and Tenancy crops Register Extract for the period 2020-21 issued by the Village Accountant, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

13. Mutation Register extract MR.17/1995-96 in respect of land bearing Sy. No: 156 measuring 2 Acres Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

14. Mutation Register extract MR.21/1995-96 in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

15. Mutation Register extract MR.15/2005-06 in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru

16. Mortgage deed in respect of land bearing Sy. No: 156 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by H.A.Narayana Reddy in favour of Canara Bank, Varthur Bangalore Distract, Bangalore registered as Doc No. 1469/1973-74 dated 04-08-1973 before the sub registrar office, Anekal.

17. Release of Mortgage deed in respect of land bearing Sy. No: 156 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by Canara Bank, Varthur Bangalore Distract, as Power of Attorney holder represented by K.Guruva Reddy in favour H.A.Narayana Reddy registered as Doc No. 4354/94-95 dated 4-02-1995.

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CONTINUATION SHEET.....

18. Sale deed in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk executed by Shri.H.A. Narayana Reddy and others in favour of Sri. S.R. Linga Reddy registered as Doc No: 1108/1995-96, Dated: 4-04-1995, before the sub registrar office, Anekal Bengaluru.

19. Sale deed in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Sri.S.R.Linga Reddy in favour of Sri.R.Lakshmana Reddy registered as Doc No: ANK-1-07269/05-06 Dated: 24-08-2005, before the sub registrar office, Anekal, Bengaluru.

20. Sale deed in respect of land bearing Sy. No: 156 measuring 2 Acres out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Shri.H.A. Narayana Reddy and others in favour of Smt.Inderjit Chandok registered as Doc No: 1107/95-96 Dated: 20-08-1996 before the sub registrar office, Anekal, Bengaluru.

21. G.Tree of Appana Reddy Father of Narayana Reddy issued by VAO, Anekal Taluk, Bengaluru.

22. Case No. R.A(A)612/14-15 Dated 20.12.2016 for Rectification of entries in RTC in the name of Inderjit Chandok S/o Manjit Singh Chandok in respect of land bearing Sy. No: 156 measuring 2 Acres out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

23. Endorsement issued by Deputy Commissioner vide PTCL/CR/A/332/2020-21 Dated 05/12/2020 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No.156 measuring 4 Acres 32 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

24. Endorsement issued by Deputy Commissioner No: LRF/CR/29 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 156 measuring 4 Acres 32 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

25. Encumbrance Certificate in respect of land bearing Sy No.156 for the period 1.4.1955 to 31.3.1970.

26. Encumbrance Certificate in respect of land bearing Sy No.156 for the period 1.4.1970 to 31.3.2004.

27. Encumbrance Certificate in respect of land bearing Sy No.156 for the period 1.4.2004 to 01.12.2020.

FLOW OF TITLES

Land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore. Originally belongs to Chikka Akkayamma as minor guardian of H.A.Narayana Reddy.

I have examined RTC for the year 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89 and 1989-90 to 1993-94 to 2001-02 which reflects the name of Chikka Akkayamma representing her minor son H.A. Narayana Reddy at column 9 and 12(2) of RTC as khatedhar and Anubhavdhar.

It is evident from the records that H.A.Narayana Reddy after attaining majority mortgaged the property to Canara Bank and availed financial assistance from the said Bank by executing a mortgage deed registered as Document No. 1469/1973-74 dated 09/08/1973. Subsequently the said Mortgage was discharged and Release of Mortgage Deed registered as Document. No. 4354/94-95 dated 04/02/1995 was executed by Canara Bank.

I have examined the G.Tree of Appanna Reddy which shows that Appanna Reddy and his wife Chikka Akkayamma died intestate leaving behind H.A.Narayana Reddy as their legal heir. As per the G.Tree H.A.Narayana Reddy is having five children 1) H.N.Appanna Reddy 2) H.A.Dasaradha kumar 3) H.N.Venkatesh 4) H.N.Matha 5) H.N.Vanajakshi.

The above said owner H.A. Narayana Reddy and others sold land bearing Sy No. 156 measuring 2 Acres to Inderjit Chandok under a sale deed registered as Document No. 1107/95-96 dated 04.04.1995. Mutation entries were also passed in the name of Inderjit Chandok vide MR no: 17/1995-96.

It is evident from records that H.A. Narayana Reddy along with his wife and children executed sale deed registered as Doc No: 1108/1995-96, Dated: 4-04-1995 in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk in favour of Sri. S.R. Linga Reddy.

N. S. W. 2

It is evident from the records that mutation entries were passed in the name of Linga Reddy vide MR No:21/95-96 and his name appears at column 9 and 12(2) of RTC for the period 1994-95 to 1996-97 and 1997-98 to 2001-02. Computerized RTC for the period 2001-02 to 2004-05 also reflects the name of Linga Reddy at column 9 and 12(2) of RTC as Khatedhar and Anubhavdhar.

The above said Linga Reddy sold the said property land measuring 2 Acres 32 guntas in Sy No.156 to R. Lakshmana Reddy under a sale deed registered as Document No. 7269/2005-06 dated 24.08.2005.

It is observed that mutation entries were passed in the name of Inderjit Chandok vide MR No. 17/1995-96 and RTC for the period 1994-95 to 1996-97, 1997-98 to 2001-02 reflects his name at column 9 of RTC but did not reflect the extent of land. Even after computerization of RTC also the RTC was not rectified by incorporating the name and Extent at column 9 of RTC and name at column 12(2) of RTC.

It is evident from the records that Indrajit Chandok filed an appeal before Assistant commissioner RA (A) 612/2014-15 dated 20.12.2016 and the court of the Assistant Commissioner vide orders dated 20.12.2016 reinstated the entries and RTC for the period 2017-18 to 2020-21 reflects his name at Column 9 and 12(2) of RTC as Khatedar and Anubhavdhar.

Thus, R.Lakshmana Reddy acquired titles in respect of land measuring 2 Acres 32 guntas in Sy No. 156 and Inderjit Chandok acquired titles in respect of the land measuring 2 Acres in Sy No. 156 situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

The Village map, Tippani and Akarbandh shows the location and extent of land bearing Sy.No. 156 totally measuring 4 Acres 32 guntas and it is also evident from the records that there is no kharab in the said property.

Endorsement issued by Deputy Commissioner vide PTCL/CR/A/332/2020-21 Dated 05/12/2020 show that the provisions of PTCL Act are not applicable for the land bearing Sy No.154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Endorsement issued by Deputy Commissioner No: LRF/CR/29 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

ENCUMBRANCES:

Encumbrances Certificate in respect of land bearing Sy No.156 measuring 4 Acres 32 guntas for the period 1/4/1955 to 31/3/1970 shows that there were no Encumbrances for the said land.

Encumbrances Certificate in respect of land bearing Sy No.156 measuring 4 Acres 32 guntas for the period 1/4/1970 to 31/3/2004 reflects mortgage deed registered as Document No. 1469/1973-74 dated 4/8/1973 under which H.A.Narayana Reddy mortgaged the property to Canara Bank and Release of Mortgage Document No. 4354 dated 4/2/1995 executed by Canara Bank, Varthur in favour of H.A.Narayan Reddy and the Sale Deed registered as document No. 1107/95-96 dated 04/04/1995 conveying land bearing Sy No.156 measuring 2 Acres by H.A. Narayana Reddy and others to Inderjit Chandok and sale deed document No, 1108 dated 04/04/1995 conveying land measuring 2 Acres 32 guntas in Sy No. 156 to S.R. Linga Reddy. Except the above transactions there were no other Encumbrances in respect of the said property.

Encumbrance certificate in respect of land bearing Sy No.156 measuring 4 Acres 32 guntas for the period 1/4/2004 to 1/12/2020 reflects the Sale Deed executed by S.R. Linga Reddy in favour of R.Lakshmana Reddy under a Sale Deed registered as Document No. 7269 /2005-06 dated 24/8/2005. Except the above transaction of the Sale Deed there were no other Encumbrances in respect of the said property.

EVIDENCE OF POSSESSION

It is evident from the records that Chikka Akkayamma (as minor guardian of H.A.Narayana Reddy) was in possession and enjoyment of the said property as per RTC for the period 1969-70 to 1973-74, 1979-80 to 2001-2002. RTC for

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

the above periods reflects the name of Chikka Akkayamma representing her minor son Narayana Reddy. It is evident from the records that the above said Narayana Reddy became major and mortgaged the property to Canara Bank on 4/8/1973 and subsequently released the Mortgage on 4/2/1985.

Thus, Chikka Akkayamma and H.A.Narayana Reddy were in possession and enjoyment of the property for more than 30 years and subsequently H.A.Narayana Reddy along with his family members sold the land measuring 2 Acres to Inderjit Chandok under sale deed registered as document No. 1107/95-96 dated 04/04/1995 and sold the remaining land measuring 2 Acres 32 guntas to S.R.Linga Reddy under a Sale Deed registered as document No. 1108/1995-96 dated 04/04/1995. The above said S.R.Linga Reddy sold land measuring 2 Acres 32 Guntas to R.Lakshmana Reddy under a Sale Deed registered as Document No. 7269/2005-06 dated 24.08.2005. Thus, Inderjit Chandok acquired 2 Acres in sy No. 156 and R.Lakshmana Reddy acquired 2 Acres 32 guntas in Sy No. 156 and are in possession and enjoyment of the property as absolute owners.

This Preliminary title report was given basing on the available photo copies of the documents provided for scrutiny and I did not make any enquiry in respect of such documents with the authorities concerned.

On perusal of the above document I am of the opinion that Inderjit Chandok acquired good and marketable titles in respect of Agricultural land bearing Sy No. 156 measuring 2 Acres and R.Lakshmana Reddy acquired good and marketable titles in respect of agricultural land bearing Sy No. No. 156 measuring 2 Acres 32 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Place: BANGALORE
DATE: 10-12-2020


(R.S.N. BENARJY)

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s DISHA HABITAT VENTURES LLP,
BANGALORE.

Sir,

Sub: Scrutiny and preliminary title report with respect to Agricultural Land bearing Sy. No. 156 measuring 2 Acres 32 Guntas and 2 Acres totally measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

DESCRIPTION OF PROPERTY

Item-I

All that piece and parcel of the agricultural land bearing Sy. No. 156, measuring 2 Acres 32 Guntas out of 4 Acres 32Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East : Alumelu Linga Reddy's Land,
West : Balance portion of Sy No.156 of H.A.Narayana Reddy,
North : Chandra Reddy's Land,
South : Thippasandra Muddaiah & T.S.Basappa's Lands,

Item-II

All that piece and parcel of the agricultural land bearing Sy. No. 156, measuring 2 Acres out of 4 Acres 32Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East : Chandra Reddy's land sold to S.R.Linga Reddy,
West : Halasahalli H.N.Narayana Reddy and Biddamma's Lands,
North : Chandra Reddy's land sold to S.R.Linga Reddy,
South : Thippasandra Muddaiah & T.S.Basappa's Lands.

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PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY :

1. Village Map of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
2. Tippani, Akarabandh in respect of land bearing Sy. No.156 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
3. Endorsement bearing No. RK/CR/203/2019-20 dated 05-09-2020 issued by Tahasildar office, Anekal Taluk, Bengaluru stating that Preliminary records in respect of land bearing 156 was destroyed. Hence could not issue the same.
4. Endorsement bearing No. RK/CR/187/2020-21 dated 03-09-2020 issued by Tahasildar office, Anekal Taluk, Bengaluru stating that IL in respect of land bearing 156 was destroyed. Hence could not issue the same.
- 5 . Record of Rights and Tenancy crops Register Extract for the period 1969-70 to 1973-74, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru
- 6 . Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1983-84 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru
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9. Record of Rights and Tenancy crops Register Extract for the period 1994-95 to 1996-97, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru

N.S.N.

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

10. Record of Rights and Tenancy crops Register Extract for the period 1997-98 to 2001-02, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

11. Computer Records of Rights and Tenancy crops Register Extract for the period 2001-02 to 2017-18 issued by the Village Accountant, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

12. Computer Records of Rights and Tenancy crops Register Extract for the period 2020-21 issued by the Village Accountant, Anekal Taluk, Bengaluru for land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

13. Mutation Register extract MR.17/1995-96 in respect of land bearing Sy. No: 156 measuring 2 Acres Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

14. Mutation Register extract MR.21/1995-96 in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

15. Mutation Register extract MR.15/2005-06 in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru

16. Mortgage deed in respect of land bearing Sy. No: 156 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by H.A.Narayana Reddy in favour of Canara Bank, Varthur Bangalore Distract, Bangalore registered as Doc No. 1469/1973-74 dated 04-08-1973 before the sub registrar office, Anekal.

17. Release of Mortgage deed in respect of land bearing Sy. No: 156 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore executed by Canara Bank, Varthur Bangalore Distract, as Power of Attorney holder represented by K.Guruva Reddy in favour H.A.Narayana Reddy registered as Doc No. 4354/94-95 dated 4-02-1995.

N. S. W. - 2

SURENDRANATH BENARJY

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ADVOCATE

CONTINUATION SHEET.....

18. Sale deed in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk executed by Shri.H.A. Narayana Reddy and others in favour of Sri. S.R. Linga Reddy registered as Doc No: 1108/1995-96, Dated: 4-04-1995, before the sub registrar office, Anekal Bengaluru.

19. Sale deed in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Sri.S.R.Linga Reddy in favour of Sri.R.Lakshmana Reddy registered as Doc No: ANK-1-07269/05-06 Dated: 24-08-2005, before the sub registrar office, Anekal, Bengaluru.

20. Sale deed in respect of land bearing Sy. No: 156 measuring 2 Acres out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Shri.H.A. Narayana Reddy and others in favour of Smt.Inderjit Chandok registered as Doc No: 1107/95-96 Dated: 20-08-1996 before the sub registrar office, Anekal, Bengaluru.

21. G.Tree of Appana Reddy Father of Narayana Reddy issued by VAO, Anekal Taluk, Bengaluru.

22. Case No. R.A(A)612/14-15 Dated 20.12.2016 for Rectification of entries in RTC in the name of Inderjit Chandok S/o Manjit Singh Chandok in respect of land bearing Sy. No: 156 measuring 2 Acres out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

23. Endorsement issued by Deputy Commissioner vide PTCL/CR/A/332/2020-21 Dated 05/12/2020 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No.156 measuring 4 Acres 32 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

24. Endorsement issued by Deputy Commissioner No: LRF/CR/29 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 156 measuring 4 Acres 32 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

25. Encumbrance Certificate in respect of land bearing Sy No.156 for the period 1.4.1955 to 31.3.1970.

26. Encumbrance Certificate in respect of land bearing Sy No.156 for the period 1.4.1970 to 31.3.2004.

27. Encumbrance Certificate in respect of land bearing Sy No.156 for the period 1.4.2004 to 01.12.2020.

FLOW OF TITLES

Land bearing Sy. No: 156 measuring 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore. Originally belongs to Chikka Akkayamma as minor guardian of H.A.Narayana Reddy.

I have examined RTC for the year 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89 and 1989-90 to 1993-94 to 2001-02 which reflects the name of Chikka Akkayamma representing her minor son H.A. Narayana Reddy at column 9 and 12(2) of RTC as khatedhar and Anubhavdhar.

It is evident from the records that H.A.Narayana Reddy after attaining majority mortgaged the property to Canara Bank and availed financial assistance from the said Bank by executing a mortgage deed registered as Document No. 1469/1973-74 dated 09/08/1973. Subsequently the said Mortgage was discharged and Release of Mortgage Deed registered as Document. No. 4354/94-95 dated 04/02/1995 was executed by Canara Bank.

I have examined the G.Tree of Appanna Reddy which shows that Appanna Reddy and his wife Chikka Akkayamma died intestate leaving behind H.A.Narayana Reddy as their legal heir. As per the G.Tree H.A.Narayana Reddy is having five children 1) H.N.Appanna Reddy 2) H.A.Dasaradha kumar 3) H.N.Venkatesh 4) H.N.Matha 5) H.N.Vanajakshi.

The above said owner H.A. Narayana Reddy and others sold land bearing Sy No. 156 measuring 2 Acres to Inderjit Chandok under a sale deed registered as Document No. 1107/95-96 dated 04.04.1995. Mutation entries were also passed in the name of Inderjit Chandok vide MR no: 17/1995-96.

It is evident from records that H.A. Narayana Reddy along with his wife and children executed sale deed registered as Doc No: 1108/1995-96, Dated: 4-04-1995 in respect of land bearing Sy. No: 156 measuring 2 Acres 32 Guntas out of 4 Acres 32 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk in favour of Sri. S.R. Linga Reddy.

N. S. W. 2

It is evident from the records that mutation entries were passed in the name of Linga Reddy vide MR No:21/95-96 and his name appears at column 9 and 12(2) of RTC for the period 1994-95 to 1996-97 and 1997-98 to 2001-02. Computerized RTC for the period 2001-02 to 2004-05 also reflects the name of Linga Reddy at column 9 and 12(2) of RTC as Khatedhar and Anubhavdhar.

The above said Linga Reddy sold the said property land measuring 2 Acres 32 guntas in Sy No.156 to R. Lakshmana Reddy under a sale deed registered as Document No. 7269/2005-06 dated 24.08.2005.

It is observed that mutation entries were passed in the name of Inderjit Chandok vide MR No. 17/1995-96 and RTC for the period 1994-95 to 1996-97, 1997-98 to 2001-02 reflects his name at column 9 of RTC but did not reflect the extent of land. Even after computerization of RTC also the RTC was not rectified by incorporating the name and Extent at column 9 of RTC and name at column 12(2) of RTC.

It is evident from the records that Indrajit Chandok filed an appeal before Assistant commissioner RA (A) 612/2014-15 dated 20.12.2016 and the court of the Assistant Commissioner vide orders dated 20.12.2016 reinstated the entries and RTC for the period 2017-18 to 2020-21 reflects his name at Column 9 and 12(2) of RTC as Khatedar and Anubhavdhar.

Thus, R.Lakshmana Reddy acquired titles in respect of land measuring 2 Acres 32 guntas in Sy No. 156 and Inderjit Chandok acquired titles in respect of the land measuring 2 Acres in Sy No. 156 situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

The Village map, Tippani and Akarbandh shows the location and extent of land bearing Sy.No. 156 totally measuring 4 Acres 32 guntas and it is also evident from the records that there is no kharab in the said property.

Endorsement issued by Deputy Commissioner vide PTCL/CR/A/332/2020-21 Dated 05/12/2020 show that the provisions of PTCL Act are not applicable for the land bearing Sy No.154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Endorsement issued by Deputy Commissioner No: LRF/CR/29 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 154 measuring 4 Acres 38 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

ENCUMBRANCES:

Encumbrances Certificate in respect of land bearing Sy No.156 measuring 4 Acres 32 guntas for the period 1/4/1955 to 31/3/1970 shows that there were no Encumbrances for the said land.

Encumbrances Certificate in respect of land bearing Sy No.156 measuring 4 Acres 32 guntas for the period 1/4/1970 to 31/3/2004 reflects mortgage deed registered as Document No. 1469/1973-74 dated 4/8/1973 under which H.A.Narayana Reddy mortgaged the property to Canara Bank and Release of Mortgage Document No. 4354 dated 4/2/1995 executed by Canara Bank, Varthur in favour of H.A.Narayan Reddy and the Sale Deed registered as document No. 1107/95-96 dated 04/04/1995 conveying land bearing Sy No.156 measuring 2 Acres by H.A. Narayana Reddy and others to Inderjit Chandok and sale deed document No, 1108 dated 04/04/1995 conveying land measuring 2 Acres 32 guntas in Sy No. 156 to S.R. Linga Reddy. Except the above transactions there were no other Encumbrances in respect of the said property.

Encumbrance certificate in respect of land bearing Sy No.156 measuring 4 Acres 32 guntas for the period 1/4/2004 to 1/12/2020 reflects the Sale Deed executed by S.R. Linga Reddy in favour of R.Lakshmana Reddy under a Sale Deed registered as Document No. 7269 /2005-06 dated 24/8/2005. Except the above transaction of the Sale Deed there were no other Encumbrances in respect of the said property.

EVIDENCE OF POSSESSION

It is evident from the records that Chikka Akkayamma (as minor guardian of H.A.Narayana Reddy) was in possession and enjoyment of the said property as per RTC for the period 1969-70 to 1973-74, 1979-80 to 2001-2002. RTC for

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

the above periods reflects the name of Chikka Akkayamma representing her minor son Narayana Reddy. It is evident from the records that the above said Narayana Reddy became major and mortgaged the property to Canara Bank on 4/8/1973 and subsequently released the Mortgage on 4/2/1985.

Thus, Chikka Akkayamma and H.A.Narayana Reddy were in possession and enjoyment of the property for more than 30 years and subsequently H.A.Narayana Reddy along with his family members sold the land measuring 2 Acres to Inderjit Chandok under sale deed registered as document No. 1107/95-96 dated 04/04/1995 and sold the remaining land measuring 2 Acres 32 guntas to S.R.Linga Reddy under a Sale Deed registered as document No. 1108/1995-96 dated 04/04/1995. The above said S.R.Linga Reddy sold land measuring 2 Acres 32 Guntas to R.Lakshmana Reddy under a Sale Deed registered as Document No. 7269/2005-06 dated 24.08.2005. Thus, Inderjit Chandok acquired 2 Acres in sy No. 156 and R.Lakshmana Reddy acquired 2 Acres 32 guntas in Sy No. 156 and are in possession and enjoyment of the property as absolute owners.

This Preliminary title report was given basing on the available photo copies of the documents provided for scrutiny and I did not make any enquiry in respect of such documents with the authorities concerned.

On perusal of the above document I am of the opinion that Inderjit Chandok acquired good and marketable titles in respect of Agricultural land bearing Sy No. 156 measuring 2 Acres and R.Lakshmana Reddy acquired good and marketable titles in respect of agricultural land bearing Sy No. No. 156 measuring 2 Acres 32 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Place: BANGALORE
DATE: 10-12-2020


(R.S.N. BENARJY)

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s DISHAHABITAT PROJECTS LLP,
BANGALORE.

Sir,

Sub: Scrutiny and preliminary title report with respect to Land bearing Sy. No. 157 measuring 4 Acres 34 guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk. .

DESCRIPTION OF PROPERTY

All that piece and parcel of the land bearing Sy.No. 157 measuring 4 Acres 34 guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk. Bangalore and bounded on the :-

EAST BY	: Land bearing Sy No.156/2 belongs to M/s DishaHabitat Projects LLP.
WEST BY	: Land bearing Sy No.158 belongs to Mr. R.Ravindra Kumar
NORTH BY	: Land bearing Sy No.166/1 belongs M/s DishaHabitat Projects LLP.
SOUTH By	: Land bearing Sy No.148.

PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY :

1. Village Map of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
2. Tippani and Akarbandh in respect of land bearing Sy No. 157 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
3. Record to Rights in respect of land bearing Sy. No.157 issued by Tahasildar office, Anekal Taluk, Anekal Bengaluru Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

N. N. B.

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

4. Order of Special Deputy Commissioner for Abolition of Inams in Case No. 77 dated 04-11-1959 confirming Occupancy rights in the name of Nanjamma W/o Nanjunda Reddy in respect of land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
5. Endorsement bearing No. RRT/CR/202/2021-22 dated 17-08-2021 issued by Tahasildar office, Anekal Taluk, Anekal, Bengaluru stating that Preliminary records in respect of land bearing Sy No. 157 is not available. Hence could not issue the same.
6. Endorsement bearing No. RRT/CR/203/2021-22 dated 17-08-2021 issued by Tahasildar office, Anekal Taluk, Anekal, Bengaluru stating that Form VIII in respect of land bearing Sy No. 157 is not available. Hence could not issue the same.
7. Endorsement bearing No. RRT/CR/204/2021-22 dated 17-08-2021 issued by Tahasildar office, Anekal Taluk, Anekal, Bengaluru stating that IL in respect of land bearing Sy No. 157 is destroyed. Hence could not issue the same.
8. Record of Rights and Tenancy crops Register Extract for the period 1961-62 to 1964-65 and 1966-67 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
9. Record of Rights and Tenancy crops Register Extract for the period 1969-70 to 1973-74 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
10. Record of Rights and Tenancy crops Register Extract for the period 1974-75 to 1976-77 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

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11. Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1983-84 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
12. Record of Rights and Tenancy crops Register Extract for the period 1984-85 to 1988-89 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
13. Record of Rights and Tenancy crops Register Extract for the period 1989-90 to 1993-94 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
14. Record of Rights and Tenancy crops Register Extract for the period 1994-95 to 1996-97 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
15. Record of Rights and Tenancy crops Register Extract for the period 1997-98 to 2000-01 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
16. Computerised Record of Rights and Tenancy crops Register Extract for the period 2000-01 to 2021-2022 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
17. Mutation Register extract MR No. 9/86-87 in respect of land bearing Sy. No: 157 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
18. Mutation Register extract MR No. 5/2000-01 in respect of land bearing Sy. No: 157 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

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19. Mutation Register extract MR No. 79/2012-13 in respect of land bearing Sy. No: 157 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
20. Mutation Register extract MR No.H79/2012-13 in respect of land bearing Sy. No: 157 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
21. Mutation Register extract MR No. H30/2015-16 in respect of land bearing Sy. No: 157 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
22. Panchayath Partition Deed dated 25-09-1994 executed between Nanjunda Reddy and his daughters Dodda Puttamma, Chikka Puttamma and Radhamma
23. Confirmation deed in respect of land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Radhamma and others in favour of Hemanth Kumar, registered as Document No.7694/2021-22 dated 15-11-2021, before the office of the Sub Registrar Basavanagudi, Bangalore.
24. Sale deed in respect of land bearing Sy. No: 157 measuring 4 Acres 34 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Hemanth Kumar in favour of M/s Dishahabitat Projects LLP, registered as Document. No: 6119/2021-22 dated 21-01-2022 before the sub-Registrar, Sarjapura, Bangalore .
25. Non Availability certificate issued by Chief Registrar of Births & Deaths in respect of Death of Nanjamma
26. Death Certificate of Nanjunda Reddy issued by Chief Registrar of Births & Deaths.
27. Family Tree of Nanjunda Reddy.
28. Family Tree of Late H.N.Narayana Reddy (Notary)

Handwritten signature

SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

29. Death Certificate of H.N.Narayana Reddy issued by Chief Registrar of Births & Deaths.
30. Death Certificate of Jayalakshmi issued by Chief Registrar of Births & Deaths.
31. Change of land use issued by Bangalore Development Authority vide : CLU-121/2021-22/1683/2022-23 dated 28-10-2022.
32. Official Memorandum vide No.413052 dated 19-11-2022 issued by the Deputy Commissioner converting the land bearing Sy. No: 157, measuring 4 Acres 34 Guntas of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore from agricultural to non-agricultural residential purpose.
33. Endorsement issued by Deputy Commissioner vide PTCL/A/CR/692/2021-22 Dated 17-01-2022 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No.157 measuring 4 Acres 34 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
34. Endorsement issued by Deputy Commissioner No: LRF/AS/CR/46/2021-22 dated 14-01-2022 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 157 measuring 4 Acres 34 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
35. Nil Tenancy Endorsement Vide. RD 0038028188292 dated 26-08-2021 issued by Tahasildar that no application under form 2,7,7A was filed in respect of land bearing Sy No. 157, measuring 4 Acres 34 Guntas, Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
36. Endorsement Issued by KIADB land acquisition officer No : 4199/2021-22 dated 20-01-2022 that the authorities did not notified the land bearing Sy No. 157, measuring 4 Acres 34 Guntas.
37. Paper Publication in "New Indian Express" and " Kannada Prabha" Dated 06-01-2022 in respect of land bearing Sy. No: 157 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.



38. Encumbrance Certificate in respect of land bearing Sy No.157 for the period 1-4-1956 to 31-3-2004.
39. Encumbrance Certificate in respect of land bearing Sy No.157 for the period 01-04-2004 to 11-08-2021.
40. Encumbrance Certificate in respect of land bearing Sy No.157 for the period 01-04-2004 to 17-03-2022
41. Order Sheet of Case No.1785/2005 in the court of Principal .Civil Judge (Senior Division) at Bangalore (Dist) Bangalore Rural.
42. Orders of the Prl. Senior Civil Judge and JMFC at Anekal, Bangalore Rural District dated 21-12-2021 passed in OS No. 1242/2006 for deleting Land bearing Sy No. 157 measuring 4 Acres 34 guntas from suit schedule property and for Amendment of the Plaint.

POSITION REGARDING TITLES

Land bearing Sy No. 157 measuring 4 Acres 34 guntas originally belongs to Smt. Nanjamma who acquired the same under the orders of the Special Deputy Commissioner for abolition of Inams, Bangalore in Case No. 77 dated 4-11-1959. It is evident from the records that the above said land was registered in the name of Nanjamma under section 9 of the (Mysore Personnel and Miscellaneous) Inam Abolition Act 1954 and the Inam Deputy Commissioner ordered for mutation of Records in the name of Nanjamma.

RTC for the period 1974-75 to 1976-77 and RTC for the periods 1979-80 to 1983-84 reflects the name of Nanjamma as Khatedhar and Anubhavdhar of the said property. It is evident from the records that the above said Nanjamma died on 5-03-1981 and the Death certificate of Nanjamma is not available and a Non availability certificate was issued by Chief Registrar of Births and Deaths.

After the death of Nanjamma land was mutated in the name of Nanjundappa husband of Nanjamma and mutation entries were passed vide MR 9/86-87.I have examined the mutation record MR 9/86-87 which shows that Nanjamma died five years back and the land bearing Sy No. 157 measuring 4Acres 32 guntas was mutated in the name of her husband Nanjunda Reddy. RTC for the period 1984-85 to 1988-89, 1989-90 to 1993-94 and 1994-95 to 1996-97 at

11-2-2

column 9 and 12(2) reflects the name of Nanjappa @ Nanjunda Reddy as Khatedhar and Anubhavdhar of the said property.

It is evident from the records that Nanjamma died intestate leaving behind her husband Nanjudna Reddy sons 1) H.N.Narayana Reddy 2 H.N.Krishna Reddy 3) H.N.Gopala Reddy and daughters 4) Smt. Dodda Puttamma 5) Smt. Chikka Puttamma 7) Smt. Radhamma and 8) Smt. Lakshmamma as her legal heirs.

It appears from the records that there was oral partition among the members of joint family on 28-07-1989 and land bearing Sy No. 157 measuring 4Acres 34 guntas was allotted to the share of H.N.Narayana Reddy S/o Nanjundappa. Subsequently on 25-09-1994 under a Partition Deed H.N.Narayana Reddy conveyed different properties to his daughters Smt. Dodda Puttamma, Smt. Chikka Puttamma, Smt. Radhamma and Smt. Lakshmamma under Schedule 'A', 'B' 'C' and 'D' . Mutation entries were also passed in the name H.N.Narayana Reddy S/o Nanjappa vide MR 5/2000-01 and column 9 and 12(2) of RTC for the period 1997-98 to 2000-01 reflects the name of H.N.Narayana Reddy as Khatedhar and Anubhavdhar of the said property.

I have examined the unregistered partition deed dated 25-09-1994 where under Nanjunda Reddy allotted some of the joint family properties to his daughters Smt.Dodda Puttamma, Smt.Chikka Puttamma, Smt. Radhamma and Lakshmamma. The said document was signed by Nanjunda Reddy and his four daughters and sons of Nanjunda Reddy namely Mr.H.N. Narayana Reddy, Mr. H.N.Krishna Reddy, Mr. H.N. Gopal Reddy signed the Partition Deed dated 25-09-1994 as witnesses.

During my scrutiny it was observed that computerised RTC for the periods 2000-01 to 2012-13 reflects the name of H.N.Narayana Reddy S/o Nanjundappa and the extent was shown as 4 Acres 3 guntas only. It appears from records that the extent was wrongly entered as 4Acres 3guntas at the time of computerisation of records.

It is evident from the records that the above said H.N. Narayana Reddy died on 19-11-2011 leaving behind his only son Hemanth Kumar as his only legal heir. Jayalakshmi W/o H.N.Narayana Reddy pre-deceased her husband H.N.Narayana Reddy. Mutation entries were passed in the name of Hemanth Kumar S/o H.N. Narayana Reddy vide M.R. H-79/2012-13 in respect of land bearing Sy No. 157 measuring 4 Acres 3 guntas only.Subsequently RTC was rectified and the correct extent of 4 Acres 34 guntas was entered in the RTC. I

11/11/2012

have examined computerised RTC for the period 2015-16 to 2020-21 which shows the extent of land as 4 Acres 34 guntas.

I have examined the Death Certificate of H.N.Narayana Reddy issued by Registrar of Births & Deaths which shows that the above said H.N.Narayana Reddy died on 19-01-2011. I have examined the Death Certificate of Jayalakshmi W/o H.N.Narayana Reddy also which shows that the above said Jayalakshmi W/o H.N.Narayana Reddy died on 17-02-1997.

I have examined the family tree of Late H.N.Narayana Reddy issued by the Revenue Inspector Srirampura Circle, Bangaluru, which shows that H.N.Narayana Reddy and Jayalakshmi died and they have only son by name Hemanth Kumar and Henamth Kumar was married to Anitha Krishna and they have one son by name Aditya H.Kumar aged about 8 years.

Radhamma daughter of Narayana Reddy filed a suit in OS No.1785 /2005 for partition and separate possession of her share in land bearing Sy No.157 measuring 4 Acres 34 guntas and also for a share in the other joint family properties. The said suit was re-numbered as OS N.1242/2006.

It appears from the records that at the intervention of elders, the above said Radhamma executed a Confirmation Deed registered as Document No. 7694/2021-22 Dated 15-11-2021 confirming the titles of Hemanth Kumar in respect of land bearing Sy No.157 measuring 4Acres 34Guntas and land bearing Sy No.10/2 measuring 10 guntas. I have examined the said Confirmation Deed and under the said document Radhamma under took that she will amend the plaint in OS No. 1242/2006 and remove the above properties from Suit Schedule Properties. Accordingly, Radhamma filed an application to amend the plaint and to remove the land bearing Sy No.157 measuring 4Acres 34 guntas from Suit Schedule Properties and the Plaint was amended as per the orders of the court dated 21-12-2021. Thus, Hemantha Kumar acquired good and marketable titles in respect of land bearing sy no:157 measuring 4Acres 34 guntas.

It is evident from the records that on 5-1-2022 paper publication was issued to the public for any claims or charges over the property with 15 days (Fifteen) time by M/s Dishahabitat Projects LLP through their Advocate Mr. R.Surendranath Benarjy and I have not received any claims or charges by third parties in respect of the said property.

11/5/22

Subsequently the above said owner Hemanth Kumar along with his son Aditya H.Kumar conveyed the land bearing Sy No. 157 measuring 4Acres 34 guntas to M/s Dishahabitat Projects LLP under a sale deed registered as document No. 6119/2021-22 dated 21-01-2022 before the sub-Registrar, Sarjapura, Bangalore. Thus, M/s Dishahabitat Projects LLP acquired good and marketable titles in respect of land bearing Sy No. 157 measuring 4Acres 34 guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

I have examined Village Map, Tippani, and Akarbandh in respect of land bearing Sy No. 157 measuring 4Acres 34 guntas which shows that Sy No.157 was bounded by land bearing Sy No.156 on the East side belongs to Dishahabitat Projects LLP, on the West: land belongs to Sy No. 158 and on North : Sy No. 166/1 belongs to M/s Dishahabitat Projects LLP, and on the South : SyNo. 148.

ENCUMBRANCES

Encumbrance certificate in respect of land bearing Sy.No. 157 for the period 1.4.1956 to 31.3.2004 shows that there were no encumbrances in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy.No. 157 for the period 01-04-2004 to 11-08-2021 shows that there were no encumbrances in respect of the said land for the said period

Encumbrance certificate in respect of land bearing Sy.No. 157 for the period 1.4.2004 to 17.3.2022 reflects the Sale Deed registered as document No. 6119/2021-22 dated 21-01-2022 executed by Hemanth Kumar and his wife Anitha Krishna and Aditya H.Kumar as confirming parties in favour of M/s Disha Habitat Projects LLP represented by its Designated Partner Gunaranjan.J. and except that there were no encumbrances in respect of the said land for the said period.

I suggest the Developer to obtain encumbrance certificate for the remaining period from 17-03-2022 to till date in respect of land bearing Sy.No. 157 measuring 4 Acres 34 guntas reflecting all the entries in form 15.

15-2

EVIDENCE OF POSSESSION:

Originally land bearing Sy No. 157 measuring 4 Acres 34 guntas belongs to Smt. Nanjammawho acquired the same under the orders of the Special Deputy Commissioner for abolition of Inams, Bangalore in Case No. 77 dated 4-11-1959. RTC for the period 1974-75 to 1976-77 and RTC for the periods 1979-80 to 1983-84 reflects the name of Nanjamma as Khatedhar and Anubhavdhar of the said property.

After the death of Nanjamma the land was mutated in the name of Nanjundappa, husband of Nanjamma and mutation entries were passed vide MR 9/86-87. RTC for the period 1984-85 to 1988-89, 1989-90 to 1993-94 and 1994-95 to 1996-97 at column 9 and 12(2) reflects the name of Nanjappa @ Nanjunda Reddy as Khatedhar and Anubhavdhar of the said property.

There was oral partition among the members of joint family on 28-07-1989 and land measuring 4Acres 34 guntas was allotted to the share of H.N.Narayana Reddy S/o Nanjundappa. Under a palupatti dated 25-09-1994 Nanjunda Reddy allotted some of the joint family properties to his four daughters. H.N. Narayana Reddy died on 19-11-2011 leaving behind his only son Hemanth Kumar as his legal heir. Jayalakshmi W/o H.N.Narayana Reddy pre-deceased her husband H.N.Narayana Reddy.

Thus, Nanjamma acquired the property on 4-11-1959 and after her death her son H.N.Narayana Reddy and after the death of H.N.Narayana Reddy his only son Hemantha Kumar acquired the property and they were in possession and enjoyment of the said property for more than 60 years. The said Owners conveyed the property to M/s Dishahabitat Projects LLP under a sale deed registered as document No. 6119/2021-22 dated 21-01-2022 before the sub-Registrar, Sarjapura, Bangalore., and put them in possession of the same.

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of converted land bearing Sy No. 157 measuring 4 Acres 34 guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

M. S. S. S.

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorised person using our Report in any unauthorised manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that M/s Dishahabitat Projects LLP, acquired good and marketable titles in respect of land bearing Sy No. 157 measuring 4 Acres 34 guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

Date: 27-02-2023
Place: Bangalore


(R. S. N. Benarjy)
Advocate

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s DISHA HABITAT VENTURES LLP,
BANGALORE.

Sir,

Sub: Scrutiny and preliminary title report with respect to Agricultural Land bearing New Sy. No. 166/1, Old Sy No.166 measuring 20 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

DESCRIPTION OF PROPERTY

All that piece and parcel of the agricultural land bearing New Sy. No. 166/1, Old Sy No.166 measuring 20 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East : S.R. Linga Reddy's Land,
West : Gunjur Rama Reddy's Land,
North : Balance portion Sy No.166 of Chandra Reddy's Land,
South : Sy No.155 of Alumelu Linga Reddy's Land and H.A.Narayana Reddy's Land.

PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY :

1. Village Map of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
2. Tippani, Hissa Survey and Akarabandh in respect of land bearing Sy. No.166/1 Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
3. Endorsement bearing No. RK/CR/204/2019-20 dated 05-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal Bengaluru stating that Preliminary records in respect of land bearing 166 was destroyed. Hence could not issue the same.
4. Endorsement bearing No. RK/CR/186/2020-21 dated 03-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal, Bengaluru stating that IL in respect of land bearing 166 was destroyed. Hence could not issue the same.

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CONTINUATION SHEET.....

5. Record of Rights and Tenancy crops Register Extract for the period 1969-70 to 1973-74 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 166 measuring 7 Acres 33 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

6. Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1981-82, issued by the Tahasildar Office, Anekal Taluk, Bengaluru Bengaluru for land bearing Sy. No: 166 measuring 7 Acres 33 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

7. Record of Rights and Tenancy crops Register Extract for the period 1984-85 to 1988-89, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 166 measuring 7 Acres 33 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

8. Record of Rights and Tenancy crops Register Extract for the period 1989-90 to 1993-94, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 166 measuring 7 Acres 33 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk.

9 . Record of Rights and Tenancy crops Register Extract for the period 1994-95, to 1996-97 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 166 measuring 7 Acres 33 Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

10. Record of Rights and Tenancy crops Register Extract for the period 1997-98 to 2001-02, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 166 measuring 7 Acres 33 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

11. Computer Records of Rights and Tenancy crops Register Extract for the period 2001-02 to 2008-09 issued by the Village Accountant, Anekal Taluk, Bengaluru for land bearing Sy. No: 166 measuring 7 Acres 33 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

N. N. B.

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

12. Computer Records of Rights and Tenancy crops Register Extract for the period 2011-12 to 2018-2019 and 2020-21 issued by the Village Accountant, Anekal Taluk, Bengaluru for land bearing Sy. No: 166/1 measuring 20 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

13. Mutation Register extract MR No. 1/93-94 in respect of land bearing Sy. No: 166 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

14. Mutation Register extract MR No. 24/2006-07 in respect of land bearing Sy. No: 166 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru

15. Panchayath partition deed dated 18/02/1977 executed between Subbaiah first son late Krishna Reddy's wife Chikka Putamma and Second son S.Chandra Reddy

16. G.Tree of Subbaiah issued by VAO, Anekal Taluk, Bengaluru.

17. Notarised General Power of Attorney executed by Smt.C. Sudha D/o Sri. S. Chandra Reddy in favour of Sri. S. Chandra Reddy.

18. Sale deed in respect of land bearing Sy. No: 166 measuring 20 Guntas out of 7 Acre 33 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Subbaiah and family members in favour of Smt. Alumelu L.Reddy registered as Doc No: 5133/1994-95, Dated: 9-03-1995, before the sub registrar office, Anekal Taluk, Bengaluru.

19. Sale deed in respect of land bearing Sy. No: 166 measuring 20 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Smt. Alumelu Linga Reddy in favour of Sri.L.Shiva Prasad registered as Doc No. ANK-1-22733/2006-07 Dated: 07-10-2006, CD No. ANKD165 Book-I, before the sub registrar office, Anekal Taluk, Bengaluru.

20. Endorsement issued by Deputy Commissioner vide PTCL/CR/A/341/2020-21 Dated 05/12/2020 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No.166/1 measuring 20 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

A.S.N.B.

21. Endorsement issued by Deputy Commissioner No: LRF/CR/28 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 166 measuring 20 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

22. Encumbrance Certificate in respect of land bearing Sy No.166 New Sy No. 166/1 for the period 1.4.1955 to 31.3.1970.

23. Encumbrance Certificate in respect of land bearing Sy No.166 for the period 1.4.1970 to 31.3.2004.

24. Encumbrance Certificate in respect of land bearing Sy No.166, New Converted Survey No. 166 for the period 1.4.2004 to 01.12.2020.

FLOW OF TITLES

Land bearing Sy No. 166 measuring 7 Acres 33 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore originally belongs to Subbaiah S/o Appanna Reddy. I have examined RTC for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89 which reflects the name of Subbaiah S/o Chikka Appanna at column 9 and 12(2) of RTC as khatedar and Anbhavdhar.

It is evident from the records that the above said Subbaiah and his first son late Krishna Reddy's wife Chikka Puttamma and Second Son S.Chandra Reddy partitioned the Joint Family properties under a Panchayath partition dated 18/02/1977 and under the said partition land bearing Sy No. 155 measuring 4 Acres 17 guntas was allotted to the share of S.Chandra Reddy under 'B' Schedule.

Thus, S. Chandra Reddy S/o Subbaiah acquired the above property and mutation entries were also passed in his name vide MR 1/93-94 and his name appears at Column (9) and 12(2) of RTC for the period 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02. Computerized RTC for the period 2001-02 to 2004-05 also reflects the name of S.Chandra Reddy as Khatedhar and Anubhavdhar.



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CONTINUATION SHEET.....

I have examined the G.Tree of Subbaiah which shows that he is having two sons by name S.Krishna Reddy and S.Chandra Reddy. S.Chandra Reddy has two marriages and his First Wife Puttamma died leaving behind 1) Sudha 2) Chikka Appanna Reddy and Santhosh. It is evident from the records that S. Chandra Reddy's Second wife Santhamma did not have children.

The above said S.Chandra Reddy along with his second wife Santhamma and children Sudha (Representing her as GPA Holder) Chikka Appanna Reddy and Santhosh being minor represented by his father sold the land measuring 20guntas out of 7 Acres 33 Guntas in sy no: 166 to Smt. Alumelu.L.Reddy under a sale deed registered as Document No. 5133/1994-95 dated 09-03-1995.

It is evident from the records that mutation entries in respect of land bearing Sy No. 166 measuring 20 guntas were passed in the name of Alumelu L.Reddy vide MR No. 6/2005-06 and her name appears at RTC for the period 2005-06.

The above said Alumelu L.Reddy sold land bearing Sy No. 166 measuring 22guntas to L.Shiva Prasad under a sale deed registered as Document No. 22733/2006-07 dated 7/10/2006 and mutation entries were also passed in the name of L.Shiva Prasad vide MR No. 24/2006-07 and his name appears at column 9 and 12(2) of RTC for the period 2006-087 to till date.

Thus, Mr.L.Shiva Prasad acquired good and marketable titles in respect of land bearing Sy.No.166 measuring 20 guntas and is in possession and enjoyment of the said land as absolute owner. It appears from the records that the above said land measuring 20 guntas was phoded and after phodi new Sy No.166/1 was assigned to land measuring 20 guntas belongs to Mr. L.Shiva Prasad.

The Village map, Tippani , Hissa Tippani and Akarbandh shows the location and extent of land bearing Sy.No. 166/1 measuring 20 guntas and it is also evident from the records that there is no kharab in the said property.

Endorsement issued by Deputy Commissioner vide PTCL/CR/A/341/2020-21 Dated 05/12/2020 show that the provisions of PTCL Act are not applicable for the land bearing Sy.No. 166/1 measuring 20 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Endorsement issued by Deputy Commissioner No: LRF/CR/28 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy.No. 166/1 measuring 20 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

ENCUMBRANCES :

Encumbrances Certificate in respect of land bearing Sy.No. 166/1 measuring 20 guntas for the period 1/4/1955 to 31/3/1970 shows that there were no Encumbrances for the said land.

Encumbrance certificate in respect of land bearing Sy.No. 166/1 measuring 20 guntas for the period 1/4/1970 to 31/3/2004 reflects the sale deed Document No.5133 dated 09.03.1995 executed by Subbaiah and others in favour of Alumelu L.Reddy and except the above transactions there were no other Encumbrances in respect of the said property.

Encumbrances certificate in respect of land bearing Sy.No. 166 for the period 1/4/2004 to 1/12/2020 reflects the sale deed Document No. 22733/2006-07 dated 24.08.2005 executed by Alumelu L.Reddy in favour of L.Shiva Prasad and Partition Deed registered as Document No. 3358/2006-07 Dated 26/03/2007 and except the above transactions there were no other Encumbrances in respect of the said property.

EVIDENCE OF POSSESSION :

It is evident from RTC that Subbaiah S/o Chikka Appanna Reddy is in possession and enjoyment of the land bearing Sy No. 166 measuring 7 Acres 33 guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore from 1969-70 and the above said Subbaiah and other joint family members partitioned the said property under Panchayath Partition dated 18/2/1977 and land bearing Sy No. 166 measuring 7 Acres 33 guntas was allotted to the share of S.Chandra Reddy S/o Subbaah.

A. N. 2

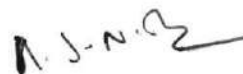
SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

Thus, Subbaiah and his son S.Chandra Reddy were in possession and enjoyment of the said property for more than 20 years and sold land measuring 20 guntas to Alumelu L.Reddy under a sale Deed registered as Document No. 5133/1994-95 dated 9.3.1995. Alumelu L.Reddy was put in possession of the said property and sold the same to L.Shiva Prasad under a sale deed registered as Document No. 22733/2006-07 dated 07/10/2006 and as per the recitals in the sale deed L.Shiva Prasad was put in possession of the above said property and mutation entries were also passed in his name and RTC reflects his name as khatedar and anubhavdar.

This Preliminary title report was given basing on the available photo copies of the documents provided for scrutiny and I did not make any enquiry in respect of such documents with the authorities concerned.

On perusal of the above documents I am of the opinion that L.Shiva Prasad acquired good and marketable titles in respect of Agricultural land bearing Sy No. 166/1 measuring 20 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.


(R.S.N. BENARJY)

Place: BANGALORE
DATE : 10.12.2020

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s DISHA HABITAT VENTURES LLP,
BANGALORE.

Sir,

Sub: Scrutiny and preliminary title report with respect to Agricultural Land bearing Sy. No. 167/2 measuring 19 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

DESCRIPTION OF PROPERTY

All that piece and parcel of the agricultural land bearing New Sy. No. 167/2 (Old Sy No. 167), measuring 19 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East : Government Road,
West : Alumelu Linga Reddy's Land,
North : Balance Portion of Sy No.167 of H.A.Narayana Reddy,
South : Kattariguppe Biddamma's land and Sy No.154 of Shantha's and S.R.Linga Reddy's Lands.

PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY :

1. Village Map of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
2. Tippani, Hissa Tippani and Akarabandh in respect of land bearing Sy. No.167/2 Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

As. no 2

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3. Endorsement bearing No. RK/CR/205/2019-20 dated 06-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal, Bengaluru stating that Preliminary records in respect of land bearing 167 was destroyed. Hence could not issue the same.

4. Endorsement bearing No. RK/CR/185/2020-21 dated 03-09-2020 issued by Tahasildar office, Anekal Taluk, Anekal, Bengaluru stating that IL in respect of land bearing 167 was destroyed. Hence could not issue the same.

5 . Record of Rights and Tenancy crops Register Extract for the period 1969-70 to 1971-72, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 measuring 7 acres 36 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

6. Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1981-82, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 measuring 7 acres 36 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

7 . Record of Rights and Tenancy crops Register Extract for the period 1984-85 to 1988-89, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 measuring 7 acres 36 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

8. Record of Rights and Tenancy crops Register Extract for the period 1989-90 to 1993-94, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 measuring 7 acres 36 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk , Bengaluru.

9. Record of Rights and Tenancy crops Register Extract for the period 1994-95 issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 measuring 7 acres 36 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

A. S. R. B.

10. Record of Rights and Tenancy crops Register Extract for the period 1997-98 to 2000-01, issued by the Tahasildar Office, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 measuring 7 acres 36 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

11. Computer Records of Rights and Tenancy crops Register Extract for the period 2001-02 to 2008-09 issued by the Tahasildar, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 measuring 7 acres 35 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

12. Computer Records of Rights and Tenancy crops Register Extract for the period 2010-11 to 2018-2019 issued by the Tahasildar, Anekal Taluk, Bengaluru for land bearing Sy. No: 167 /2 measuring 0.20 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

13. Computer Records of Rights and Tenancy crops Register Extract for the period 2020-21 issued by the Tahasildar, Anekal Taluk, Bengaluru for land bearing Sy. No: 167/2 measuring 0.19 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

14. Sale deed in respect of land bearing Sy. No: 167 measuring 0.20 Guntas out of 7 Acres 36 Guntas inclusive of 1 Gunta kharab Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Shri.H.A. Narayana Reddy and others in favour of Sri. S.R. Linga Reddy registered as Doc No: 1108/1995-96, Dated: 4-04-1995, before the sub registrar office, Anekal, Bengaluru.

15. Family Tree of Appanna Reddy father of Narayana Reddy issued by VAO, Anekal Taluk, Bengaluru.

16. Sale deed in respect of land bearing Sy. No: 167 measuring 0.20 Guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by Sri.S.R.Linga Reddy in favour of Sri.R.Lakshmana Reddy registered as Doc No. ANK-1-07269/2005-06 Dated: 24-08-2005, before the sub registrar office, Anekal, Bengaluru.

A.S.N.R.

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

CONTINUATION SHEET.....

17. Family Tree of Lakshmana Reddy issued by Deputy Tahasildar, Uttarahalli, Hobli, Bangalore South Taluk, Bengaluru District.

18. Exchange Deed in respect of land bearing Sy No.167 measuring 1 gunta out of 20 guntas Situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru executed by R.Lakshmana Reddy in favour of Ravi Venkatesam registered as document No. 692/2016-17 dated 27/05/2016.

19. Endorsement issued by Deputy Commissioner vide PTCL/CR/A/331/2020-21 Dated 05/12/2020 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No.167/2 measuring 19 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

20. Endorsement issued by Deputy Commissioner No: LRF/CR/27 /2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 167/2 measuring 19 Guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

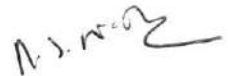
21. Encumbrance Certificate in respect of land bearing Sy No.167 for the period 1.4.1970 to 31.3.2004.

22. Encumbrance Certificate in respect of land bearing Sy No.167/2 for the period 1.4.1970 to 31.3.2004.

23. Encumbrance Certificate in respect of land bearing Sy No.167/2 for the period 1.4.2004 to 2.9.2020.

FLOW OF TITLES

Land bearing Sy. No: 167 measuring 7 Acres 36 Guntas Situated at Halasahalli, Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore. Originally belongs to Chikka Akkayamma as minor guardian of H.A.Narayana Reddy.



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B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

I have examined RTC for the year 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89 and 1989-90 to 1993-94 to 2001-02 which reflects the name of Chikka Akkayamma representing her minor son H.A. Narayana Reddy at column 9 and 12(2) of RTC as khatedhar and Anubhavdhar.

I have examined the G.Tree of Appanna Reddy which shows that Appanna Reddy and his wife Chikka Akkayamma died intestate leaving behind H.A.Narayana Reddy as their legal heir. As per the G.Tree H.A.Narayana Reddy is having five children 1) H.N.Appanna Reddy 2) H.A.Dasaradha kumar 3) H.N.Venkatesh 4) H.N.Matha 5) H.N.Vanajakshi.

It is evident from records that H.A. Narayana Reddy along with his wife and children executed a sale deed registered as Document No. 1108/1995-96 dated 4.03.1995 in favour of S.R.Linga Reddy and conveyed land bearing Sy No. 167 measuring 20guntas out of 7 Acres 36 Guntas to him. Mutation entries were also passed in the name of S.R.Linga Reddy vide MR 4/95-96 and RTC for the period 1998-99 to 2008-09 reflects the name of S.R.Linga Reddy as Khatedhar and Anubhavdhar.

The above said S.R.Linga Reddy sold land bearing Sy No. 167 measuring 20 guntas to R.Lakshmana Reddy under a Sale Deed registered as Document No. 7269/2005-06 Dated 24.08.2005 and mutation entries were also passed in the name of R.Lakshmana Reddy vide MR No. 8/2005-06 and RTC for the period 2005-06 to 2018-19 reflects his name at Column 9 and 12(2) of RTC as Khatedhar and Anubhavdhar

It is evident from the records that the above said land measuring 20 guntas in Sy No. 167 belongs to R.Lakshmana Reddy was phoded and after phodi new Sy No. 167/2 was assigned to the said land.

The above said R.Lakshmana Reddy conveyed 1 gunta out of 20 guntas in land bearing Sy No. 167/2 under an Exchange Deed registered as Document No. 692/2016-17 dated 27/05/2016 and retained the remaining land measuring 19 guntas in land bearing Sy No.167/2.

N.S.N.2

The Village map, Tippani, Hissa Tippani and Akarbandh shows the location and extent of land bearing Sy.No. 167/2 measuring 20 guntas and it is also evident from the records that there is no kharab in the said property.

Endorsement issued by Deputy Commissioner vide PTCL/CR/A/331/2020-21 Dated 05/12/2020 show that the provisions of PTCL Act are not applicable for the land bearing Sy No.167/2 measuring 19 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Endorsement issued by Deputy Commissioner No: LRF/CR/27/2020-21 dated 5-12-2020 stating that the provisions of 79AB of KLR Act are not applicable for land bearing Sy No. 167/2 measuring 19 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

ENCUMBRANCES:

Encumbrance certificate in respect of land bearing Sy No. 167 measuring 7 Acres 36 guntas for the period 01/04/1970 to 31/03/2004 shows that there were no encumbrances.

Encumbrance Certificate in respect of land bearing Sy No.167 measuring 7 Acres 36 guntas for the period 1/04/2004 to 2/09/2020 reflects the Exchange Deed Document No. 692/2016-17 only. I Advice you to obtain fresh encumbrance for the above periods reflecting all entries.

EVIDENCE OF POSSESSION

It is evident from the records that Chikka Akkayamma (as minor guardian of H.A.Narayana Reddy) was in possession and enjoyment of the said property as per RTC for the period 1969-70 to 1973-74, 1979-80 to 2001-2002. RTC for the above periods reflects the name of Chikka Akkayamma representing her minor son Narayana Reddy. Thus Chikka Akkayamma and H.A.Narayana Reddy were in possession and enjoyment of the property for more than 30

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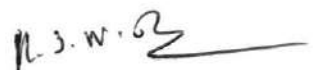
CONTINUATION SHEET.....

years and subsequently H.A.Narayana Reddy along with his family members sold land measuring 20 guntas out of 7Acres 36 guntas in Sy No.167 to S.R.Linga Reddy under sale Deed registered as document No. 1108/95-96 dated 4/3/1995 and the above said S.R.Linga Reddy sold the said property to R.Lakshmana Reddy under sale deed registered as document No. 7269/05-06 dated 24/8/2005. Thus, R.Lakshmana Reddy acquired the above property totally measuring 20 guntas and under an Exchange deed registered as document No. 692/2016-17 dated 27/5/2016 conveyed 1 gunta out of 20 gunta in Sy No. 167/2 and retained 19 guntas of land in Sy No. 167/2. Thus, R.Lakshmana Reddy was in possession and enjoyment of said land as absolute owner.

This Preliminary title report was given basing on the available photo copies of the documents provided for scrutiny and I did not make any enquiry in respect of such documents with the authorities concerned.

On perusal of the photo copies of the documents provided to me I am of the opinion that R.Lakshmana Reddy acquired good and marketable titles in respect of Agricultural land bearing Sy No. 167/2 measuring 19 guntas situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Place: BANGALORE
DATE: 10-12-2020


(R.S.N. BENARJY)