



10.07.2024

LEGAL SCRUTINY REPORT OF Sy. No. 151/4

Sub: Legal Opinion with respect to the Agricultural Land bearing **Sy. No. 151/4** measuring to an extent of **0-30 Guntas**, situated at Muthanalluru Village Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Document No.	Original /C C/ Photostat
1.		Family Tree of Kondappa		Photocopy
2.	03.07.1978	Unregistered Partition effected between Veerabhadra Reddy and M. Gopalappa, with respect to Sy No. 151/1, measuring to an extent of 0-30 Guntas.		Photocopy
3	26.4.2022	Non availability of death Certificate of Muniswamy Reddy		Original
4	18.04.1981	Mortgage Deed executed by M. Veerabhadra Reddy in favour of Sericulturist Bank, Anekal, with respect to Sy. No: 151/1, measuring to an extent of 0-30 Guntas.	Doc. No. 67/1981-82	Certified
5	12.01.1982	Mortgage deed executed by Sri. M. Veerabhadra Reddy in favour of Sericulturist and Agriculturist Bank, Anekal, with respect to Sy. No: 151/1, measuring to an extent of 0-30 Guntas.	Doc. No: 1334/1982-83	Certified
6		Mutation Register	3/1983-84	Certified
7		Death Certificate of Veerabhadra Reddy		Photocopy



8	18.11.2019	Discharge Deed executed by Seri-culturist and Agricultural Co- Operative Society Bank, in favour of Smt. K.N. Padmamma, W/o. Late. M. Veerabhadra Reddy with respect to Sy No. 151/1, measuring to an extent of 0-30 Guntas.	Doc No. 4287/2019-20	Original
9	23.09.2022	Order in RA(A) No. 437/2022, issued by the Assistant Commissioner.	RA(A) 437/2022	Photostat
10		Mutation Register	M.R. No. T35/2022-23	Digital copy
11	29.08.2022	Sale Deed executed by Smt. K.N. Padmamma and others in favour of Mr. Shashank, measuring to an extent of 0-30 Guntas, with respect to Sy No. 151/1.	Doc No. 5863/2022-23	Original
12		Order Sheet, Complaint & Compromise petition in O S No. 167/2023		Photocopy
13	21.04.2023	Confirmation Deed executed by Smt. Rathnamma and others in favour of Mr. Shashank represented by his registered GPA holder, Smt. Jyothi N, measuring to an extent of 0-30 Guntas, with respect to Sy No. 151/1.	Doc No. 770/2023-24	Original
14		Mutation Register	T15/2023-24	Digital Copy
15	29.06.2013.	Change of Land Use order		Photocopy
16	04.10.2023	Challan for paying the Conversion Fees		Photocopy
17	09.10.2023	Official Memorandum of Conversion	ALN(ASH)SR 250/1023-24	Digital Copy

[Handwritten signature]



18		Mutation Register	T19/23-24	Digital Copy
19	06.11.2023	Joint Development Agreement entered into between Sri. Shashank B.N., and Nambiar Builders Private Limited, measuring to an extent of 0-30 Guntas, with respect to Sy No. 151/4, Old Sy No. 151/1.	Doc No. 9992/2023-24	Original
20	06.11.2023	General Power of Attorney executed by Sri. Shashank B.N., in favour of Nambiar Builders Private Limited, measuring to an extent of 0-30 Guntas, with respect to Sy No. 151/4, Old Sy No. 151/1.	Doc No. 225/2023-24	Original
21	08.2.2021	Nil Tenancy Certificate	Photocopy	
22		PTCL Endorsement		Photocopy
23	17.08.2023	KHB Endorsement		Photocopy
24	21.08.2023	KIADB Endorsement		Photocopy
25	25.07.2021	Endorsement for Non-availability of RTC for the period 1969-70 to 96-97 f		Photocopy
26	09.08.2021	Endorsement for Non-availability of Preliminary		Photocopy
27	09.08.2021	Endorsement for Non-availability of I L		Photocopy
28		Records of Rights		Photocopy



29		Khethuvaru		Photocopy
30		R R Balabaga		Photocopy
31		Atlas		Photocopy
32		Survey Sketch		Photocopy
33		Alienation Sketch		Color Xerox
34		Akarbandh with respect to SY No. 151/4		Certified
35		Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy No. 151/1, measuring to an extent of 0-30 Guntas.		Original
36		Encumbrance Certificate for the period of 01.04.2004 to 25.04.2023, with respect to Sy No. 151/1, measuring to an extent of 0-30 Guntas.		Original
37		Pahani Thakthe		Photocopy
38		Manual RTC for the period of 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1997-98 1999-2000 with respect to Sy. No. 151/1		Photocopy
39		Computerized RTC for the period of 2001-02 to 2022-23, with respect to SY. No. 151/1		Photocopy
40		Computerized RTC for the period of 2023-24, with respect to SY. No. 151/4		Digitally signed



History traced for Sy No.151/4 (Old Sy No. 151/1)

Initially the lands in Sy. No. **151 an extent of 3 acre** of Muthanalluru, Sarjapura Hobli, Anekal Taluk, Bangalore was owned by one Kondappa, son of Munaiyah, the same was traced in the recitals of R R, Khetuvaru and R R Balabaga furnished for scrutiny.

The **Family Tree** of Kondappa is furnished as document No. 1 for scrutiny.

Whereas, we have been furnished with an **un registered family partition** dated 03.07.1978, as document No. 2 for verification, wherein Veerabhadra Reddy and M. Gopalappa, both sons of Sri. Munishami Reddy have affected the partition. In the said Partition an extent of 0-30 guntas out of 1 acre 20 guntas was allotted to the share of Sri. Veerabhadra Reddy. The mentioned Veerabhadra Reddy and M. Gopalappa are Grand son of Kondappa.

{WHEREAS, IT IS NECESSARY TO MENTION THAT, THE REVENUE RECORDS AND RTC TILL 1989-90 IS ALSO SHOWING THE NAME OF KONDAPPA FOR ENTIRE EXTENT AND IN THE YEAR 1989-90, ONE M P RAMASWAMY REDDY, SON OF PILLA REDDY'S NAME IS DEPICTED IN THE RTC. THE SAME HAS BEEN CONTINUED TILL THEN. IT IS THE ASSUMPTION THAT, OUT OF 3 ACRES IN SY NO. 151/1 AN EXTENT OF 1 ACRE 20 GUNTAS WAS OWNED BY KONDAPPA AND REMAINING 1 ACRE 20 GUNTAS WAS OWNED BY ONE PILLA REDDY. (AS THERE IS NO SUPPORTING DOCUMENTS TO SHOW THE LAND IN THE NAME OF PILLA REDDY APART FROM THE RTC IN THE NAME OF M P RAMASWAMY REDDY FROM 1989-90, THE SAME IS NOT OUR SUBJECT PROPERTY).

AGAIN, COMING TO THE EXTENT OWNED BY KONDAPPA, KONDAPPA IS HAVING A SON NAMELY VEERAPPA. BUT NOWHERE HIS NAME IS NOT ENTERED INTO ANY REVENUE RECORDS NOR HE HOLDS ANY TITLE FOR 1 ACRE 20 GUNTAS. AGAIN IT IS AN ASSUMPTION BASED ON THE LATER ENTRIES IN THE RTC, THAT, 1 ACRE 20 GUNTAS WAS DIVIDED BETWEEN, VEERAPPA'S 2 SONS NAMELY SIDDA REDDY AND JUNJA REDDY EQUALLY(0-30 GUNTAS EACH) WE HAVE NOT BEEN FURNISHED WITH ANY SUPPORTING DOCUMENT TO SHOW THE DIVISION BETWEEN SIDDA REDDY AND JUNJA REDDY. LATER



DEVELOPMENTS, SIDDA REDDY SONS HAVE AFFECTED PARTITION AND ANOTHER EXTENT OF 0-30 GUNTAS OF JUNJA REDDY IS INHERITED BY HIS SON MUNISWAMY REDDY, FOLLOWED BY ONE OF HIS SON VEERABHADRA REDDY WHICH IS LATER ASSIGNED AS NEW NUMBER AS 151/4.}

Whereas, an endorsement of **Non availability of Death Certificate** of Muniswamy Reddy is furnished as document No. 3 for scrutiny.

Whereas, subsequent to the Partition, Sri. M. Veerabhadra Reddy has availed financial facility from a Co-operative Society by mortgaging his property. The **Mortgage Deed** registered as document No.67/1981-82, dated 18.4.1981, again Sri. M. Veerabhadra Reddy has obtained loan by executing a continuing mortgage deed which is registered vide document No. 1334/1982-83, Dated 12.1.1982, both Mortgage Deeds proved the ownership of Sri. M. Veerabhadra Reddy after the Partition Deed, with respect to Sy No. 151/1, measuring 0-30 Guntas. The said Mortgage deeds are furnished as document No. 4 & 5 for scrutiny.

The Mutation has been accepted vide M.R. No. 3/1983-84, showing the Mortgage in the name of Co-operative Society. The **Mutation Register** is furnished as document No. 6 for scrutiny.

Whereas, Sri. M. Veerabhadra Reddy demised on 26.6.2003, leaving behind his wife and children as legal heirs. The **Death Certificate** of Sri. M. Veerabhadra Reddy is furnished as document No. 7.

Whereas, The said mortgage deed lien has been discharged by Smt. K.N. Padmamma, W/o. Late. M. Veerabhadra Reddy, through a registered Discharge Deed on 18.11.2019, bearing document No. 4287/2019-20, and the Discharge Deed is furnished as document No. 8 for scrutiny.

Whereas, since the date of partition, the revenue records like RTC were not changed in the name of Veerabhadra Reddy, thus Smt. Padmamma, W/o. Late. Veerabhadra Reddy along with Sri. Manjunath Reddy (who is owner for another 0-30 Guntas in same Sy No.) have filed an Appeal before Assistant Commissioner, Bangalore South Sub-Division, Bengaluru seeking direction to delete the name of earlier owners and incorporate the names of present



owners. The Appeal is numbered as R A (A) No. 437/2022. The AC has passed an appropriate order giving directions as sought by the appellants. The **Order copy in said R A** is furnished as document No. 9 for scrutiny.

As per the direction of the Assistant Commissioner, the revenue records has been mutated in the name of Smt. Padmamma, W/o. Late. M. Veerabhadra Reddy vide **M R No. T35/2022-23** for an extent of 0-30 Guntas, in Sy No. 151/1, The same is furnished as document No. 10 for scrutiny.

Whereas, Smt. Padmamma, W/o. Late. M. Veerabhadra Reddy, along with her children executed a Sale Deed for an extent of 0-30 guntas in Sy No. 151/1 to Sri. Shashank B.N. The said Sale Deed is registered as document No. 5863/2022-23, dated 24.08.2022, registered in the Office of the Sub-Registrar, Anekal, Bangalore. The said Sale Deed is furnished as document No. 11 for perusal.

There was an original suit filed by Rathnamma and others, numbered as **O S. No. 67/2023** filed before the Senior Civil Judge and JMFC, Anekal. The Order sheet, Complaint and Compromise petition in O S 167/2023 is furnished as document No.12.

In pursuance on the above said suit, Sri. Shashank B.N., , who is owner for an extent of 0-30 guntas in Sy No. 151/1 has requested the plaintiffs of the above mentioned suit to confirm the sale deed executed by Smt. Padmamma, as the remaining portion of 1 acre 20 guntas in Sy No. 151/1 was owned by them. The confirmation deed was registered as document No. 770/2023-24, on 21.04.2023, in the Office of the Sub-Registrar, Anekal Bangalore. The said Confirmation deed is furnished as document No. 13 for perusal.

The said Original suit and the confirmation deed will not impact in any way with respect to an extent of 0-30 guntas in Sy No. 151/1.

Accordingly, the mutation was accepted in the name of Sri. Shashank.B.N., and the Sy No. 151/1 was phoded and assigned as new Sy No. 151/4, vide M.R. No. T15/23-24. The said Mutation is furnished as document No. 14.



Whereas, the Sy 151/1 was under agriculture zone and the respective earlier owners sought for Change of Land Use. Accordingly, change of land use as been obtained vide order No. APA/CLU/230/2012-13, dated 29.06.2013. The Commencement Certificate of CLU is furnished as document No. 15.

Smt. Shashank B.N., has sought for conversion of 0-30 guntas in SY No. 151/4, accordingly the D C, Bangalore has accorded permission of conversion for Residential use, vide Official Memorandum No. ALN/ASH/SR/250/23-24, dated 09.10.2023. The Fee paid challan for conversion and Official memorandum of Conversion has been furnished as document No. 16 & 17.

Accordingly RTC and Mutation for Sy No. 151/1 vide M R No. T19/2023 as been conferred. The Mutation Register is furnished as document No. 18.

Whereas, Sri. Shashank B.N., has entered into Joint Development Agreement on 06.11.2023, with M/s. Nambiar Builders Pvt Ltd, for development. The said Joint Development Agreement is registered as document No. 9992/2023-24, in the office of the Sub Registrar, Attibele. In pursuance of the JDA, Sri. Shashank B.N, executed a General Power of Attorney by authorizing M/s. Nambiar Builders Private Limited to take care of the developmental activities and to act on behalf of him. The GPA is registered vide document No. 225/2023-24, dated 6.11.2023, in the office of the Sub registrar, Attibele. The JDA & GPA is furnished as document No. 19 & 20.

Nil Tenancy Endorsement dated 08.02.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7** or **7A** of KLR Act in respect of Sy No.151/1 and is available for perusal at Document No.21.

P T C L Endorsement issued by D C, Bangalore for Sy No.151/1 is furnished as document No.22 is clearly states that no proceedings have been initiated against the present owner of the property under the provisions of the Karnataka Schedule castes and Schedule Tribes Act, 1978.



Endorsement issued from **K H B**, dated 17.08.2023 stating the extent in Sy No. 151/1 is not acquired is furnished as document No. 23.

Endorsement issued from **K I A D B**, dated 21.08.2023 stating the extent in Sy No. 151/1 is not acquired is furnished as document No. 24.

Endorsement dated 25.07.2021 for **Non-availability** of RTC for the period 1969-70 to 96-97 for SY No. 151/1 is furnished as document No. 25.

Endorsement dated 09.08.2021 for **Non-availability** of Preliminary for Sy No. 151/1 is furnished as document No. 26.

Endorsement dated 09.08.2021 for **Non-availability** of I L for Sy No. 151/1 is furnished as document No. 27

Records of Rights furnished at document No. 28 is confirming the earlier owner in Sy No. 151/1.

Khethuvaru furnished at document No. 29 is confirming the owner, extent and Sy Number.

R R Balabaga of Sy No. 151 is furnished as document No.30 for my perusal.

Atlas of Sy No. 151/1 is verified. The same is furnished as document No. 31.

Survey Sketch of Sy No.151/1, indicated the bifurcation in Sy No. 151/1 & 151/2 The same is furnished as document No. 32.

Alienation Sketch of Sy No.151/1, indicated the bifurcation in Sy No. 151/1 & 151/4 The same is furnished as document No. 33.

Akarbandh pertaining to Sy No.151/4, confirms the extent of land in said Survey Number. The same is furnished as document No. 34.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1962-63 to 1968-69 collectively available for my perusal at document No. 37, for the Sy No.151/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 1993-94 and 1997-98 to 1999-2000 collectively available for my perusal at document No. 38, for the Sy No.151/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.



Record of Right, Tenancy and Crop Inspection (R T C) (computerised) for the period of 2001-02 to 2022-23 collectively available for my perusal at document No. 39 for Sy No.151/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Computerized RTC for the period of 2023-24 collectively available for my perusal at document No. 39 for Sy No.151/4 reflects the previous owner name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of 01.04.1920 to 31.03.2004 for Sy No.151/1 is available for scrutiny at document No. 35

Encumbrance certificate for the period of 01.04.2004 to 25.04.2023 for Sy No.151/1 is available for scrutiny at document No. 36.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in Sy No. 151/4 an extent of 0-30 guntas. The other entries and transaction related to 151/1 is not subject here.

MINOR:

There is no minor interest claims involved over the questioned properties as per my observation.

TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 151/4 (Old Sy No. 151/1), AN EXTENT OF 0-30 GUNTAS

On perusing the documents, it is gathered that there was a prior mortgage in the questioned sy no. for a relevant period mentioned above in **TRACING OF ENCUMBRANCES**, the same was cleared by way Discharge Deed.

From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of now or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.



The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.

The property is a not any free grant land to the ancestors of the property owners.

It is considered opinion that Sri. Shashank B.N., is the absolute owner for Sy No. 151/4, measuring to an extent of 0-30 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.

OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. Sri. Shashank B.N., is the absolute owner for Sy No. 151/4 , of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owners are in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
4. M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots/flats/sites/sital area to their choice of person/firm/company.
4. Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.
5. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1. Latest EC for the period of 25.04.2023 to 31.10.2023 to be obtained with respect to Sy No. 151/1.
2. Latest EC for the period of 01.10.2023 to till date to be obtained with respect to Sy No. 151/4.



LEGAL SCRUTINY REPORT OF SY NO. 153/2

Sub: Legal Opinion with respect to the Residentially converted Land bearing **Sy. No. 153/2** measuring to an extent of **0-30 Guntas**, situated at Muthanalluru Village Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Document No.	Original /C C/ Photostat
3.		Endorsement for non availability of Order No. VOA (A)205/1969-70		Photocopy
4.		Mutation Register	1/1970-71	Photocopy
5.	02.12.1974	Absolute Sale Deed executed by Sri. C.S. Venkata Subbaiah, in favour of Sri. Thimma Reddy.	2731/1974-75	Certified Copy
4	17.08.2002	Order in RRT by the Thasildar, Anekal	RRT(D)20/2001 -02	Photocopy
5		Mutation Register in the name of Smt. Jayamma, an extent of 1 Acre 10 Guntas, in Sy No. 153	29/2003-04	Certified
6		Mutation Register in the name of Smt. Jayamma, an extent of 1 Acre 10 Guntas, in Sy No. 153/2	T10/2018-19	Certified
7	06.12.2018	Gift Deed executed by Smt. Jayamma in favour of her daughter Smt. Padma P.	6026/2012-19	Digital Copy
8		Mutation Register in the name of Smt. Jayamma, an extent of 0-30 Guntas, in Sy No. 153/2, showing the Phodi	H21/2018-19	Certified
9	16.11.2021	Release Deed executed by Kiran Kumar & others in favour of Smt. Jayamma with respect to Sy No. 153,,	Doc No. 5837/2021-22	Original

Handwritten signature



		measuring to an extent of 1A-10 Guntas.		
10	22.04.2021	Agreement to Sell executed by Smt. Jayamma and her children in favour of M/s. Nambiar Builders Private Ltd.	629/2021-22	Original
11	22.04.2021	GPA executed by Smt. Jayamma & others in favour of M/s. Nambiar Builders Private Ltd.,	39/2021-22	Original
12	15.09.2022	Fee paid challan for Conversion		Photocopy
13	29.09.2022	Official Memorandum for Conversion	ALN (ASH)SR/114/2022-23	Photocopy
14	07.11.2023	Sale Deed executed by Smt. Jayamma and her children represented by their GPA Holder in favor of M/s. Nambiar Builders Private Limited	Doc No. 9991/2023-24	Original
15		E- Katha in the Nambiar Builders Pvt Ltd	150200100102320468	Original
16		Index of Land records		Certified
17		Record of Rights		Certified
18	15.02.2021	Nil tenancy certificate		Digital Copy
19	28.01.2021	PTCL Endorsement issued by AC, Bangalore		Photocopy
20	09.08.2021	Endorsement issued by thahsildar for non availability of Preliminary		Original
21		Moola Survey & Moola Tippani		Certified Copy
22		Akarband		Digital Copy



23		Encumbrance Certificate for the period of 01.04.1970 to 31.03.2004, with respect to Sy No. 153		Original
24		Encumbrance Certificate for the period of 01.04.2004 to 12.04.2022, with respect to Sy No. 153/2,		Original
25		Encumbrance Certificate for the period of 1409.2023 to 19.02.2024, with respect to Sy No. 153/2.		Digital Copy
26		Pahani Thakthe		Certified Copy
27		Manual RTC from 1969-70 to 1999-2000		Certified Copy
28		Computerized RTC for the period of 2001-02 to 2017-18, with respect to SY. No. 153		Photocopy
29		Computerized RTC for the period of 2018-19 to 2023-24 , with respect to SY. No. 153/2		Digitally signed

History traced for Sy No.153/2 (Old Sy No. 153)

Initially the lands in Sy. No. **153 an extent of 3 acre 30 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, was allotted to Sri. C.S. Venkatasubbaiah vide VOA(A)205/1969-70 on 25.06.1970, as Shanubhog Inamti.** Accordingly Mutation was accepted in the name of Sri. C.S. Venkatasubbaiah vide M.R. No.1/1970-71. The VOA(A)206/1969-70 was not available hence an endorsement has been furnished. The endorsement for order VOA(A)206/1969-70 and M.R. 1/1970-71 is furnished as document No. 1 &2.

Whereas, Sri. C.S. Venkatasubbaiah was executed a Sale Deed in favor of Sri. C. Thimma Reddy, S/o. Chowda Reddy, for an extent of 1 Acre 10 Guntas out of 3 Acres 30 Guntas. The Sale Deed is registered vide document No. 2731/1974-75, dated 02.12.1974. The ale Deed is furnished as document No. 3 for scrutiny. The extent of 1 Acre 10 Guntas is subject to this Legal Opinion.



Whereas, subsequent to the death of Sri. Thimma Reddy, his daughter Smt. Jayamma has claimed that she has been given the subject the land as Gift from her mother (subsequent to the death of her father) on 10.08.1991 and she filed an appeal before the Deputy Tahsildar, Sarjapura, Nadakacheri for transfer of rights in her name. The Deputy tahsildar has passed an order for change of khatha in the name of Smt. Jayamma vide RRT (D)20/2001-02. The said order is furnished as document No. 4 for scrutiny.

Whereas, it is necessary to mention that C.S. Venkatasubbaiah 1 Acre 10 Guntas to Sri. Nanjunda Reddy and remaining 1 Acre 10 Guntas was allotted to V.S. Rama Reddy, through Occupancy Rights. Accordingly mutation was accepted to the respective buyers vide M.R. No.29/2003-04. The said Mutation Register is furnished as document No. 5 for scrutiny.

Whereas, the land an extent of 1 Acre 10 Guntas in Sy No. 153 acquired by Smt. Jayamma has been assigned as new Sy No. 153/2 vide M.R. No. T10/2018-19, due to the phodi proceedings. The said Mutation is registered as document No. 6 for scrutiny.

Whereas, Smt. Jayamma has gifted an extent of 0-20 Guntas out of 1 Acre 10 Guntas in Sy No. 153/2 to her daughter Smt. Padma P. The said Gift Deed is registered as document No. 6026/2018-19, dated 06.12.2018 and retained 0-30 Guntas with her. Upon the execution of the Gift Deed, an extent of 0-20 Guntas, acquired by Smt. Padma P., has assigned as new Sy No. 153/2 vide M.R. No. H21/2018-19, showing the bifurcation of Sy No. 153/2 and Sy No. 153/3. The said Gift Deed and the Mutation register is furnished as document No. 7 & 8.

Whereas, Sri. Thimma Reddy's daughters and sons have executed a Release Deed in favour of their sister Smt. Jayamma, releasing their rights on Sy No. 153/2 and Sy No. 153/3, stating they have no rights on the same. The said Release Deed is registered vide document No. 5837/2021-22, dated 16.11.2021. The said Release Deed is furnished as document No. 9.

Whereas, Smt. Jayamma along with her family members has entered into Agreement to Sell with M/s. Nambiar Builders Pvt Ltd, with respect to Sy No. 153/2, measuring an extent of 0-30 Guntas. The Agreement to Sell is



registered vide document No. 626/2021-22, dated 22.04.2021. In pursuance of the Agreement to Sell, Smt. Jayamma & others have executed a General Power of Attorney authorizing M/s. Nambiar Builders Pvt Ltd., to act on their behalf. The GPA is registered vide document No. 39/2021-22, dated 22.04.2021. the said ATS & GPA is furnished as document No. 10 & 11.

Whereas, owners have sought for conversion, the DC, Bangalore has accorded permission vide Official Memorandum vide ALN (ASH)SR 114/2022-23 on 29.09.2022. The Fee paid challan and Conversion Order is provided as document No. 12 & 13 for scrutiny.

Whereas, Smt. Jayamma and others through their GPA holder, conveyed the subject property to M/s. Nambiar Builders Pvt Ltd. The Sale Deed is registered vide document No. 9991/2023-24, on 07.11.2023. the said sale deed is furnished as document No. 14 for scrutiny.

Subsequent to the Sale Deed katha got mutated to the name of M/s. Nambiar Builders Pvt Ltd., in Form No. 11B is furnished for Scrutiny as document No. 15.

Index of Lands furnished document No. 16, is confirming the extent and earlier owner in Sy No. 153.

Records of Rights furnished at document No. 17 is confirming the earlier owner in Sy No. 153

Nil Tenancy Endorsement dated 08.02.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7** or **7A** of KLR Act in respect of Sy No.153/2 and is available for perusal at Document No.18.

P T C L Endorsement dated 28.01.2021, issued by D C, Bangalore for Sy No.153/2 is furnished as document No.19 is clearly states that no proceedings have been initiated against the present owner of the property under the provisions of the Karnataka Schedule castes and Schedule Tribes Act, 1978.



Endorsement dated 09.08.2021 for **Non-availability** of Preliminary for Sy No. 153/2 is furnished as document No. 20.

Moola Tippani & Moola Survey for Sy No. 153 is provided as document No. 21 & 22.

Akarbandh pertaining to Sy No.153/2, confirms the extent of land in said Survey Number. The same is furnished as document No. 23.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 27, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1969-70 to 1999-2000 collectively available for my perusal at document No. 28, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2017-18 collectively available for my perusal at document No. 29 for Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Computerized RTC for the period of 2018-19 to 2023-24 collectively available for my perusal at document No. 30 for Sy No.153/2 reflects the previous owner name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of 01.04.1970 to 31.03.2004 for Sy No.153 is available for scrutiny at document No. 24

Encumbrance certificate for the period of 01.04.2004 to 12.04.2022 for Sy No.153/2 is available for scrutiny at document No. 25.



Encumbrance certificate for the period of 14.09.2023 to 19.02.2024 for Sy No.153/2 is available for scrutiny at document No. 26.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in Sy No. 153 & 153/2 an extent of 0-30 guntas. The other entries and transaction related to 153 is not subject here.

MINOR:

There is no minor interest claims involved over the questioned properties as per my observation.

TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 153/2 (Old Sy No. 153), AN EXTENT OF 0-30 GUNTAS

On perusing the documents, it is gathered that there was a prior mortgage in the questioned sy no. for a relevant period mentioned above in **TRACING OF ENCUMBRANCES**, the same was cleared by way Discharge Deed.

From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of now or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.

The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.

The property is a not any free grant land to the ancestors of the property owners.

It is considered opinion that M/s. Nambiar Builders Private Limited., is the absolute owner for Sy No. 153/2, measuring to an extent of 0-30 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.



OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. M/s. Nambiar Builders Private Limited is the absolute owner for Sy No. 153/2 , of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owner is in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
5. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1Family tree of Jayamma to be obtained.
RTC from 1969-70 to 1978-79 to be obtained.

LEGAL SCRUTINY REPORT OF SY NO. 153/3

Sub: Legal Opinion with respect to the Residentially converted Land bearing **Sy. No. 153/3** measuring to an extent of **0-20 Guntas**, situated at Muthanalluru Village Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Document No.	Original /C C/ Photostat
6.		Endorsement for non availability of Order No. VOA (A)205/1969-70		Photocopy
7.		Mutation Register in the name of C.S. Venkatasubbaiah	1/1970-71	Photocopy



8.	02.12.1974	Absolute Sale Deed executed by Sri. C.S. Venkata Subbaiah, in favour of Sri. Thimma Reddy.	2731/1974-75	Certified Copy
4	17.08.2002	Order in RRT by the Thasildar, Anekal	RRT(D)20/2001-02	Photocopy
5		Mutation Register in the name of Smt. Jayamma, an extent of 1 Acre 10 Guntas, in Sy No. 153	29/2003-04	Certified
6		Mutation Register in the name of Smt. Jayamma, an extent of 1 Acre 10 Guntas, in Sy No. 153/2	T10/2018-19	Certified
7	06.12.2018	Gift Deed executed by Smt. Jayamma in favour of her daughter Smt. Padma P.	6026/2012-19	Digital Copy
8		Mutation Register in the name of Smt. Padma, an extent of 0-2s0 Guntas, in Sy No. 153/3, showing the Phodi	H21/2018-19	Certified
9	16.11.2021	Release Deed executed by Kiran Kumar & others in favour of Smt. Jayamma with respect to Sy No. 153,, measuring to an extent of 1A-10 Guntas.	Doc No. 5837/2021-22	Original
10	15.09.2022	Fee paid challan		Certified Copy
11	29.09.2022	Official Memorandum for Conversion	ALN (ASH)SR/110/2022-23	Digital Copy
12		Mutation Register in the name of Smt. Padma, subsequent to the Conversion	M.R. No. T42/2022-23	Digital Copy
13		E- Katha in the name of Smt. Padmamma	150200102100320470	Original
14	06.12.2021	Joint Development Agreement between Padmamma & others and	Doc No. 5020/2021-22	Original

Handwritten signature/initials in blue ink.



		M/s. Nambiar Builders Private Limited		
15	06.12.2021	General Power of Attorney executed by Padmammas & others in favor of M/s. Nambiar Builders Private Limited	Doc No. 248/2021-22	Original
16		Index of Land records		Certified
17		Record of Rights		Certified
18	15.02.2021	Nil tenancy certificate		Digital Copy
19	28.01.2021	PTCL Endorsement issued by AC, Bangalore		Photocopy
20	09.08.2021	Endorsement issued by thahsildar for non availability of Preliminary		Original
21		Moola Survey & Moola Tippani		Certified Copy
22		Akarband		Digital Copy
23		Encumbrance Certificate for the period of 01.04.1970 to 31.03.2004, with respect to Sy No. 153		Original
24		Encumbrance Certificate for the period of 01.04.2004 to 12.04.2022, with respect to Sy No. 153/2,		Original
25		Encumbrance Certificate for the period of 01.04.2004 to 12.04.2022, with respect to Sy No. 153/3.		Digital Copy
26		Encumbrance Certificate for the period of 01.04.2022 to till date, with respect to Sy No. 153/3.		
27		Pahani Thakthe		Certified Copy

[Handwritten signature]



28		Manual RTC from 1969-70 to 1999-2000		Certified Copy
29		Computerized RTC for the period of 2001-02 to 2017-18, with respect to SY. No. 153		Photocopy
30		Computerized RTC for the period of 2018-19 to 2023-24 , with respect to SY. No. 153/3		Digitally signed

History traced for Sy No.153/2 (Old Sy No. 153)

Initially the lands in Sy. No. **153 an extent of 3 acre 30 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, was allotted to Sri. C.S. Venkatasubbaiah vide VOA(A)205/1969-70 on 25.06.1970, as Shanubhog Inamti.** Accordingly Mutation was accepted in the name of Sri. C.S. Venkatasubbaiah vide M.R. No.1/1970-71. The VOA(A)206/1969-70 was not available hence an endorsement has been furnished. The endorsement for order VOA(A)206/1969-70 and M.R. 1/1970-71 is furnished as document No. 1 &2.

Whereas, Sri. C.S. Venkatasubbaiah was executed a Sale Deed in favor of Sri. C. Thimma Reddy, S/o. Chowda Reddy, for an extent of 1 Acre 10 Guntas out of 3 Acres 30 Guntas. The Sale Deed is registered vide document No. 2731/1974-75, dated 02.12.1974. The Sale Deed is furnished as document No. 3 for scrutiny. The extent of 1 Acre 10 Guntas is subject to this Legal Opinion.

Whereas, subsequent to the death of Sri. Thimma Reddy, his daughter Smt. Jayamma has claimed that she has been given the subject the land as Gift from her mother (subsequent to the death of her father) on 10.08.1991 and she filed an appeal before the Deputy Tahsildar, Sarjapura, Nadakacheri for transfer of rights in her name. The Deputy tahsildar has passed an order for change of khatha in the name of Smt. Jayamma vide RRT (D)20/2001-02. The said order is furnished as document No. 4 for scrutiny.



Whereas, it is necessary to mention that C.S. Venkatasubbaiah 1 Acre 10 Guntas to Sri. Nanjunda Reddy and remaining 1 Acre 10 Guntas was allotted to V.S. Rama Reddy, through Occupancy Rights. Accordingly mutation was accepted to the respective buyers vide M.R. No.29/2003-04. The said Mutation Register is furnished as document No. 5 for scrutiny.

Whereas, the land an extent of 1 Acre 10 Guntas in Sy No. 153 acquired by Smt. Jayamma has been assigned as new Sy No. 153/2 vide M.R. No. T10/2018-19, due to the phodi proceedings. The said Mutation is registered as document No. 6 for scrutiny.

Whereas, Smt. Jayamma has gifted an extent of 0-20 Guntas out of 1 Acre 10 Guntas in Sy No. 153/2 to her daughter Smt. Padma P. The said Gift Deed is registered as document No. 6026/2018-19, dated 06.12.2018 and retained 0-30 Guntas with her. Upon the execution of the Gift Deed, an extent of 0-20 Guntas, acquired by Smt. Padma P., has assigned as new Sy No. 153/2 vide M.R. No. H21/2018-19, showing the bifurcation of Sy No. 153/2 and Sy No. 153/3. The said Gift Deed and the Mutation register is furnished as document No. 7 & 8.

Whereas, Sri. Thimma Reddy's daughters and sons have executed a Release Deed in favour of their sister Smt. Jayamma, releasing their rights on Sy No. 153/2 and Sy No. 153/3, stating they have no rights on the same. The said Release Deed is registered vide document No. 5837/2021-22, dated 16.11.2021. The said Release Deed is furnished as document No. 9.

Whereas, Smt. Padma P has sought for conversion, the DC, Bangalore has accorded permission vide Official Memorandum vide ALN (ASH)SR 110/2022-23 on 29.09.2022. The Fee paid challan and Conversion Order is provided as document No. 10 & 11 for scrutiny.

The mutation was accepted for the converted land vide M.R. No. T42/2022-23. The said M.R. is provided as document No. 12 for scrutiny.

Subsequent to the Conversion katha got mutated to the name of Smt. Padma P., in Form No. 11B is furnished for Scrutiny as document No. 13.



Whereas, Smt. Padma P., along with her family members have entered into Joint Development Agreement with M/s. Nambiar Builders Pvt Ltd, with respect to Sy No. 153/3, measuring an extent of 0-20 Guntas. The Joint Development Agreement is registered vide document No. 5020/2021-22, dated 22.04.2021. In pursuance of the Agreement to Sell, Smt. Padma P., & others have executed a General Power of Attorney authorizing M/s. Nambiar Builders Pvt Ltd., to act on their behalf. The GPA is registered vide document No. 39/2021-22, dated 22.04.2021. the said ATS & GPA is furnished as document No. 14 & 15.

Index of Lands furnished document No. 16, is confirming the extent and earlier owner in Sy No. 153.

Records of Rights furnished at document No. 17 is confirming the earlier owner in Sy No. 153

Nil Tenancy Endorsement dated 08.02.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7** or **7A** of KLR Act in respect of Sy No.153/3 and is available for perusal at Document No.18.

P T C L Endorsement dated 28.01.2021, issued by D C, Bangalore for Sy No.153/2 is furnished as document No.19 is clearly states that no proceedings have been initiated against the present owner of the property under the provisions of the Karnataka Schedule castes and Schedule Tribes Act, 1978.

Endorsement dated 09.08.2021 for **Non-availability** of Preliminary for Sy No. 153/3 is furnished as document No. 20.

Moola Tippani & Moola Survey for Sy No. 153 is provided as document No. 21.

Akarbandh pertaining to Sy No.153/3, confirms the extent of land in said Survey Number. The same is furnished as document No. 22



Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 27, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1969-70 to 1999-2000 collectively available for my perusal at document No. 28, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2017-18 collectively available for my perusal at document No. 29 for Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Computerized RTC for the period of 2018-19 to 2023-24 collectively available for my perusal at document No. 30 for Sy No.153/3 reflects the previous owner name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of 01.04.1970 to 31.03.2004 for Sy No.153 is available for scrutiny at document No. 23

Encumbrance certificate for the period of 01.04.2004 to 12.04.2022 for Sy No.153/2 is available for scrutiny at document No. 24.

Encumbrance certificate for the period of 01.04.2004 to 12.04.2022 for Sy No.153/3 is available for scrutiny at document No. 25

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in Sy No. 153 & 153/3 (Old Sy No. 153/2) an extent of 0-20 guntas. The other entries and transaction related to 153 is not subject here.



MINOR:

There is no minor interest claims involved over the questioned properties as per my observation.

TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 153/3 (Old Sy No. 153/2), AN EXTENT OF 0-20 GUNTAS

On perusing the documents, it is gathered that there was a prior mortgage in the questioned sy no. for a relevant period mentioned above in **TRACING OF ENCUMBRANCES**, the same was cleared by way Discharge Deed.

From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of now or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.

The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.

The property is a not any free grant land to the ancestors of the property owners.

It is considered opinion that Smt. Padma P. is the absolute owner for Sy No. 153/3, measuring to an extent of 0-20 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.

OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. Smt. Padma P., is the absolute owner for Sy No. 153/3, of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.



2. The owner is in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.

3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.

4. M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots/flats/sites/sital area to their choice of person/firm/company.

5. Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.

6. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1. Family tree of Jayamma to be obtained.
RTC from 1969-70 to 1978-79 to be obtained.

LEGAL SCRUTINY REPORT Sy. No. 153/4 (Old Sy NO. 153) **AND Sy No. 152/1**(old No. 152)

Sub: Legal Opinion with respect to the Residentially converted Land bearing **Sy. No. 153/4** (Old Sy NO. 153) measuring to an extent of **1A- 10 Guntas**, **AND Sy No. 152/1**(old No. 152) measuring an extent of 1 acre 24 guntas situated at Muthanalluru Village Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS SCRUTINIZED FOR SY NO. 153/4(OLD NO. 153):

Sl. No	Date of document	Name/ Type of document	Document No.	Original /C C/ Photostat
9.		Endorsement for non availability of Order No. VOA (A)205/1969-70		Photocopy
10.		Mutation Register	1/1970-71	Photocopy
11.		Regrant Order No. VOA (141) 1980-81		Photocopy

Blue



12.	23.05.1974	Absolute Sale Deed executed by Sri. C.S. Venkata Subbaiah, in favour of M.S. Nanjunda Reddy	739/1974-75	Certified Copy
13.		Mutation Register in the name of Nanjunda Reddy	M.R. No. 9/1982-83	Certified Copy
14.	10.03.1980	Interim Loan Bond	1140/1979-80	Certified
15.	26.7.1989	Continuing Mortgage Bond	781/1989-90	Certified
16.	18.04.1990	Death Certificate of Nanjunda Reddy		
9		Mutation Register in the name of Kamalamma, W/o. Nanjunda Reddy	3/1993-94	Certified
10		Mutation Register	35/2006-07	Certified
11		Mutation Register showing the Phodi	T10/2018-19	Certified
12	26.3.2021	Nil tenancy Certificate		Photocopy
13	28.1.2022	PTCL Endorsement issued by AC, Bangalore		Photocopy
14		Index of Land records		
15		Record of Rights		
16		RR Balabagh & Edabagh		Photocopy
17		Moola Survey Tippani		Certified
18		Akarband with respect to Sy No. 153		Certified
19		Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy No. 153		
20		Encumbrance Certificate for the period of 01.04.2004 to 06.02.2021, with respect to Sy No. 153/1		Original

John



21		Encumbrance Certificate for the period of 01.02.2021 to 13.07.2024 with respect to Sy No. 153/4		Digital Copy
22		Pahani Thakthe		Certified Copy
23		Manual RTC from 1969-70 to 1999-2000		Certified Copy
24		Computerized RTC for the period of 2001-02 to 2017-18, with respect to SY. No. 153		Photocopy
25		Computerized RTC for the period of 2018-19 to 2022-23 with respect to SY. No. 153/1		Digitally signed
26		Computerized RTC for the period of 2022-23 and 2024-25 , with respect to SY. No. 153/4		Digital Copy

DOCUMENTS SCRUTINIZED FOR SY NO. 152/1:

Sl. No	Date of document	Name/ Type of document	Document No.	Original /C C/ Photostat
1.		Family tree of Nanjunda Reddy Reddy		Photocopy
2	28.02.1977	Unregistered Partition Deed between M.S. Nanjunda Reddy and his brothers		Photocopy
3		Mutation Register	M.R. No. 26/1976-77	Certified Copy
4		Interim Loan Bond	1140/1979-80	Certified Copy
5		Mutation Register in the name of Sericulturists and Farmers CoOperative Society	M.R. No. 20/1979-80	Certified Copy

Blue



6	26.7.1989	Continuing Mortgage Bond	781/1989-90	Certified
7	18.04.1990	Death Certificate of Nanjunda Reddy		Photocopy
8		Mutation Register in the name of Kamalamma, W/o. Nanjunda Reddy	3/1993-94	Certified
9	18.08.2014	Discharge Deed	1920/2014-15	Photocopy
10		Mutation Register	T20/2015-16	Certified Copy
11	25.10.2021	Discharge Deed	5032/2021-22	Photocopy
12	08.02.2021	Nil tenancy Certificate		Certified Copy
13		Index of Land records		
14		Record of Rights		Certified copy
15		Kethuvar copy		Certified copy
16		RR Balabagh & Edabagh		Certified copy
17		Atlas		Certified copy
18		Moola Survey Tippani		Certified
19		karda		certified
20		Akarband with respect to Sy No. 152/1		Certified
21	03.02.2017	Encumbrance Certificate for the period of 01.04.1960 to 31.03.2004, with respect to Sy No. 152		Original
22	12.04.2022	Encumbrance Certificate for the period of 01.04.2004 to 12.04.2022, with respect to Sy No. 152/1		Original
23	16.07.2024	Encumbrance Certificate for the period of 01.10.2021 to 13.07.2024 with respect to Sy No. 152/1		Digital Copy
24		Pahani Thakthe		Certified Copy

Hms



25		Manual RTC from 1969-70 to 1999-2000		Certified Copy
26		Computerized RTC for the period of 2001-02 to 2014-15 with respect to SY. No. 152		Computerized
27		Computerized RTC for the period of 2015-16 to 2021-22 with respect to SY. No. 152/1		Digitally signed
28		Computerized RTC for the period of 2022-23 and 2024-25 , with respect to Sy No. 152/1		Digital Copy

COMMON DOCUMENTS:

Sl No	Date of document.	Nature of the document	Document No.	Original/CC /Copy
1	09.02.22	Agreement to Sell between Kamalamma & family members in favour of Ganesh N Reddy & Sri. Ratheesh Nambiar for Sy No. 153/1(later 153/4) & 152/1	8935/21-22	Original
2	09.02.22	General Power of Attorney executed by Kamalamma & family members authorising Ganesh N Reddy & Sri. Ratheesh Nambiar for Sy No. 153/1(later 153/4) & 152/1	455/21-22	Original
3	28.03.22	Absolute Sale Deed between Kamalamma & family members, represented by their GPA Holder in favour of Ganesh N Reddy & Sri. Ratheesh Nambiar for Sy No.	10871/21-22	Original

Handwritten signature



		153/1(later 153/4) & 152/1		
4		Mutation Register in the name of Ganesh N Reddy & Ratheesh Nambiar for Sy No. 152/1 & 153/4	H52/2021-22	Digitally signed
5	29.09.22	Official memorandum of Conversion for SY No. 152/1	ALN/ASH/SR/1 13/2022-23	Digitally signed
6		Mutation Register in the name of Ganesh N Reddy & Ratheesh Nambiar for Sy No. 152/1 subsequent to the conversion	T47/2022-23	Digitally signed
7	29.09.22	Official memorandum of Conversion for SY No. 153/4	ALN/ASH/SR/1 08/2022-23	Digitally signed
8		Mutation Register in the name of Ganesh N Reddy & Ratheesh Nambiar for Sy No. 153/4 subsequent to the conversion.	T45/2022-23	Digitally signed
9.	27.11.23	Joint Development Agreement between Ganesh N Reddy & Ratheesh Nambiar with M/s Nambiar Builders Private Limited	10960/2023-24, registered in the Office of the Sub-Registrar, Attibele	Original
10.	27.11.23	General Power Attorney executed by Ganesh N Reddy & Ratheesh Nambiar authorizing M/s Nambiar Builders Private Limited	265/2023-24, registered in the Office of the Sub-Registrar, Attibele	Original

Handwritten signature/initials



History traced for Sy No.153/4 (Old Sy No. 153/1)

Initially the lands in Sy. No. **153 an extent of 3 acre 30 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, was allotted to Sri. C.S. Venkatasubbaiah vide VOA(A)205/1969-70 on 25.06.1970, as Shanubhog Inamti.** Accordingly Mutation was accepted in the name of Sri. C.S. Venkatasubbaiah vide M.R. No.1/1970-71. The VOA(A)205/1969-70 was not available hence an endorsement has been furnished. The endorsement for order **VOA(A)205/1969-70 and M.R. 1/1970-71** is furnished as **document No. 1 & 2.**

Whereas, Sri. C.S. Venkatasubbaiah applied for regrant of the lands in SY No. 153, an extent of 3 Acre 30 Guntas, vide case No. **VOA. 141/1980-81**, the same is furnished as **document No. 3.**

Whereas, Sri. C.S. Venkatasubbaiah has executed a **Sale Deed** in favor of Sri. M.S. Nanjunda Reddy, S/o. Sidda Reddy, for an extent of 1 Acre 10 Guntas out of 3 Acres 30 Guntas. The Sale Deed is registered vide document No. 739/1974-75, dated 23.05.1974. Accordingly mutation was accepted in the name of Sri. M.S. Nanjunda Reddy vide M.R. No. 9/1982-83. The **Sale Deed and the M.R.** is furnished as **document No. 4 & 5** for scrutiny.

Whereas, M.S. Nanjunda Reddy has availed agricultural Loan on 10.03.1980, registered as document No. 1140/1989-90 and on 26.07.1989, registered as document No. 781/1989-90. The Mortgage and Continuing Mortgage Deed has been furnished as **document No. 6 & 7** for scrutiny.

Whereas, the said M.S. Nanjunda Reddy was demised on 15.04.1990. The death Certificate of M.S. Nanjunda Reddy has furnished as **document no 8** for scrutiny.

Subsequent to the death of M.S. Nanjunda Reddy, the property owned by him including Sy No. 153 was transferred to his wife Smt. Kamamma vide **M.R. No. 3/1993-94.** The Mutation is furnished as **document No. 9** for scrutiny.

Whereas, at the time of phodi proceedings, the SY No. 153, an extent of 1 Acre 10 guntas owned by Smt. Kamamma was assigned as new Sy No. 153/1, vide



M.R. No. T10/2018-19. The same is furnished as **document No. 10** for scrutiny.

Nil Tenancy Endorsement dated 26.03.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7** or **7A** of KLR Act in respect of Sy No.153/1 and is available for perusal at **Document No.11.**

P T C L Endorsement dated 28.01.2021, issued by D C, Bangalore for Sy No.153/1 is furnished as **document No.12** is clearly states that no proceedings have been initiated against the present owner of the property under the provisions of the Karnataka Schedule castes and Schedule Tribes Act, 1978.

Index of Lands furnished document No. 13, is confirming the extent and earlier owner in Sy No. 153.

Records of Rights furnished at document No. 14 is confirming the earlier owner in Sy No. 153

Endorsement dated 09.08.2021 for **Non-availability** of Preliminary for Sy No. 153 is furnished as **document No.15.**

Moola Tippani & Moola Survey for Sy No. 153 is provided as **document No. 16&17.**

Akarbandh pertaining to Sy No.153, confirms the extent of land in said Survey Number. The same is furnished as **document No. 18.**

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 22, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1969-70 to 1999-2000 collectively available for my perusal at



document No. 23, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2017-18 collectively available for my perusal at document No. 24 for Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Computerized RTC for the period of 2018-19 to 2022-23 collectively available for my perusal at document No. 25 for Sy No.153/1 reflects the previous owner name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Computerized RTC for the period of 2022-23 to 2024-25 collectively available for my perusal at document No. 25 for Sy No.153/4 reflects the previous owner name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of 01.04.1920 to 31.03.2004 for Sy No.153 is available for scrutiny at document No. 19

Encumbrance certificate for the period of 01.04.2004 to 06.02.2021 for Sy No.153/1 is available for scrutiny at document No. 20

Encumbrance certificate for the period of 01.02.2021 to 13.07.2024 for Sy No.153/4 is available for scrutiny at document No. 21.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in Sy No. 153 & 153/4 an extent of 1A-10 guntas. The other entries and transaction related to 153 is not subject here.

MINOR:

There is no minor interest claims involved over the questioned properties as per my observation.



History traced for Sy No.152/1

Initially the lands in Sy No. 152, an extent of 5 Acre 11 Guntas was owned by Sri. Eerappa. The same was traced in the recitals of Pahani Thakthe since 1960-61.

It is an assumption that portion of the property owned by Sri. Eerappa was inherited by Sri. Sidda Reddy and Sri. Junja Reddy.

The **family tree of M.S. Nanjunda Reddy** is furnished as **document No. 1** for Scrutiny.

Whereas there was an **Unregistered Partition** on 28.02.1977 between Sri. V.S. Rama Reddy, Sri. M.S. Narayana Reddy And Sri. Nanjunda Reddy. In the said Partition, an extent of 1 Acre 24 Guntas has been allotted to the share of Sri. M.S. Nanjunda Reddy under "C" Schedule. Accordingly mutation was accepted in the name of respected allottees vide M.R. No. 26/1976-77. The **unregistered Partition deed and Mutation Register** is furnished as **document No. 2 and 3**.

The subject matter to this Opinion is the extent allotted to Sri. M.S. Nanjunda Reddy.

Whereas, Sri. M.S. Nanjunda Reddy has availed Agricultural Loan by mortgaging the lands in Sy No. 152/1, an extent of 1 Acre 24 Guntas, along with other Survey Number vide Document Bearing No. 1140/1979-80. Accordingly Mutation was accepted in the name of Sericulturists and Farmers Co-operative Society Ltd vide M.R. No. 20/1979-80. Again on 26.07.1989 Nanjunda Reddy has executed a Continuing Mortgage Deed to Sericulturists and Farmers Co-operative Society to avail loan, registered as document No. 781/1989-90. The Loan bond and the Mutation Register and Continuing Mortgage bonds are furnished as document No.4,5 and 6. The mentioned liens has been cleared by Smt. Kamamma by way of discharge deed bearing document No. 5032/21-22 dated 25.10.2021. The Discharge deed is marked as document No.11.

Whereas M.S. Nanjunda Reddy had demised on 15.04.1990. The **death Certificate** is furnished as **document No.7** for perusal.

Subsequent to the death of M.S. Nanjunda Reddy, the lands owned by M.S. Nanjunda Reddy has transferred to the name of his Wife viz., Smt. Kamamma vide **M.R. No. 3/1983-84**. The same is furnished as **document No. 8** for perusal.

Whereas, a **Discharge Deed** bearing Document No. 1920/2014-15, dated 18.08.2014, and a mutation subsequent to the discharge vide **M.R. No. T20./2015-16** have been furnished for perusal as **document NO. 9 & 10**.



Nil Tenancy Declaration Certificate dated 26.03.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7 or 7A** of KLR Act in respect of Sy No.152/1 and is available for perusal at Document No.12.

Index of Lands furnished document No. 13, is confirming the extent and earlier owner in Sy No. 152

Records of Rights furnished at document No. 14 is confirming the earlier owner in Sy No. 152

Kethuvar furnished at document No. 15 is confirming the earlier owner in Sy No. 152

RR Balabagha & Edabagha Sy No. 152 furnished as document No.16 is confirming the divisions with extent and demarcation.

Atlas of Sy No. 152 is verified. The same is furnished as document No. 17.

Moola Survey Tippani of Sy No. 152 is verified. The same is furnished as document No. 18.

Karda Nakalu furnished for Sy No. 152 is provided as document No. 19.

Akarbandh pertaining to Sy No.152/1 confirms the extent of land in said Survey Number. The same is furnished as document No. 20.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 24 for the Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 1999-2000 collectively available for my perusal at document No. 25, for the Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2014-15 collectively available for my perusal at document No. 26 for Sy No.152 reflects the previous owners name and confirms that they



were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2015-16 to 2021-22 collectively available for my perusal at document No. 27 for Sy No.152/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2022-23 and 2024-25 collectively available for my perusal at document No. 28 for Sy No.152/6 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of **01.04.1960 to 31.03.2004** for Sy No.152 is available for scrutiny at document No. 21.

Encumbrance certificate for the period of **01.04.2004 to 12.04.2022** for Sy No.152/1 is available for scrutiny at document No. 22.

Encumbrance certificate for the period of **01.10.2021 to 13.07.2024** for Sy No.152/1 is available for scrutiny at document No. 23.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in **Sy No. 152/6** an extent of **1 Acre 01.08 Guntas** . The other entries and transaction related to 152/6 is not subject here.

MINOR:

There are no minor interest claims involved over the questioned properties as per my observation.

COMMON DOCUMENT FOR SY NO. 152/1 & 153/4

Whereas, Smt. Kamamma & her family members have executed a Sale Agreement in favour of Sri. Ganesh N Reddy and Sri. Ratheesh Nambiar for SY No. 152/1, an extent of 1 Acre 24 Guntas and Sy No. 153/4, an extent of 1 Acre 10 Guntas. The sale agreement is registered as document No. 8935/21-22 Dated 09.02.2022 and on the same day Smt. Kamamma & her family members have authorized Ganesh N Reddy and Ratheesh Nambiar by executing a General Power of Attorney to act on their behalf.



The said GPA is registered as document No. 451/21-22. The agreement to Sell and GPA is furnished as document No. 1 & 2 for perusal.

On the strength of registered GPA, Sri. Ganesh N Reddy and Sri. Ratheesh Nambiar being the GPA Holders, have executed a Sale Deed in their names for SY No. 152/1, an extent of 1 Acre 24 Guntas and Sy No. 153/4, an extent of 1 Acre 10 Guntas, the said sale deed is registered vide document No. 10871/21-22, dated 28.03.2022. Accordingly Mutation has been accepted in the name of Sri. Ganesh N Reddy and Sri. Ratheesh Nmbiar vide M.R. No. H52/21-22. The Sale Deed and Mutation Register has been furnished as document No., 3 & 4.

Whereas, Sri. Ganesh N Reddy and Sri. Ratheesh Nambiar being the owners for Sy No. 152/1, an extent of 1 Acre 24 Guntas and Sy No. 153/4, an extent of 1 Acre 10 Guntas, has sought for conversion. Accordingly, the DC, Bangalore has accorded permission of Conversion for SY No. 152/1, viude Conversion Order No. ALN/ASH/SR/113/22-23 and for Sy No. 153/4 vide Conversion Order No. ALN/ASH/SR/108/22-23, Both the conversion Orders are dated 29.09.2022. subsequent to the conversion Mutation was accepted vide T47/22-23 for SY No. 152/1 and T45/22-23 for SY No. 153/4. The both Conversion Orders and Mutation Registers have been furnished as document No. 5,6,7 and 8.

Whereas, upon conversion Sri. Ganesh N Reddy and Sri. Ratheesh Nambiar have entered into a Joint Development Agreement with M/s. Nambiar Builders Private Limited, for the development of subject lands. The said JDA is registered as document No. 10960/23-24, dated 27.11.2023. In pursuance of the JDA, Sri. Ganesh N Reddy and Sri. Ratheesh Nambiar have also Authorised Nambiar Builders Private Limited by executing a GPA to act on their behalf. The said GPA is registered as document No. 265/23-24. The JDA & GPA is furnished as document No. 9 &10.

OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.



2. Sri. Ganesh N Reddy and Sri. Ratheesh Nambiar is the absolute owner for Sy No. 152/1 & 153/4, of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owner is in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
4. M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots/flats/sites/sital area to their choice of person/firm/company.
4. Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.
5. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

LEGAL SCRUTINY REPORT OF Sy. No. 152/5 (Old Sy No. 152/1)

All that piece and parcel of the land bearing **Sy. No. 152/5 (Old Sy No. 152/1)** measuring to an extent of **0-32.12 Guntas** situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS PRODUCED:

Sl No	Date of document.	Name/ Type of document	Regd /Ref No. of the document with date	Whether original /certified/true copy/Photo stat
1.		Family Tree of Kondappa		Photocopy
2.	03.07.1978	Unregistered Partition effected between Veerabhadra Reddy and M. Gopalappa, with respect to Sy No. 151/1, measuring to an extent of 0-30 Guntas.		Photocopy
3		Mutation Register	M.R. No.4/1994-95	Photocopy



4		Mutation Register	M.R. No. H35/2014-15	Certified
5		Mutation Register	M.R. No. T18/2015-16	Certified
6		Plaint, Compromise petition, Order Sheet in O.S. No. 1190/2014 on file of Senior Civil Judge & JMFC, Anekal.	O.S. NO. 1190/2014	Certified Copy
7	21.05.2019	Registered Final Decree in O.S. No. 1190/2014	Doc No. 1234/2019-20	Photocopy
8		Plaint, Compromise petition, Order Sheet, in O.S. No. 1128/2019 on file of Senior Civil Judge & JMFC, Anekal.	Doc No. 1128/2019-20	Certified Copy
9	11.11.2020	Registered Final Decree in O.S. No. 1128/2019	Doc No. 4099/2020-21	Certified Copy
10		Mutation Register (subsequent to the Phodi)	M.R. No. T53/2020-21	Certified
11		Mutation Register	M.R. No. H30/2021-22	Certified
12	16.04.2022	Absolute Sale Deed executed by Sri. Gopal Reddy and Others in favour of M/s. Nambiar Builders Pvt Ltd.	Doc No. 419/2021-22, registered in the office of the Sub Registrar, Anekal.	Original
13		Mutation Register in the name of Nambiar Builders	M.R. No. H63/2021-22	Digital Copy
14		Demand Note for Fee payment for Conversion		Photocopy
15	15.09.2022	Fee paid challan		Certified Copy
16	29.09.2022	Official Memorandum of Conversion	ALN/ASH/SR/ 115/2022-23	Digital Copy



17		Mutation Register	M.R. No. T44/2022-23	Digital Copy
18		Form 11 B issued by Muthanalluru Grama Panchayath in the name of Nambiar Builders Private Limited		Digital Copy
19		Tax paid receipt for the year 2023-24		Original
20	28.09.2021	Endorsement for non availability of Preliminary	RK/CR/505/2 021--22	Original
21	28.09.2021	Endorsement for non availability of Index of Lands	RK/CR/506/2 021--22	Original
22		Endorsement for non availability of Record of Rights		
23	01.04.2022	PTCL endorsement issued by the Assistant Commissioner	PTCL/825/CR: AS/2021-22	Original
24		Tippani of Sy No. 152		Certified Copy
25		Survey Sketch		Certified Copy
26.		RR Balabagh & Edabagh		Certified Copy
27		Akarband		Certified Copy
28		Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 for Sy No. 152.		Original
29		Encumbrance Certificate for the period 01.04.2004 to till date		
30		Encumbrance Certificate for the period 01.04.2022 to till date with respect to Sy No. 152/5		

[Handwritten signature]



31.		Pahani Thakthe for the period of 1960-61 to 1968-69		
32		RTC for the period of 1979-80 to 1999-2000 with respect to Sy No. 152		Certified
33		Computerized RTC for the period of 2000-01 to 2015-16 with respect to Sy No. 152		Computerized
34		Computerized RTC for the period of 2015-16 to 2021-22 with respect to Sy No. 152/2		Computerized
35		Computerized RTC for the period of 2022-23 to 2023-24 with respect to Sy No. 152/5		Computerized

History traced for Sy No.152/5

Initially the lands in Sy No. 152 was owned by Sri. Sidda Reddy and Sri. Junja Reddy both are sons of Si. Eerappa. The same was traced in the recitals of Pahani Thakthe since 1960-61.

The **family tree** of Sidda Reddy and Junja Reddy is furnished as document No. 1.

There was an **Oral Partition** between Sri. Sidda Reddy and Sri. Junja Reddy wherein, Sri. Junja Reddy got 1 Acre 12.08 Guntas and Sri. Sidda Reddy got 1 Acre 24 Guntas in Sy No. 152. The land acquired by Sri. Sidda Reddy is transferred to his son Sri. Nanjunda Reddy, but later to his wife Smt. Kamalamma. The same was numbered as SY No. 152/1. Though it is not subject matter, has been narrated for better understanding.

Whereas, we have been furnished with an **un-registered family partition** dated 03.07.1978, between Veerabhadra Reddy and M. Gopalappa, both sons of Sri. Munishami Reddy and Grandsons of Junja Reddy. (Munishami Reddy is a son of Junja Reddy) have affected the partition. In the said Partition an extent of 1Acre 12.08 Guntas was allotted to the share of Sri. Gopala Reddy. The Partition deed is furnished as document No. 2.

Whereas, though there was a partition between sons of Muniswamy Reddy, they have not acted upon the said Partition Deed. In the year 1994, there is a Khatha mutated in the name of grandsons of Sri. Junja Reddy viz., Krishna Reddy, Sri. Jayaram Reddy, Veerabhadra Reddy and Sri. Gopala Reddy @ Gopalaiah vide M.R. No. 4/1994-95. The said Mutation is furnished as document No. 3 for perusal. It is necessary to mention that, Sri. Junja Reddy is having 2 sons viz., Sri. Muniswamy Reddy and Sri. Chinnaiah. Whereas, Krishna Reddy, Sri.



Jayaram Reddy, Veerabhadra Reddy and Sri. Gopala Reddy @ Gopalaiah are sons of Sri. Muniswamy Reddy and Sri. Chinnaiah is having a son viz., Sri. Ramaswamy Reddy.

Thereafter again in the year 2015, khatha was mutated in the name of Krishna Reddy, Sri. Jayaram Reddy, Veerabhadra Reddy and Sri. Gopala Reddy @ Gopalaiah, sons of Sri. Muniswamy Reddy vide M.R. No. H35/2014-15, an extent of 1 Acre 12.12 Guntas in Sy No. 152. Subsequent to the Phodi proceedings, Sy No. 152, an extent of 1n Acre 12.12 Guntas was owned by Krishna Reddy, Sri. Jayaram Reddy, Smt. Padmamma W/o. Late. Veerabhadra Reddy and Sri. Gopala Reddy @ Gopalaiah, is assigned as New SY No. 152/1, vide M.R. No. T8/2015-16. The said Mutations furnished as document No. 4 & 5 for perusal.

Whereas, Sri. Ramaswamy Reddy, S/o. Chinnaiah filed a suit for Partition against Sri. Krishna Reddy and others, the legal heirs of Sri. Muniswamy Reddy on the file of O.S. No. 1190/2014, before the Court of Senior Civil Judge and JMFC, Anekal. The said suit was compromised between parties. Sri. Ramaswamy, the plaintiff in O.S. No. 1190/2014, has been allotted with 0-20 Guntas out of 1 Acre 12.12 Guntas and remaining 0-32.12 Guntas has been allotted to the defendants Sri. Krishna Reddy and others, the legal heirs of Sri. Muniswamy Reddy. The Complaint, Compromise Petition, Order Sheet in O.S. No. 1190/2014 is furnished as document No. 6 for perusal.

The registered final decree in O.S. No. 1190/2014 has been registered vide document No. 1234/2019-20. The same has been furnished as document No.7 for scrutiny.

Whereas, Sri. Gopala Reddy @ Gopalappa, S/o. Muniswamy Reddy, who is joint owner along with his siblings for SY No 152/1, an extent of 0-32.12 Guntas and other properties have filed a suit for Partition seeking 1/4th legitimate share in all properties. The said suit was filed before the Senior Civil Judge & JMFC At Anekal on file of O.S. No. 1128/2019. The said suit was compromised between the parties. In the said compromise SY No. 152/1, an extent of 0-32.12 Guntas along with other sy numbers allotted to the share of Sri. Gopala reddy @ Gopalappa. The Complaint, Compromise Petition, Order Sheet in O.S. No. 1128/2019 is furnished as document No. 8 for perusal.

The registered final decree in O.S. No. 1128/2019 has been registered vide document No. 4099/2020-21. The same has been furnished as document No.9 for scrutiny.

Whereas, subsequent to the Court Decree Sri. M. Gopalappa has approached revenue authorities to mutate the property in his name. The land is assigned with new Sy No. 152/5, total extent of 1 Acre 12.12 Guntas, vide M.R. No. T53/2021-22. Again as per the phodi proceedings an extent of 0-32.12 Guntas acquired by Sri. Gopalappa @ Gopala Reddy is retained the Sy No. 152/5, vide Mutation No. H30/2021-22. The Mutations furnished as document No. 10 & 11.

Whereas, Sri. M. Gopalappa @ Gopalaiah along with his children have conveyed the land bearing Sy No. 152/5, an extent of 0-32.12 Guntas in favour of M/s. Nambiar Builders Pvt Ltd, vide Sale Deed dated 16.4.2022, registered as document No. 419/2022-23, in the office of the Sub Reistrar, Anekal. Accordingly the Mutation was accepted in the name of M/s. Nambiar Builders Pvt Ltd, vide



M.R. No. H63/2022-23. The Sale Deed and Mutation Register is furnished as document No. 12 & 13.

Whereas, M/s. Nambiar Builders Pvt Ltd., has sought for Conversion the DC has accorded the permission of Conversion vide official Memorandum bearing No. ALN(ASH)SR 115/2022-23, accordingly mutation was accepted in the name of Nambiar Builders soon after the conversion vide M.R. No. T44/22-23. The said Demand Note, Fee paid challan, Conversion Order and Mutation register have been furnished as document No. 14, 15, 16 & 17.

M/s. Nambiar Builders Pvt Ltd., has obtained the Form B, from muthanallur Grama Panchayathi, for an extent of 0-32.12 Guntas and have paid the property taxes. The Form 11B & Tax aid receipts furnished as document No. 18 & 19.

Endorsement for Non- Availability of preliminary dated 28.9.2021 is furnished as document No.20.

Endorsement for Non- Availability of IL dated 28.9.2021 is furnished as document No.21.

Endorsement for Non- Availability of preliminary dated is furnished as document No.22.

P T C L Endorsement dated 01/04/2022, issued by AC, Bangalore for Sy No.152/5 is furnished as document No.23 is clearly states that no proceedings have been initiated against the present owner of the property under the provisions of the Karnataka Schedule castes and Schedule Tribes Act, 1978.

Tippani is furnished as document No. 24.

Survey Sketch shows the extent sought for conversion, is provided as document No. 25.

RR Balabagha & Edabagha furnished at document No. 26, confirms the demarcation and owners and confirms the name in Sy No. 152.

Akarbandh pertaining to Sy No.152/5, confirms the extent of land in said Survey Number. The same is furnished as document No. 27.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 31, for the Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 1999-2000 collectively available for my perusal at document No. 32, for the Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2015-16 collectively available for my perusal at document No. 33 for Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2015-16 to 2023-24 collectively available for my perusal at document



No. 34 for Sy No.152/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2022- 23 to 2023-24 collectively available for my perusal at document No. 34 for Sy No.152/5 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of **01.04.1970 to 31.03.2004** for Sy No.152 is available for scrutiny at document No. 28.

Encumbrance certificate for the period of **01.04.2004 to 31.10.2023** for Sy No.152/2 is available for scrutiny at document No. 29.

Encumbrance certificate for the period of **01.10.2023 to 11.6.2024** for Sy No.152/5 is available for scrutiny at document No. 30.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in **Sy No. 152/5** an extent of **0-32.12 Guntas** . The other entries and transaction related to 152/1 (previous number) is not subject here.

MINOR:

There are no minor interest claims involved over the questioned properties as per my observation.

TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 152/5 (Old Sy No. 152/1), AN EXTENT OF 0-32.12 GUNTAS

On perusing the documents, it is gathered that there was a prior mortgage in the questioned sy no. for a relevant period mentioned above in **TRACING OF ENCUMBRANCES** , the same was cleared by way Discharge Deed.

From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of now or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.



The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.

The property is a not any free grant land to the ancestors of the property owners.

It is considered opinion that M/s. Nambiar Builders Pvt Ltd., is the absolute owner for Sy No. 152/5, measuring to an extent of 0-32.12 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.

OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. M/s. Nambiar Builders Pvt Ltd., is the absolute owner for Sy No. 152/5, of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owners are in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
4. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1. Latest EC for the period of 01.04.2004 to 31.10.2023 to be obtained with respect to Sy No. 152/2.
2. Latest EC for the period of 01.10.2023 to till date to be obtained with respect to Sy No. 152/5.



LEGAL SCRUTINY REPORT OF SY NO. 152/6

All that piece and parcel of the land bearing **Sy. No. 152/6** measuring to an extent of **1A-01.08G Guntas** situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS PRODUCED:

Sl No	Date of document.	Name/ Type of document	Regd /Ref No. of the document with date	Whether original /certified/true copy/Photostat
1.		Family tree of V.S. Rama Reddy		Photocopy
2.	28.02.1977	Unregistered Partition Deed between, V S Ramareddy & his brothers		Photocopy
3.		Mutation Register	M.R. No. 26/1976-77	Certified
4.	20.01.2000	Unregistered Partition Deed between S Rama Reddy and his sons.		Photocopy
5.	27.02.2005	Death Certificate of V.S. Rama Reddy		Photocopy
5a.		Mutation Register in the name of V S Rama Reddy	M.R. No. 12/2008-09	Certified
6.		Mutation Register in the name of R Manjunatha Reddy	M.R. No. H48/2011-12	Certified
7.	08.04.2015	Continuing Mortgage Bond	Doc No. 56/2015-16	Digitally signed
8.		Mutation Register in the name of Co-operative Bank	M.R. No. T25/2014-15	Certified
9.	15.02.2022 /24.02.2022	Discharge Deed	6935/2023-22	Original



10		Mutation Register showing the phodi	M.R. No. T8/2015--16	Certified
11		Mutation Register	M.R. No.T55/2021-22	Certified
12	21.04.2021	Release Deed executed by Smt. Pushpa and Smt. Sarojamma in favour of Sri. Manjunath Reddy	576/2021-22	PhotoCopy
13	10.10.2022	Sale Deed executed by Sri. Manjunatha Reddy and others in favour of Srinivasa Rao and Sharana Modala	5780/2022-23	Original
14		Mutation Register in the name of Srinivasa Rao and Sharan Modala	M.R. No.T64/2022-23	Digital Copy
15	12.01.2023	Fee remittance challan		Photocopy
16	18.01.2023	Official Memorandum of Conversion	ALN(ASH)SR 236/2022-23	Digital Copy
17	10.10.2022	Joint Development Agreement between Srinivasa Rao & Sharana Modala and Nambiar Builders Pvt Ltd	5800/2022-23	Original
18	10.10.2022	General power of Attorney executed by Srinivasa Rao & Sharana Modala in favour of Nambiar Builders Pvt Ltd	351/2022-23	Original
19.	26.03.2021	Nil tenancy Certificate		Digital Copy
20		Atlas		Certified Copy
21.		Tippani		Certified Copy
22.		RR Balabagh & Edabagh		Certified Copy
23		Survey Sketch		Certified Copy
24.		Akarband for Sy No. 152/1 & 152/6		Certified Copy
25		Record of Rights		Certified Copy

Handwritten signature



26.		Kethuvar Copy		Certified Copy
27		Encumbrance Certificate for the period 01.04.1960 to 31.03.2004		Photocopy
28.		Encumbrance Certificate for the period 01.04.2004 to 25.04.2023		Original
29		Pahani Thakthe		Certified
30		RTC for the period of 1979-80 to 1999-2000		Certified
31		Computerized RTC for the period of 2001-02 to 2014-15 for Sy No. 152		Digital Copy
32		Computerized RTC for the period of 2015-16 to 2021-22 for Sy No. 152/1		Digital Copy
33		Computerized RTC for the period of 2022-23 and 2023-24 with respect to Sy No. 152/6		Digital Copy

History traced for Sy No.152/6

Initially the lands in Sy No. 152, an extent of 5 Acre 11 Guntas was owned by Sri. Eerappa. The same was traced in the recitals of Pahani Thakthe since 1960-61.

It is an assumption that portion of the property owned by Sri. Eerappa was inherited by Sri. Sidda Reddy and Sri. Junja Reddy.

The family tree of Sidda Reddy is furnished as document No. 1 for Scrutiny.

Whereas there was an **Unregistered Partition** on 28.02.1977 between Sri.V.S. Rama Reddy, Sri. M.S. Narayana Reddy And Sri. Nanjunda Reddy. In the said Partition, an extent of 1 Acre 02 Guntas has been allotted to the share of Sri. V.S. Rama Reddy under "A" Schedule and an extent of 1 A 24 Guntas has been allotted to the share of Sri. Nanjunda Reddy under "C" Schedule. Accordingly mutation was accepted in the name of respected allottees vide M.R. No. 26/1976-77. The unregistered Partition deed and Mutation Register is furnished as document No. 2 and 3.

The subject matter to this Opinion is the extent allotted to Sri. V.S. Rama Reddy. There was an Unregistered Partition on 20.01.2000 between Sri. V.S. Rama Reddy and his children viz., Sri. Champakadham,a Reddy and Sri. R. Manjunatha Reddy. The Survey Number 152, an extent of 1 Acre 02 Guntas was allotted to the Share of Sri. Manjunath under "C" Schedule. The said document was provided as document No. 4 for scrutiny.

Sri. V.S. Rama Reddy was demised on 26.02.2005, and the death Certificate of Sri. V.S. Rama Reddy furnished as document No.5 for scrutiny.



There was a Katha bifurcation for Sy No. 152 through MR No. 12/2008-09. The said Mutation furnished as document No. 5a for scrutiny.

Whereas, though the Partition Deed has been affected in the year 2000, the parties have not acted upon the Partion to get the revenue records in their names. Subsequent to the death of V.S. Rama Reddy, Sri. Manjunath has sought for khatha transfer in his name. Accordingly the mutation was accepted in his name vide **M.R. No. H48/2011-12**. The Mutation was accepted for an extent of 1 acre 01.08 Guntas instead of 1 Acre 02 Guntas. The deficiency of 0.08 Guntas was not questioned by the parties and they have accepted the same. The said Mutation furnished as document No. 6 for scrutiny.

Sri. R. Manjunath has obtained the loan for crops by mortgaging an extent of 1 Acre 01.08 Guntas in Sy No. 152. The Mortgage Deed is registered as document No. 56/2015-16. Accordingly mutation was accepted by the revenue authority in the name of Seri-culturists and Farmers co- Operative Society, Sarjapura. The Mortgage Deed is discharged through a Discharge Deed registered vide document No. 6939/2021-22, dated 15.02.2022, registered on 24.02.2022. The said Mortgage Deed, Mutation Register and the Discharge Deed is furnished as document No. 7, 8 and 9.

There was a phody proceeding for Sy No. 152. Accordingly an extent of 1 Acre 01.058 Guntas of Manjunath Reddy along with few owners assigned as new Sy No. 152/1 vide M.R. No. T8/2015-16. The same was furnished as document No. 10.

The Sy No.152/1 an extent of 1 Acre 33.08 was undergone to phodi proceeding again and an extent of 1 Acre 01.08 Guntas is assigned with new Sy No. 152/6 vide M.R. No. T55/21-22 is **SUBJECT TO THIS LEGAL OPINION**. The said Mutation Register B is furnished as document No. 11 for Scrutiny.

Whereas, Smt. Pushpa and Smt. Sarojamma, daughters of Late. V.S. Rama Reddy, sisters of Sri. Manjunath Reddy, have executed a Release Deed by releasing their rights on SY No. 152/1 measuring to an extent of 1 Acre 01.08 Guntas and other properties in favour of their brother Sri. Manjunath Reddy. The said Release Deed is registered as document No.567/2021-22 registered on 21.04.2021. The release deed is furnished as document No. 12 for scrutiny.

Whereas, Sri. Manjunath Reddy along with his children has sold the Sy no. 152/6 to Sri. M. Srinivasa Rao and Sri. Sharana Modala through a registered Sale Deed registered vide document No.5780/2022-23, dated 10.10.2022. Accordingly the Mutation was accepted by the revenue authority vide M.R. No. T64/2022-23. The Said Sale Deed and Mutation Register was furnished as document No. 13 & 14.

Whereas, Sri. Srinivasa Rao and Sri. Sharan Modala has sought for conversion, the DC, Bangalore has accorded the permission vide Official Memorandum No. ALN(ASH)SR 236/2022-23, Dated 18.01.2023. The fee paid challan for conversion and Conversion Order is furnished as document No. 15 & 16.

Whereas, Sri. Srinivasa Rao and Sri. Sharan Modala has entered into a Joint Development Agreement for development of Residential Complex. The said Joint Development Agreement is registered as document No. 5800/2022-23, dated 10.10.2023, in pursuance of the JDA, Sri. Srinivasa Rao and Sri. Sharan Modala have executed a General Power of Attorney authorizing M/s. Nambiar Builders



Pvt Ltd to act on their behalf. The GPA is registered vide document No. 351/2022-23 dated 10.10.2023. The said JDA and GPA is furnished as document No. 17 & 18.

Nil Tenancy Declaration Certificate dated 26.03.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7 or 7A** of KLR Act in respect of Sy No.152/1 and is available for perusal at Document No.19.

Atlas of Sy No. 152 is verified. The same is furnished as document No. 20.

Tippani of Sy No. 152 is verified. The same is furnished as document No. 21.

RR Balabagha & Edabagha Sy No. 152 furnished as document No. 22 is confirming the divisions with extent and demarcation.

Survey Sketch furnished for Sy No. 152, showing the bifurcation as Sy No. 152/1 and Sy No. 152/, 3 is provided as document No. 23.

Akarbandh pertaining to Sy No.152/1 and Sy No. 152/6, confirms the extent of land in said Survey Number. The same is furnished as document No. 4. (2 in Number).

Record of Rights furnished at document No. 25 is confirming the owner, extent and Sy No.152.

Kethuvar is furnished as document No. 26.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 29, for the Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 1999-2000 collectively available for my perusal at document No. 30, for the Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2014-15 collectively available for my perusal at document No. 31 for Sy No.152 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2015-16 to 2021-22 collectively available for my perusal at document No. 32 for Sy No.152/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2022-23 and 2023-24 collectively available for my perusal at document No. 33 for Sy No.152/6 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.



TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of **01.04.1960 to 31.03.2004** for Sy No.152 is available for scrutiny at document No. 27.

Encumbrance certificate for the period of **01.04.2004 to 25.04.2023** for Sy No.152 and Sy No. 152/6 is available for scrutiny at document No. 28.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in **Sy No. 152/6** an extent of **1 Acre 01.08 Guntas** . The other entries and transaction related to 152/6 is not subject here.

MINOR:

There are no minor interest claims involved over the questioned properties as per my observation.

TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 152/6 (Old Sy No. 152/1), AN EXTENT OF 1Acre 01.08 GUNTAS

On perusing the documents, it is gathered that there was a prior mortgage in the questioned sy no. for a relevant period mentioned above in **TRACING OF ENCUMBRANCES** , the same was cleared by way Discharge Deed.

From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of now or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.

The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.

The property is a not any free grant land to the ancestors of the property owners.

It is considered opinion that Sri. Srinivasa Rao and Sri. Sharan Modala, are the absolute owner for Sy No. 152/6, measuring to an extent of 1 Acre 01.08 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.



OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. Sri. Srinivasa Rao and Sri. Sharan Modala are the absolute owner for Sy No. 152/6 , of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owners are in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
4. M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots/flats/sites/sital area to their choice of person/firm/company.
4. Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.
5. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1. Latest EC for the period of 25.04.2023 to till date to be obtained.

LEGAL SCRUTINY REPORT OF SY NO. 154

All that piece and parcel of the land bearing **Sy. No. 154** measuring to an extent of **5 Acre, 23 Guntas** situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS PRODUCED:

Sl N o	Date of document.	Name/ document	Type of	Regd /Ref No. of the document with date	Whether original /certified/tr ue copy/Photos tat
--------------	----------------------	-------------------	------------	--	--



1.	16.02.2016	Notarized Family tree of A. Gurappa		Photostat
2.	05.10.1955	Deed of Mortgage executed by Sri. A. Gurappa	Doc No. 1461/1955-56	Certified Copy
3.		Mutation Register	20/1974-75	Certified Copy
4.	23.08.1974	Sale Deed executed by Sri. A. Gurappa S/o Late Appu Reddy in favour of Sri. B. Raghupathi Reddy S/o Basappa Reddy with respect to Sy No. 154, measuring to an extent of 5 Acre 23 Guntas.	Doc No. 2288/1974-75	Certified
5.		Family tree of Sri. B. Raghupathi Reddy		Photostat
6.	25.11.1975	Deed of Release executed by Sri. Ramananda Reddy, Sri. Radhakrishna, Sri. Sathyanarayana Reddy, Sri. Jagadish Reddy and Sri. Muralidhara (Children of Sri. A. Gurappa) in favour of Sri. B. Raghupathi Reddy, with respect to SY No. 154, measuring to an extent of 5 Acre 23 Guntas.	Doc No. 1827/1974-75	Certified
7.	31.12.1985	Loan Bond Certificate executed by Sri. B. Raghupathi Reddy in favour of Seri-culturists Cum Farmers Co-operative Bank Limited, Sarjapura, with respect to Sy No. 154, measuring to an extent of 5 Acres 23 Guntas.	Doc No. 1283/1985-86	Certified Copy
8.	17.05.1999	Redemption of Mortgage Deed executed by the Manager of Seri-culturists	Doc No. 742/1999-2000	Certified Copy

Handwritten signature



		Cum Farmers Co-operative Bank Limited, Sarjapura, with respect to Sy No. 154, measuring to an extent of 5 Acres 23 Guntas.		
9.	10.3.1989	Death Certificate of Raghupathi Reddy		Photostat
10.		Inheritance Certificate in the name of Smt. Sarojamma, W/o. Late. B. Raghupathi Reddy	5/2000-01	Certified
11.	14.07.2022	Change of Land Use Order	APA/CLU/41/2021-22	Original
12	19.09.2022	Fees paid receipts (2 in number)		Certified
13.	29.09.2022	Official Memorandum of Conversion	ALN/ASH/SR/111/2022-23	Digital Copy
14.		Mutation Register in the name of Smt. Sarojamma subsequent to the conversion	M,R. No. T40/2022-23	Digital Copy
15.	19.03.2004	Declaration in form No. III	Doc No. SL 2	Certified Copy
16.	24.03.2022	Release Deed executed by Smt. R. Shreedevi and Smt. R. Veena, (Both are the Children's of Late Raghupathy Reddy) in favor of Sarojamma, W/o Late Raghupathy Reddy and Sri. R. Sudarshan, Sri. R. Janardhan, Sri. R. Narendra Kumar (All are the children's of Late. Raghupathy Reddy) with respect to Sy.No.154 measuring to an extent of 5 Acre- 23 Guntas.	Doc No. 3072/22-23	Original
17.	24.03.2022	Joint Development Agreement between Smt. Sarojamma & Others and	Doc No. 7226/2023-24	Original



	registered on 11.10.2023	M/s. Nambiar Builders Pvt Ltd.		
18.	24.03.2022 registered on 11.10.2023	General Power of Attorney executed by Smt. Sarojamma & Others in favour of M/s. Nambiar Builders Pvt Ltd.	Doc No. 398/2023-24	Original
19.	08.07.2011	Land Holding Certificate		Photocopy
20.	15.02.2021	Nil Tenancy Certificate		Digital Copy
21.	28.01.2021	PTCL Endorsement issued by the Assistant Commissioner, Bangalore	PTCL/CR(N)3 12/2021-22	Original
22.	21.04.2022	KIADB Endorsement issued by the Special Land Acquisition Officer.	SLAO- 2/243/2022- 23	Photocopy
23.		Index Of land Records		Certified
24.		Record of Rights		Certified
25.		Preliminary record		Photocopy
26.		Akarband		Original
27.		Village Map		Photocopy
28.		Atlas		Certified Copy
29.		Conversion Sketch		Photocopy
30.	09.07.2021	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.		Original
31.	24.08.2022	Encumbrance Certificate for the period 01.04.2004 to 24.08.2022.		Original
32.	25.04.2023	Encumbrance Certificate for the period 24.08.2022 to 25.04.2023		Original
33.		Pahani Thakte- RTC for the period of 1961-62 to 1968-69		Certified
34.		RTC for the period of 1979-80 to 2000-01		Certified
35.		Computerized RTC for the period of 2000-01 to 2022-23 with respect to Sy No. 154		Original

[Handwritten signature]



History traced for Sy No.154

Initially the land in Sy. No. **154 an extent of 5 Acre 23 Guntas** of Muthanalluru, Sarjapura Hobli, Anekal Taluk, Bangalore was owned by one Sri. A. Gurappa, son of Appi Reddy, the same was traced in the recitals of R R, ILR and Preliminary, which are furnished for scrutiny.

The **Family Tree** of Sri. A. Gurappa is furnished as document No. 1 for scrutiny.

There is a Mortgage Deed registered as document No.1461/1955-56, by Sri. A. Gurappa which is also showing the ownership of Sri. A. Gurappa on Sy No. 154, 5 Acre 23 Guntas,. The said mortgage deed lein has been cleared through a Clearance Certificate. Accordingly Mortgage Deed has been discharges and Mutation has been accepted in the name of Sri. A. Gurappa vide M.R. No. 20/1974-75. The **Mortgage Deed and Mutation Register** is furnished as document No. 2 and 3 for scrutiny.

Whereas, the said Sri. A. Gurappa Reddy has sold the subject Survey Number to Sri. B. Raghupathi Reddy through a registered Sale Deed registered vide document No. 2288/1974-75, dated 23.08.1974. The **Sale Deed** is furnished as document No.4 for scrutiny.

The Family Tree of Sri. B. Raghupathi Reddy is marked as Document No.5. Whereas, Sri. G. Ramananda Reddym, Sri. Radhakrishna, Sri.. Sathya Narayana Reddy, Sri. Jagadish Reddy and Sri. Muralidhara all are children of Sri. A. Gurappa Reddy has executed a **Release Deed** in favour of Sri. B. Raghupathi Reddy releasing their rights on Sy No. 154, an extent of 5 Acre 23 Guntas. The said Release Deed is registered as document No. 1827/1975-76, dated 25.11.1975. The Release Deed is furnished as document No. 6 for perusal.

Whereas, Sri. B. Raghupathi Reddy has obtained loan from Sericulturist Cum Farmers Co-Operative Society Limited, through a loan bond, registered as document No. 1283/1985-86, dated 30.12.1985. The said Mortgage Deed has been released by way of Redemption of Mortgage, registered vide document No. 742/1999-2000, dated 17.05.1999. The **Loan Bond and Redemption of Mortgage** has been furnished as document No. 7 & 8.

Whereas, Sri. B. Raghupathi Reddy is demised in 15.03.1999, leaving behind his wife and children as legal heirs. Accordingly Khatha has been inherited in the name of Smt. Sarojamma, the Class1 Legal heir of Sri. B. Raghupathi



Reddy vide IHC No. 5/2000-01. The **Death Certificate** of Sri. Raghupathi Reddy and **IHC** is furnished as document No. 9& 10.

Whereas, the SY No. 154, an extent of 5 Acre 23 GUntas comes under Agriculture zone. Hence, Smt. Sarojamma sought for Change of Use of the land from Agriculture zone to Residential Zone, the Joint Director, Anekal Planning Authority has accorded permission of CLU vide No. APA/CLU/41/2021-22, Dated 14.07.2022. The same has been furnished as document No. 11 for verification.

Whereas, Smt. Sarojamma, sought for conversion, the DC bangalore accorded the permission, the SY No. 154, an extent of 5 Acre 23 Guntas, has been converted vide Conversion Order No. ALN/ASH/SR/111/2021-22, dated 29.09.2022. The Fee paid receipt for Conversion (2 in number) and **Official Memorandum of Conversion** has been furnished as document No. 12 & 13.

Subsequent to the Conversion, the Mutation was accepted in the name of Smt. Sarojamma vide **M.R. No. T40/22-23**. The said M.R. is furnished as document No. 14.

There is a **declaration in Form No.3**, by Smt. Sarojamma given to Kalpataru Grameena Bank, Huskur is marked as document No. 15.

Whereas, the daughters of Smt. C. Sarojamma viz., Smt. R. Shreedevi and Smt. R. Veena has executed a **Release Deed** in favour of their mother and brother releasing their rights in all the family properties inclusive of SY No. 154, measuring an extent of 5 Acres 23 Guntas. The said Release Deed is registered as document No. 3072/2022-23, dated 24.03.2022. The same has been furnished as Document No. 16.

Whereas, Smt. C. Sarojamma along with her family members have entered into a Joint Development Agreement with M/s. Nambiar Builders Pvt Ltd., on 24.03.2022. On the same day (24.03.2022) Smt. Sarojamma and family members has also executed a General power of Attorney by authorizing M/s. Nambiar Builders Pvt Ltd, to act on their behalf. The said Joint Development Agreement was registered as document No. 7226/2023-24, and the General Power of Attorney was registered as document No. 398/2023-24, both registered on 11.10.2023. The said documents furnished as document No. 17 & 18.

Land holding Certificate issued by the Thahsilda, Anekal dated 08.07.2011, is confirming that Smt. C. Sarojamma is having the possession of the land bearing Sy No. 154, is marked as document No. 19.



Nil Tenancy Endorsement dated 15.02.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7 or 7A** of KLR Act in respect of Sy No.154 and is available for perusal at Document No.20.

P T C L Endorsement dated 28.01.2021, issued by AC, Bangalore for Sy No.154 is furnished as document No.21 is clearly states that no proceedings have been initiated against the present owner of the property under the provisions of the Karnataka Schedule castes and Schedule Tribes Act, 1978.

Endorsement issued from **K I A D B**, dated 21.04.2022 stating the extent in Sy No. 154 is not acquired is furnished as document No. 22.

Index of Land Record furnished at document No. 23 is confirming the earlier owner in Sy No. 154.

Preliminary Record furnished at document No. 24 is confirming the owner, extent and Sy No.154.

Record of Rights furnished at document No. 25 is confirming the owner, extent and Sy No.154.

Akarbandh pertaining to Sy No.154, confirms the extent of land in said Survey Number. The same is furnished as document No. 26.

Village Map of Muthanalluru, confirms the location of the Survey number. The same is furnished as document No. 27.

Atlas of Sy No. 154 is verified. The same is furnished as document No. 28.

Conversion Sketch shows the extent sought for conversion, is provided as document No. 29

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 33, for the Sy No.154 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 2000-01 collectively available for my perusal at document No. 34, for the Sy No.154 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2023-24 collectively available for my perusal at document No. 35 for Sy No.154 reflects the previous owners name and



confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of **01.04.1920 to 31.03.2004** for Sy No.154 is available for scrutiny at document No. 30

Encumbrance certificate for the period of **01.04.2004 to 24.08.2022** for Sy No.154 is available for scrutiny at document No. 31.

Encumbrance certificate for the period of **24.08.2022 to 25.04.2023.** for Sy No.154 is available for scrutiny at document No. 32.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in **Sy No. 154** an extent of **5 Acres 23 Guntas** . The other entries and transaction related to 154 is not subject here.

MINOR:

There are no minor interest claims involved over the questioned properties as per my observation.

LEGAL SCRUTINY REPORT OF SY NO. 162/1

All that piece and parcel of the land bearing **Sy. No. 162/1** measuring to an extent of **1 Acre 07 Guntas** situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS PRODUCED:

Sl No	Date of document.	Name/ Type of document	document No.	original/certified/ Photostat
1.		Mutation Register in the name of M P Ramaswamy Reddy	1/1993-94	Photostat
2.	05.10.1994	Mortgage Deed	108/1994-95	-
3.	29.01.2001	Discharge Deed by M P Ramaswamy Reddy	5334/2001-02	Photo copy
4.		Mutation Register in the name of Smt. Rathnamma, W/o M P Ramaswamy Reddy,	H14/2012-13	Certified Copy



		subsequent to the death of M P Ramaswamy Reddy		
5	08.07.2015	Continuing Mortgage Bond, executed by Smt. Rathnamma, W/o M P Ramaswamy Reddy	1196/2015-16	Certified
6.		Mutation Register showing the lien	T4/2015-16	C C
7	09.09.2022	Discharge Deed, by Rathnamma, w/o M P Ramaswamy Reddy	4899/2022-23	Original
8.	22.09.2017	Family Tree of M P Ramaswamy Reddy		Notarised Photocopy
9.	06.10.2017	Family Tree of R Narayana Reddy, S/o M P Ramaswamy Reddy		Notarised Photocopy
10.	25.04.2017	Partition Deed, between, wife and Children of Late M P Ramaswamy Reddy	533/2017-18	Certified Copy
11.		Mutation Register, subsequent to the family partition.	H57/2016-17	Certified Copy
12	24.11.2017	Interim Loan Bond, by Narayana Reddy, S/o M P Ramaswamy Reddy	3214/2017-18	Digital Copy
13.		Mutation Register showing the lien	T9/2017-18	C C
14	10.11.2020	Interim Loan Bond, by Narayana Reddy, S/o M P Ramaswamy Reddy	2880/2020-21	Digital Copy
15		Mutation Register showing the lien	T15/2020-21	C C
16	14.07.2022	CLU Order	APA/CL/41/2021-22	Photocopy
17	19.09.2022	Fee paid challan for conversion		C C
18	29.09.2022	Official Memorandum of Conversion	ALN/ASH/SR/112/2022-23	Digital Copy
19		Mutation Register subsequent to the conversion	T46/2022-23	Digital Copy



20	29.11.2021	Joint Development Agreement between R Narayana Reddy & Others and M/s Nambiar Builders Pvt Ltd	6239/2021-22	Original
21	29.11.2021	General Power of Attorney executed by R Narayana Reddy & Others in favour of M/s Nambiar Builders Pvt Ltd	329/2021-22	Original
22	08.02.2021	Nil tenancy Certificate		Digital COpy
23	30.08.2021	Endorsement for Non-availability of IHC 1/83-84		Original
24	09.08.2021	Endorsement for non availability of I L		Original
25	22.02.2022	Endorsement for non availability of Pahani Thakthe		Original
26	25.07.2021	Endorsement for non availability of RTC for the period 1969-1979		Original
27		R R Balabaga		Certified Copy
28		Moola Tippani		Certified Copy
29		Hissa Tippani		Certified Copy
30		Atlas		Certified Copy
31		Sy Sketch		Certified Copy
32		Akarbandh		Certified Copy
33		Preliminary		Certified Copy
34		Khetuvaru		Photocopy
35		R R		Certified Copy
36	09.07.2021	Encumbrance Certificate for Sy No. 162	01.04.1920 to 31.03.2004	Original
37		Encumbrance Certificate for Sy No. 162/1	01.04.1920 to 31.03.2004	Original
38	06.02.2021	Encumbrance Certificate for Sy No. 162/1	01.04.2004 to 06.02.2021	Original
39	25.04.2023	Encumbrance Certificate for Sy No. 162/1	06.02.2021 to 25.04.2023	Original

[Handwritten signature]



40		Pahani Thakte- RTC for the period of 1961-62 to 1968-69		Certified
41		RTC for the period of 1979-80 to 2000-01		Certified
42		Computerized RTC for the period of 2000-01 to 2022-23		Original

History traced for Sy No.162/1

Initially the land in Sy. No. **162/1 an extent of 1 Acre 07 Guntas** of Muthanalluru, Sarjapura Hobli, Anekal Taluk, Bangalore was owned by one Sri. Pilla Reddy, the same was traced in the recitals of R R, ILR and Preliminary and RTC which are furnished for scrutiny.

Whereas, an **IHC No. 1/1993-94** furnished for scrutiny as document No.1 is confirming that the subject land along with other properties are owned by Pilla Reddy, subsequent to the death of Pilla Reddy, as per the consent of his wife Smt. Yellamma, the properties including Sy No.162/1 an extent of 1 acre 07 guntas was transferred to his ONLY son M P Ramaswamy Reddy.

Whereas, Sri. M P Ramaswamy Reddy has availed financial assistance from Co-Operative Society by mortgaging Sy No. 162/1. The Mortgage Deed is registered as document No. 108/1994-95, is furnished as document No. 2 for perusal. The said mortgage is discharged through a registered Discharge Deed, registered vide document No. 5334/2001-02. The Mortgage Deed and Discharge deed is furnished as document No. 2 & 3 for scrutiny.

Whereas, subsequent to the death of M P Ramaswamy Reddy, the properties owned by M P Ramaswamy Reddy has been transferred to his wife Smt. Rathnamma, vide M R No. H14/2012-13. The Mutation Register is furnished as document No. 4 for scrutiny.

Whereas, Smt. Rathnamma has availed loan by executing the Mortgage Bond to Co-operative Society, the Mortgage Bond is registered vide document No. 1196/2015-16. Accordingly mutation was accepted in favour of CO-operative Society accepting the lien vide M R No. T4/2015-16. The Lien has been cleared by Smt. Rathnamma vide Discharge deed, registered vide



document No.4899/2022-23. The Mortgage Bond, MR T4/2015-16 and Discharge Deed is furnished as document No. 5,6&7 for scrutiny.

The Family Tree of M P Ramaswamy Reddy and Sri. R Narayana Reddy, S/o M P Ramaswamy is furnished as document No. 8 &9 for scrutiny.

Whereas, Smt. Rathnamma along with children have entered into a registered Partition Deed, registered vide document No. 533/2017-18, dated 25.04.2017. In the said Partition Deed, SY No. 162/1 an extent of 1 acre 07 guntas has been allotted to the share of Sri. R Narayana Reddy, under Schedule "B". according to the Partition, Mutation was accepted in the name of allottees respectively vide M R No. H57/2016-17. The said Partition deed and Mutation registered are furnished as document No.10 & 11 for scrutiny. Whereas, Sri. R Narayana Reddy along with family members have availed loan from Co-operative bank through an Interim Loan Bond, registered vide document No. 3214/2017-18, accordingly lien was created vide M R No. T9/2017-18. The Interim Loan Bond and Mutation Register is furnished as document No. 12 & 13 for Scrutiny.

Again, Sri. R Narayana Reddy along with family members have availed loan from Co-operative bank through an Interim Loan Bond, registered vide document No. 2880/2020-21, accordingly lien was created vide M R No. T15/2020-21. The Interim Loan Bond and Mutation Register is furnished as document No. 14 & 15 for Scrutiny.

Whereas, Sri. Narayana Reddy and others have sought for change of land use from Agriculture zone to residential zone, the Anekal Planning authority has accorded permission vide CLU No. 41/2021-22, dated 14.07.2022. the CLU order is furnished as document No. 16 for scrutiny.

Whereas, Sri. Narayana Reddy, sought for conversion, accordingly the D C, Bangalore has accorded permission of conversion vide Official Memorandum bearing No. No. ALN/ASH/SR?112/2022-23, dated 29.09.2022. Accordingly Mutation was accepted for the converted land vide M R No. T46/2022-23. The Fee Paid challan for Conversion and Official Memorandum of Conversion and Mutation Register are furnished as document No. 17, 18 & 19 for Scrutiny.



Whereas, subsequent to the conversion, Sri. Narayana Reddy along with his family members have entered into a Joint Development Agreement with M/s Nambiar Builders Pvt Ltd, for the Development of their land. The said Joint Development Agreement is registered vide document No. 6239/2021-22. In pursuance of the JDA, Sri. Narayana Reddy & others executed a GPA by authorizing the builder, M/s Nambiar Builders Pvt Ltd to act on their behalf and to take care of the developmental activities. The said GPA is registered vide document No. 329/2021-22. The JDA & GPA is furnished as document No. 20 & 21 for scrutiny.

Nil Tenancy Endorsement dated 08.02.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7** or **7A** of KLR Act in respect of Sy No.162/1 and is available for perusal at Document No.22.

Endorsement for non availability of IHC3/1983-84, dated 30.08.2021 is furnished as document No. 23. Wherein the entry in RTC for the period 1979-80 to to 2017-18 showing the IHC 1/83-84 is wrongly mentioned. as there is no such IHC 1/83-84, wherein it is IHC No.1/93-94. The same has been verified as document No.1 in this legal opinion.

Endorsement for non availability of IL, dated 09.08.2021 is furnished as document No. 24.

Endorsement for non availability of Pahani Thakte, dated 22.02.2022 is furnished as document No. 25.

Endorsement for non availability of RTC for the period 1969-70 to 1978-79, dated 25.07.2021 is furnished as document No. 26.

R R Balabaga furnished at document No. 27 is confirming the demarcation of the sub number and owners in the principle No. 162.

Moola Tippiani and Hissa Tippiani furnished as document No. 28 & 29 is confirming the location and sub number in the principle number.

Atlas is furnished as document No.30 for scrutiny.

Sy Sketch is furnished as document No. 31 is showing the shape of the land covered by.

Akarbandh pertaining to Sy No.162/1, confirms the extent of land in said Survey Number. The same is furnished as document No. 32.

Preliminary Record furnished at document No. 33 is confirming the owner, extent and Sy No.162.



Khetuvaru furnished as document No.34 is confirming the extent in SY No. 162/1.

Record of Rights furnished at document No. 35 is confirming the owner, extent and Sy No.162 & 162/1.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1961-62 to 1968-69 collectively available for my perusal at document No. 40, for the Sy No.162 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 2000-01 collectively available for my perusal at document No. 41, for the Sy No.162/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2023-24 collectively available for my perusal at document No. 42 for Sy No.162/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of **01.04.1920 to 31.03.2004** for Sy No.162 is available for scrutiny at document No. 36

Encumbrance certificate for the period of **01.04.1920 to 31.03.2004** for Sy No.162/1 is available for scrutiny at document No. 37

Encumbrance certificate for the period of **01.04.2004 to 06.02.2021** for Sy No.162/1 is available for scrutiny at document No. 38.

Encumbrance certificate for the period of **06.02.2021 to 25.04.2023** for Sy No.162/1 is available for scrutiny at document No. 39.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in **Sy No. 162/1** an extent of **1 Acres 07 Guntas**. The other entries and transaction related to 154 is not subject here.

MINOR:

There are no minor interest claims involved over the questioned properties as per my observation.



TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 162/1, AN EXTENT OF 1-07 GUNTAS

On perusing the documents, it is gathered that there was a prior mortgage in the questioned sy no. in **TRACING OF ENCUMBRANCES**, the same has to be cleared by way Discharge Deed.

From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of now or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.

The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.

The property is a not any free grant land to the ancestors of the property owners.

It is considered opinion that Sri. R Narayana Reddy., is the absolute owner for Sy No. 162/1, measuring to an extent of 1-07 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.

OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. Sri. R Narayana Reddy., is the absolute owner for Sy No. 162/1, of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owners are in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
4. M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots/flats/sites/sital area to their choice of person/firm/company.



4. Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.
5. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1. Latest EC for the period of 25.04.2023 to 12.06.2024 to be obtained with respect to Sy No. 162/1.
2. Interim Loan Bond, No. 3214/2-17-18, dated 24.11.2017 & Interim Loan Bond No. 2880/2020-21, dated 10.11.2020 to be Discharged from lien.

LEGAL SCRUTINY REPORT OF Sy. No. 165/5 (Old Sy No.165/2)

All that piece and parcel of the land bearing **Sy. No. 165/5 (Old Sy No.165/2)** measuring to an extent of **1 Acre 20 Guntas** situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

DOCUMENTS PRODUCED:

Sl No	Date of document.	Name/ Type of document	document No.	original/certified/ Photostat
1	06.01.1956	Sale Deed executed by Sri. Munishami Reddy in favour of Smt. Yallamma with respect to Sy No. 165/2, measuring to an extent of 3 Acre 12 Guntas.	2048/1955-56	Photostat
2.		Family Tree of Late. Yallamma		Photostat
2a	31.10.2017	Family tree affidavit		Photostat
2.				
3.	02.11.2023	Death Certificate of Yallamma.		Photostat
4	12.06.2009	Death Certificate of M.P. Ramaswamy Reddy		Photostat
5		Mutation Register	H29/2013-14	Photostat
6		Death Certificate of Babu Reddy		
7	25.04.2017	Partition Deed affected between Smt. Rathnamma,	Doc No. 533/2017-18	Photostat



		W/o. Late. M.P. Ramaswamy Reddy and others with respect to Sy No. 165/2 and others.		
8		Mutation Register subsequent to the family partition.	H57/2016-17	Digital Copy
9	27.12.2021	Joint Development Agreement executed by and between Smt. Vanajakshi & others and M/s. Nambiar Builders Private Limited.	7384/2021-22	Original
10	27.12.2021	General Power of Attorney executed by and between Smt. Vanajakshi & others in fav our of M/s. Nambiar Builders Private Limited.	395/2021-22	Original
11		Mutation Register subsequent to the phodi proceeding	T65/2022-23	Digital Copy
12	14.07.2022	Change of Land Use Order	41/2021-22	Photocopy
13	12.01.2023	Fee paid receipt for conversion		Photocopy
14	18.01.2023	Official Memorandum of Conversion	ALN(ASH)SR 231/2022-23	Digital Copy
15		Mutation Register subsequent to the Conversion order	T94/2023-24	Digital Copy
16	16.08.2021	Endorsement issued by the Thasildar for non availability of Preliminary		Original
17		Index of Lands		Photostat
18		Hissa Survey & Hissa Survey Tippani		Certified
19		RR Balabagh		Certified
20		Survey Sketch & Conversion Sketch		Photocopy
21		Akarband with respect to SY No. 165/5		Certified Copy

[Handwritten signature]



22	10.07.2023	EC for the period of 01.04.1920 to 31.03.2004 with respect to SY No. 165/2.		Original
23	11.01.2022	EC for the period of 01.04.2004 to 13.07.2024 with respect to SY No. 165/2. (3 in number)		Original
24		Pahani Thakte- RTC for the period of 1961-62 to 1966-67		Certified
25		Manual RTC for the period of 1979-80 to 1999-2000 with respect to SY No. 165/2.		Certified
26		Computerized RTC for the period of 2000-01 to 2021-22 with respect to SY no 165/2.		Computerized
27		Computerized RTC for the period of 2022- 23 to 2024-25 with respect to SY no 165/5.		Computerized

History traced for Sy No.165/5 (Old Sy No. 165/2)

Initially the land in Sy. No. **165/2 an extent of 3A Acre 12 Guntas** of Muthanalluru, Sarjapura Hobli, Anekal Taluk, Bangalore was owned by one Sri. Muniswamy Reddy, the same was traced in the recitals of RR Balabagh & other survey record, and ILR which are furnished for scrutiny.

Whereas, Sri. Munishami Reddy has sold the property bearing y No. 165/2, measuring to an extent of 3Acre 12 Guntas, in favour of Smt. Yallamma, W/o. Pilla Reddy under a registered **Sale Deed bearing doc No. 2048/1955-56**, on 06.01.1956, the same has been furnished a **document No. 1** for scrutiny. Whereas, the **Family tree of Yallamma as well as late. Babu Reddy** has been furnished for scrutiny as document No.2 & 2a for scrutiny.

Whereas, Smt. Yallamma is demised on 22.05.1995, the **death certificate** of Yallamma is furnished as **document No. 3** for scrutiny.

Whereas, M.P. Ramaswamy Reddy only son of Smt. Yallamma & Pilla Reddy, was demised on 03.06.2009. The **death Certificate of M.P. Ramaswamy Reddy** is furnished as **document No. 4** for scrutiny.



Whereas, at no point of time the property was transferred to the name of M.P. Ramaswamy Reddy, though he was in the peaceful possession and enjoyment of the subject land inclusive of other property also. Subsequent to the death of M.P. Ramaswamy Reddy the subject land bearing Sy No. 165/2, was transferred to his wife Rathnamma and her children jointly vide **M.R. NO. H29/2013-14**. The Mutation Register is furnished as **document No. 5** for scrutiny.

Whereas, Sri. R. Babu Reddy, S/o. M.P. Ramaswamy Reddy was demised on 26.06.2013, by leaving behind his legal heirs to succeed his intestate estate of the property. The death Certificate is furnished as **document No. 6** for scrutiny.

Whereas, Smt. Rathnamma, W/o. Late. M.P. Ramaswamy Reddy and her children, viz., R. Narayana Reddy, R. Nagaraj Reddy and her daughter **Partition Deed** in Law, G. Vanajakshi, W/o. Late. Babu Reddy have entered into a **Partition Deed**. The Partition Deed has been registered as document No. 533/2017-18. The same has been furnished as **document NO. 7** for scrutiny. In the said Partition Deed an extent of 0-34 Guntas, in Sy No. 165/2, is allotted to Sri. R. Nagaraj Reddy under C Schedule and an extent of 2 Acre 18 Guntas was allotted to Smt. G. Vanajakshi, W/o. Late. Babu Reddy under D Schedule.

Accordingly mutation was accepted to the beneficiaries of Partition Deed vide **M.R. No. H57/2016-17**. The same is furnished as **document No. 8** for scrutiny.

An extent of 1 Acre 20 Guntas out of 2 Acre 18 Guntas which is allotted to G. Vanajakshi is the subject matter of this Legal Opinion.

Whereas, Smt. G. Vanajakshi, along with her children have entered into a Joint Development Agreement with M/s. Nambiar Builders Private Limited. The said JDA is registered as document No. 7384/2021-22 on 27.12.2021. in pursuance of the JDA, Smt. G. Vanajakshi & others have executed a General Power of attorney by authorizing M/s. Nambiar Builders Private Limited vide document No. 395/2021-22. The **JDA & GPA** is furnished as **document No. 9 & 10** for scrutiny.

Whereas, on phodi proceeding SY No. 165/2, an extent of 2 Acre 18 Guntas owned by G. Vanajakshi is assigned as new Sy No. 165/5. Accordingly Mutation was accepted vide **M.R. No. T65/2022-23**. The M.R. is furnished as **document No. 11** for scrutiny.



Whereas, Smt. G. Vanajakshi, through her GPA holders, applied for **Change of Land Use Order** and obtained the permission. The Order of CLU dated 14.07.2021 is furnished as **document No. 12** for scrutiny.

Whereas, Smt. G. Vanajakshi, through her GPA holders, has applied for **Conversion** and the DC, Bangalore has accorded permission for Conversion. The **fee paid challan** for Conversion and the **Official Memorandum of Conversion Order bearing No. ALN(ASH)SR 231/2022-23**, dated 18.01.2023, has furnished for scrutiny as **document No. 13 & 14**.

Mutation was accepted for the Conversion Order vide **M.R. No. T94/2023-24**. The same has been furnished for Scrutiny as **document No. 15**.

Endorsement for non availability of Preliminary dated 16.08.2021 is furnished as **document No. 16**.

Index Of Lands is furnished as **document No. 17** confirming the name of and extent of earlier owner. (Smt. Yallamma).

Hissa Survey and Hissa Tippani furnished as document No. 18 is confirming the location and sub number in the principle number.

R R Balabaga furnished at document No. 19 is confirming the demarcation of the sub number and owners in the principle No. 165/2.

Sy Sketch & Conversion Sketch is furnished as document No. 20 is showing the shape of the land covered by.

Akarbandh pertaining to Sy No.165/5, confirms the extent of land in said Survey Number. The same is furnished as document No. 21.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1959-60 to 1966-67 collectively available for my perusal at **document No. 24**, for the Sy No.165 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 1999-2000 collectively available for my perusal at **document No. 25**, for the Sy No.165/2 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2021-22 collectively available for my perusal at **document No. 26** for Sy No.165/2 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.



Record of Right, Tenancy and Crop Inspection (R T C) (computerised) for the period of 2022-23 to 2024-25 available for my perusal at **document No. 27** for Sy No.165/5 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of **01.04.1920 to 31.03.2004** for Sy No.165/2 is available for scrutiny at **document No. 22.**

Encumbrance certificate for the period of **01.04.2004 to 13.07.2024** (3 in numbers) for Sy No.165/2 is available for scrutiny at document No. 23.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in **Sy No. 165/2 , later SY No. 165/5**, an extent of **2 Acre 18 Guntas as well as 1 Acre 20 Guntas** . The other entries and transaction related to 165 & 165/2 is not subject here.

MINOR:

There are no minor interest claims involved over the questioned properties as per my observation.

TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 165/5, Old SY No. 165/2, AN EXTENT OF 1A-20 GUNTAS

On perusing the documents, it is gathered that there was a prior mortgage in the questioned sy no. in **TRACING OF ENCUMBRANCES** , the same has to be cleared by way Discharge Deed. From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of now or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.

The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.

The property is a not any free grant land to the ancestors of the property owners.



It is considered opinion that Smt. G. Vanajakshi is the absolute owner for Sy No. 165/5, measuring to an extent of 1A-20 Guntas of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.

OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. Smt. G. Vanajakshi is the absolute owner for Sy No. 165/5 , of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owner is in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
4. M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots/flats/sites/sital area to their choice of person/firm/company.
4. Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.
5. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1. Interim Loan Bond, No. 826/1989-90, Interim Loan Bond No. 1906/1995-96, to be Discharged from lien.

LEGAL SCRUTINY REPORT OF SY NO. 151/1 AND SY NO. 153/1
PREAMBLE:

Legal opinion for the land bearing converted Sy No. 151/1, an extent of 0-30 guntas and Converted Sy No. 153/1, an extent of 1 acre 10 guntas, situated at **Muthanalluru**, Sarjapura Hobli, Anekal taluk, Bangalore.



DESCRIPTION OF THE PROPERTY:

Item No. I

All that piece and parcel of the land bearing converted Sy No. 151/1, an extent of 0-30 guntas, converted vide order No. ALN(ASH)SR251/2023-24, dated 09.10.2023, by the D C, Bangalore, bounded on :

East By : Lands in Sy No. 151/4

West by : Lands in Sy No. 152

North by : Kaluve

South by : Lands in Sy No. 152

Item No. II

All that piece and parcel of the land bearing converted Sy No. 153/1, an extent of 0-30 guntas, converted vide order No. ALN(ASH)SR109/2022-23, dated 29.09.2022, by the D C, Bangalore, bounded on :

East By : Lands in Sy No. 154

West by : Lands in Sy No. 152

North by : Lands in Sy No. 151

South by : Lands in Sy No. 153/4

The boundaries have been considered as per the conversion order of the both lands.

DOCUMENTS PRODUCED FOR SURVEY NUMBER 151/1 AN EXTENT OF 0-30 GUNTAS:

Sl No	Date of document.	Nature of the document	Document No.	Original/CC /Copy
1.	02.01.2017	Family Tree of Kondappa	-	Copy
2.	28.02.1977	Un registered Partition Deed between V S Rama Reddy and his brothers	-	Copy
3.	20.01.2000	Un registered Partition Deed between V S Rama Reddy and his children	-	Copy
4.	23.09.2022	Order in R A 437/2022	-	C C



5		Mutation Register in the name of Manjunatha Reddy	T35/2022-23	C C
6.	24.08.2022	Sale Deed , executed by Manjunatha Reddy & Others in favour of Smt. Jyothi N	5867/2022-23	Original
7.		Mutation Register in the name of Smt. Jyoti N	T12/2022-23	C C
8.		Order Sheet, Plaint & Compromise petition in O S No. 167/2023		C C
9	21.04.2023	Confirmation Deed , executed by Smt. Rathamma & others, in favour of Smt. Jyoti N	769/23-24, registered in the Office of the Sub-Registrar, Anekal, Bangalore	Original
10	29.06.2013	Commencement Certificate for CLU	230/2012-13	Copy
11	09.10.2023	Official Memorandum of Conversion for Sy No. 151/1, an extent of 0-30 guntas	ALN(ASH)SR/2 51/23-24	Digitally signed
12		Mutation Register for Sy No. 151/1	T12-2023-24	Digitally Signed
13	08.02.2021	Nil Tenancy Certificate		Digitally Signed
14	24.08.2023	P T C L Endorsement		Original
15	17.08.2023	Endorsement from KHB	-	Original
16	21.08.2023	Endorsement from KIADB	-	Original
17	25.07.2021	Endorsement for non-availability of RTC for the period 1969-70 to 96-97 for Sy No. 151/1		Original
18	09.08.2021	Endorsement for non-availability of Preliminary for Sy No. 151/1		Original



19	09.08.2021	Endorsement for non-availability of I L for Sy No. 151/1		Original
20		Records of Rights (R R)		C C
21.		Khetuvaru		C C
22		R R Balabaga (as per Hissa Survey)		C C
23		Atlas		C C
24		Sy Sketch		C C
25		Akarbandh for Sy No. 151/1	-	C C
26		Village Map of Muthanalluru		Copy
27	-	E C for the period of 01.04.1920 to 31.03.2004 for Sy No. 151/1	S A No. 21983	Original
28.	25.04.2023	E C for the period of 01.04.2004 to 25.04.2023 for Sy No. 151/1	S A No. 1291/23-24	Original
29		RTC for the period 1962-63 to 1968-69		Photocopy
30		RTC for the period 1979-80 to 1999-2000		Certified Copy
31		RTC for the period 2000-01 to 2023-24		Computerized

DOCUMENTS PRODUCED FOR SURVEY NUMBER 153/1 AN EXTENT OF 1-10 GUNTAS:

Sl No	Date of document.	Nature of the document	Document No.	Original/CC /Copy
1.	05.05.1981	LRF Order confirming V S Ramaiah as Occupant for an extent of 1 acre 10 guntas in S No. 153	LRF Act No. 604/1975-76	C C

[Handwritten signature]



2.	08.11.1981	Form -10 issued in the name of V S Rama Reddy	-	C C
3.		Mutation Register in the name of V S Ramaiah @ V S Rama Reddy	6/84-85	C C
4.	02.01.2017	Family Tree of V S Rama Reddy	-	Copy
5	20.01.2000	Un registered Partition Deed between V S Rama Reddy and his children	-	Copy
6.		Mutation Register in the name of Champakdhama Reddy	38/2000-01	C C
7.	26.11.2001	Sale Deed , executed by Champakadhama Reddy and his son, in favour of Smt. Sarojamma for Sy No. 153	Doc No. 5416/2001-02, registered in the Office of the Sub-Registrar, Anekal, Bangalore	Original
8.		Mutation Register in the name of Smt. Sarojamma	1/2002-03	C C
9		Plaint, Joint Memo & Order sheet	O S No. 26/2009	C C
10		Mutation Register in the name of Smt. Sarojamma after Phodi proceedings	T10/2018-19	C C
11	21.04.2021	Confirmation deed executed by Manjunatha Reddy & others, in favour of Smt. C Sarojamma	Doc No. 565/2021-22, registered in the Office of the Sub-Registrar, Anekal	Original
12		Family Tree of Sarojamma		Copy

Handwritten signature/initials in blue ink.



13	24.03.2022	Sale Deed , executed by Smt. C Sarojamma & Others, in favour of Sri. Shashank B N for Sy No. 153/1	Doc No.10695/2021-22, registered in the Office of the Sub-Registrar, Anekal, Bangalore	Original
14		Mutation Register in the name of Sri. Shashank B N	H51/2021-22	C C
15	15.09.2022	Fee paid Challan	-	Original
16	29.09.2022	Official Memorandum of Conversion for Sy No. 153/1	ALN/ASH/SR/1 09/2022-23	Original
17	25.07.2021	Mutation Register in the name of Sri. Shashank B N upon the conversion	T41/2022-23	C C
18	06.11.2023	Gift Deed , executed by Sri. Shashank B N, in favour of Smt. Jyothi N for Sy No. 153/1	Doc No.9963/2023-24, registered in the Office of the Sub-Registrar, Attibele, Bangalore	Original
19	08.07.2011	Land Holding Certificate for SY No. 153		C C
20	15.02.2021	Nil Tenancy Certificate for Sy No. 153/1		C C
21.	19.10.2020	Endorsement of Non availability of RTC for the period 1969-74 for Sy No. 153		Original
22	15.01.2021	Endorsement for non availability of M R 7/71-72		Original
23	19.10.2020	Endorsement for Non availability of I L for Sy No. 153.		Original

Handwritten signature/initials



24	09.08.2021	Endorsement for Non availability of I L for Sy No. 153/1.		Original
25	09.08.2021	Endorsement for Non availability of Preliminary for Sy No. 153/1.		Original
26	14.12.2021	Endorsement for Non availability of RRT/CR/954/2003 -04 for Sy No. 153/1.		Original
27		Atlas for Sy No. 153		C C
28		Sy Sketch		C C
29		R R Balabaga & Edabaga of Sy No. 153		C C
30		Akarbandh for Sy No. 153/1		C C
31		Village Map		Copy
32	-	E C for the period of 01.04.1920 to 31.03.2004 for Sy No. 153	S A No. 9915/21-22	Original
33	30.09.2014	E C for the period of 01.04.2004 to 06.02.2021 for Sy No. 153		copy
34	25.04.2023	E C for the period of 06.04.2021 to 25.04.2023 for Sy No. 153/1	S A No. 1286/23-24	Original
35	16.09.2023	E C for the period of 25.04.2023 to 13.09.2023 for Sy No. 153/1	S A No. 1286/23-24	Original
36		RTC for the period 1961-62 to 1968-69 for Sy No. 153		Photocopy
37		RTC for the period 1974-75 to 199-2000 for Sy No. 153		Photocopy

[Handwritten signature]



38		RTC for the period 2000-01 to 2017-18 for Sy No. 153		Photocopy
39		RTC for the period 2018-19 to 2023-24 for Sy No. 153/1		Computerise d

COMMON DOCUMENTS:

Sl No	Date of document.	Nature of the document	Document No.	Original/CC /Copy
1.	06.11.2023	Joint Development Agreement with M/s Nambiar Builders Private Limited	10053/2023-24, registered in the Office of the Sub-Registrar, Attibele	Original
2.	06.11.2023	General Power Attorney authorizing M/s Nambiar Builders Private Limited	228/2023-24, registered in the Office of the Sub-Registrar, Attibele	Original

History traced for Sy No.151/1

Initially the lands in Sy. No. **151 an extent of 3 acre** of Muthanalluru, Sarjapura Hobli, Anekal Taluk, Bangalore was owned by one Kondappa, son of Munaiyah, the same was traced in the recitals of R R, Khetuvaru and R R Balabaga furnished for scrutiny.

The **Family Tree** of Kondappa is furnished as document No. 1 for scrutiny. Whereas, we have been furnished with an un registered family partition as document No. 2 for verification, wherein Late Sidda Reddy's sons namely V S Rama Reddy, M S Narayana Reddy and M S Nanjunda Reddy have affected the partition on 28.02.1977. In the said Partition an extent of 0-30 guntas out of 1 acre 20 guntas was fallen to the share of the V S Rama Reddy. The mentioned Sidda Reddy is Grand son of Kondappa. The **Partition Deed** is furnished as document No.2 for scrutiny.

[Handwritten signature]



{WHEREAS, IT IS NECESSARY TO MENTION THAT, THE REVENUE RECORDS AND RTC TILL 1989-90 IS ALSO SHOWING THE NAME OF KONDAPPA FOR ENTIRE EXTENT AND IN THE YEAR 1989-90, ONE M P RAMASWAMY REDDY, SON OF PILLA REDDY'S NAME IS DEPICTED IN THE RTC. THE SAME HAS BEEN CONTINUED TILL THEN. IT IS THE ASSUMPTION THAT, OUT OF 3 ACRES IN SY NO. 151/1 AN EXTENT OF 1 ACRE 20 GUTNAS WAS OWNED BY KONDAPPA AND REMAINING 1 ACRE 20 GUTNAS WAS OWNED BY ONE PILLA REDDY. (AS THERE IS NO SUPPORTING DOCUMENTS TO SHOW THE LAND IN THE NAME OF PILLA REDDY APART FROM THE RTC IN THE NAME OF M P RAMASWAMY REDDY FROM 1989-90, THE SAME IS NOT OUR SUBJECT PROPERTY).

AGAIN, COMING TO THE EXTENT OWNED BY KONDAPPA, KONDAPPA IS HAVING A SON NAMELY VEERAPPA. BUT NOWHERE HIS NAME IS NOT ENTERED INTO ANY REVENUE RECORDS NOR HE HOLDS ANY TITLE FOR 1 ACRE 20 GUNTAS. AGAIN IT IS AN ASSUMPTION BASED ON THE LATER ENTRIES IN THE RTC, THAT, 1 ACRE 20 GUTNAS WAS DIVIDED BETWEEN, VEERAPPA'S 2 SONS NAMELY SIDDA REDDY AND JUNJA REDDY EQUALLY(0-30 GUNTAS EACH) WE HAVE NOT BEEN FURNISHED WITH ANY SUPPORTING DOCUMENT TO SHOW THE DIVISION BETWEEN SIDDA REDDY AND JUNJA REDDY. LATER DEVELOPMENTS, SIDDA REDDY SONS HAVE AFFECTED PARTITION AND ANOTHER EXTENT OF 0-30 GUNTAS OF JUNJA REDDY IS INHERITED BY HIS SON MUNISWAMY REDDY, FOLLOWED BY ONE OF HIS SON VEERABHADRA REDDY WHICH IS LATER ASSIGNED AS NEW NUMBER AS 151/4.}

Whereas, later, Sri. V S Rama Reddy and his sons have affected an un registered family partition in the presence of well wishers and elderly persons of the village on 20.01.2000. In the said partition an extent of 0-30 guntas in Sy No. 151/1 is allotted to the share of Sri. Manjunatha Reddy. The said **Partition Deed** is furnished as document No. 3 for scrutiny.

Whereas, since the date of partition, the revenue records like RTC were not changed in the name of Manjunath Reddy, thus he has filed an Appeal before Assistant Commissioner, Bangalore South Sub-Division, Bengaluru seeking direction to delete the name of earlier owners and incorporate the names of present owners. The Appeal is number as R A (A) No. 437/2022. The AC has



passed an appropriate order giving directions as sought by the appellants. The **Order copy in said R A** is furnished as document No. 4 for scrutiny. As per the direction of the Assistant Commissioner, the revenue records has been mutated in the name of Manjunatha Reddy vide **M R No. T35/2022-23**. The same is furnished as document No. 5 for scrutiny.

Whereas, Manjunatha Reddy has executed a Sale Deed for an extent of 0-30 guntas in Sy No. 151/1 to Smt. Jyothi. The said Sale Deed is registered as document No. 5867/2022-23, dated 24.08.2022, registered in the Office of the Sub-Registrar, Anekal, Bangalore. The said Sale Deed is furnished as document No. 6 for perusal.

Accordingly mutation was accepted in the name of Smt. Jyoti, vide M R No. T12/2022-23. The same has been furnished as document No. 7 for perusal. There was an original suit filed by Rathnamma and others, numbered as O S .167/2023 filed before the Senior Civil Judge and JMFC, Anekal. The Order sheet, Complaint and Compromise petition in O S 167/2023 is furnished as document No.8.

In pursuance on the above said suit, Smt. Jyoti, who is owner for an extent of 0-30 guntas in Sy No. 151/1 has requested the plaintiffs of the above mentioned suit to confirm the sale deed executed by Manjunatha Reddy. As the remaining portion of 1 acre 20 guntas in Sy No. 151/1 was owned by them. The confirmation deed was registered as document No. 769/2023-24, on 21.04.2023, in the Office of the Sub-Registrar, Anekal Bangalore. The said Confirmation deed is furnished as document No. 9 for perusal.

The said Original suit and the confirmation deed will not impact in any way with respect to an extent of 0-30 guntas in Sy No. 151/1.

Whereas, the Sy 151/1 was under agriculture zone and the respective earlier owners sought for Change of Land Use. Accordingly, change of land use as been obtained vide order No. APA/CLU/230/2012-13, dated 29.06.2013. The Commencement Certificate of CLU is furnished as document No. 10.

Smt. Jyoti has sought for conversion of 0-30 guntas in SY No. 151/, accordingly the D C, Bangalore has accorded permission of conversion for Residential use, vide Official Memorandum No. ALN/ASH/SR/251/23-24, dated 09.10.2023.

Accordingly RTC and Mutation for Sy No. 151/1 vide M R No. T12/2023 as been conferred.

The Conversion Order and Mutation Register for Sy No. 151/1 is furnished as document No. 11&12.



Nil Tenancy Endorsement dated 08.02.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7** or **7A** of KLR Act in respect of Sy No.151/1 and is available for perusal at Document No.13.

P T C L Endorsement issued by D C, Bangalore for Sy No.151/1 is furnished as document No.14 is clearly states that no proceedings have been initiated against the present owner of the property under the provisions of the Karnataka Schedule castes and Schedule Tribes Act, 1978.

Endorsement issued from **K H B**, dated 17.08.2023 stating the extent in Sy No. 151/1 is not acquired is furnished as document No. 15.

Endorsement issued from **K I A D B**, dated 21.08.2023 stating the extent in Sy No. 151/1 is not acquired is furnished as document No. 16.

Endorsement dated 25.07.2021 for **Non-availability** of RTC for the period 1969-70 to 96-97 for SY No. 151/1 is furnished as document No. 17.

Endorsement dated 09.08.2021 for **Non-availability** of Preliminary for Sy No. 151/1 is furnished as document No. 18.

Endorsement dated 09.08.2021 for **Non-availability** of I L for Sy No. 151/1 is furnished as document No. 19.

Records of Rights furnished at document No. 20 is confirming the earlier owner in Sy No. 151/1.

Khethuvaru furnished at document No. 21 is confirming the owner, extent and Sy No.

R R Balabaga of Sy No. 151 is furnished as document No.22 for my perusal.

Atlas of Sy No. 151/1 is verified. The same is furnished as document No. 23.

Sketch of Sy No.151/1, indicated the bifurcation in Sy No. 151/1 & 151/2 The same is furnished as document No. 24.

Akarbandh pertaining to Sy No.151/1, confirms the extent of land in said Survey Number. The same is furnished as document No. 25.

Village Map of Muthanalluru, confirms the location of the Survey number. The same is furnished as document No. 26.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1962-63 to 1968-69 collectively available for my perusal at



document No. 29, for the Sy No.151/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1979-80 to 1999-2000 collectively available for my perusal at document No. 30, for the Sy No.151/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerised)for the period of 2001-02 to 2023-24 collectively available for my perusal at document No. 31 for Sy No.151/1 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of 01.04.1920 to 31.03.2004 for Sy No.151/1 is available for scrutiny at document No. 27

Encumbrance certificate for the period of 01.04.2004 to 25.04.2023 for Sy No.151/1 is available for scrutiny at document No. 28.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in Sy No. 151/1 an extent of 0-30 guntas. The other entries and transaction related to 151/1 is not subject here.

MINOR:

There is no minor interest claims involved over the questioned properties as per my observation.

HISTORY TRACED FOR SY NO.153/1

Initially the lands in Sy. No. **153 an extent of 1 acre 10 guntas out of 3 Acre 30 Guntas** of Muthanalluru, Sarjapura Hobli, Anekal Taluk, Bangalore was acquired by V S Ramaiah, S/o. Sidda Reddy, under L.R. F. Act vide Case No. 604/1975-76 under Section of 48A of KLR Act, 1961, order dated 05.05.1981. The said L.R.F. Order confirming V.S. Ramaiah as occupant for an extent of 1 Acre 10 Guntas in Sy No. 153 is furnished as Document No.1. Form 10, Certificate of Registration of a tenant as an occupant under section 55 (a)of K.L.R. Act, 1961, in the name of V.S. Ramaiah is furnished as document No. 2 for perusal.

Accordingly mutation was accepted in the name of V.S. Ramaiah vide M.R. No. 6/1984-85 is furnished as Document No. 3 for perusal.



The family tree of V.S. Rama Reddy is furnished as document No. 4.
The said Rama Reddy has affected a Panchayath parikhath on 20.01.2000 among his children and himself as per the advise of the well-wishers and elderly members. In the said partition an extent of 1 Acre 10 Guntas in Sy No. 153 is allocated to Chamapakadhama Reddy, the elder son of V.S. Ramaiah @ Rama reddy under "B" Schedule. Accordingly mutation was accepted in the name of Chamapakadhama Reddy for Sy No. 153, an extent of 1Acre 10 Guntas along with other properties vide M.R. No. 38/2000-01. The **Panchayath Parikath and Mutation Register** is furnished as document No. 5 & 6 for scrutiny.

Whereas, Sri. Champakadhama Reddy along with his son has executed a Sale Deed in favour of Smt. C. Sarojamma, W/o. Late. Raghupathi Reddy for Sy No. 153, an extent of 1 Acre 10 Guntas. The said Sale Deed is registered vide Document No. 5416/2001-02, Dated 26.11.2001, in the office of the sub registrar, Anekal. Accordingly, Mutation was accepted in the name of Smt. C. Sarojamma vide M.R. No. 1/2002-03.

The **Sale Deed and Mutation Register** is furnished as document No. 7 & 8 for scrutiny.

Whereas, Smt. Sarojamma, D/o. V.S. Ramaiah @ Rama Reddy has filed a suit for Partition on her siblings viz., Champakadhama Reddy and others, which is numbered as O.S. No. 26/2009, before Senior Civil Judge & JMFC at Anekal, seeking partition of family properties. The said suit was settled between the parties.

The Complaint, Joint Memo and Order Sheet in O.S. No. 26/2009 is furnished as document No. 9 for scrutiny.

As per the Phodi proceedings, an extent of 1 Acre 10 Guntas in Sy No. 153 acquired by Smt. C. Sarojamma is assigned as new Sy No. 153/1 vide M.R. No. T10/2018-19. The said Mutation Register is furnished as document No. 10.

Whereas, upon the settlement in O.S. No. 26/2009, the siblings of Sri. Chamapakadhama Reddy has executed a Confirmation Deed in favour of Smt. C. Sarojamma confirming the Sale Deed executed by Sri. Chamapakadhama Reddy for an extent of 1 Acre 10 Guntas in Sy No. 153/1, Old Sy No. 153. The Confirmation Deed is registered vide Document No. 565/2021-22, dated 21.04.2021, in the office of the sub registrar, Anekal, Bangalore, is furnished as document No. 11.

The Family tree of Smt. C. Sarojamma is furnished as document No. 12.

Whereas, Smt. C. Sarojamma along with her children have sold the lands in Sy No. 153/1 an extent of 1 Acre 10 Guntas to Sri. Shashank B.N., under a



registered Sale Deed, registered vide Document No. 10695/2021-22, dated 24.03.2022, in the office of the sub registrar, Anekal, Bangalore. Accordingly Mutation was accepted in the name of Sri. Shashank B.N., vide M.R. No. H51/2021-22. The said **Sale Deed and Mutation Register** is furnished as document No. 13 & 14 for perusal.

Whereas, Sri. Shashank B.N., sought for Conversion for Sy No. 153/1, an extent of 1 Acre 10 Guntas from Agriculture to Residential Use. The D.C., Bangalore has accorded permission for Conversion vide Official Memorandum No. ALN/ASH/SR/109/2022-23, Dated 29.09.2022. The Fee paid challan for conversion and Official Memorandum of Conversion is furnished as Document No, 15 & 16 for scrutiny.

Mutation was accepted for converted land in the name of Sri. Shashank B.N., vide M.R. No. T41/2022-23. The same is furnished as document No. 17.

Sri. Shashank B.N., has executed a gift deed for Sy No. 153/1, an extent of 1 Acre 10 Guntas to his mother Smt. Jyothi N., out of natural love and affection. The Gift Deed is registered as document No. 9963/2023-24, Dated 06.11.2023, in the office of the Sub Registrar, Attibele, Bangalore. The same is furnished as document No. 18 for scrutiny.

The Land Holding Certificate for Sy No. 153, an extent of 1 Acre 10 Guntas is confirming the Land Holding Rights of Smt. C. Sarojamma. The same is furnished as document No. 19 for perusal.

Nil Tenancy Endorsement dated 15.02.2021, issued by Tahasildar Office, Anekal, confirming that no proceedings with respect to tenancy claims are pending before the said authority under Section 48(1) and **Form No.7** or **7A** of KLR Act in respect of Sy No.153/1 and is available for perusal at Document No.20.

Endorsement dated 19.10.2020 for **Non-availability** of RTC for the period 1969-70 to 73-74 for SY No. 153 is furnished as document No. 21.

Endorsement dated 15.01.2021, for Non - Availability of M..R No. 7/1971-72, is furnished as document No.22.

Endorsement dated 19.10.2020 for **Non-availability** of I L for Sy No. 153 is furnished as document No. 23.

Endorsement dated 09.08.2021 for **Non-availability** of I L for Sy No. 153/1 is furnished as document No. 24.

Endorsement dated 09.08.2021 for **Non-availability** of Preliminary for Sy No. 153/1 is furnished as document No. 25.

Endorsement dated 14.12.2021 for **Non-availability** of RRT/CR/954/2003-04 for Sy No. 153/1 is furnished as document No. 26.



Atlas of Sy No. 153 is verified. The same is furnished as document No. 27.
Survey Sketch of Sy No.153, indicated the bifurcation in Sy No. 153/1,2, 4. The same is furnished as document No. 28.

R R Balabaga & Edabaga of Sy No. 153 is furnished as document No.29 is confirms the total extent in Sy No. 153 & the bifurcation for my perusal as document No. 29.

Akarbandh pertaining to Sy No.153/1, confirms the extent of land in said Survey Number. The same is furnished as document No. 30.

Village Map of Muthanalluru, confirms the location of the Survey number. The same is furnished as document No. 31.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1962-63 to 1968-69 collectively available for my perusal at document No. 36, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (Manual)for the period of 1974-75 to 1999-2000 collectively available for my perusal at document No. 37, for the Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerized)for the period of 2001-02 to 2017-18 collectively available for my perusal at document No. 38 for Sy No.153 reflects the previous owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

Record of Right, Tenancy and Crop Inspection (R T C) (computerized)for the period of 2018-19 to 2023-24 collectively available for my perusal at document No. 39 for Sy No.153/1 reflects the respective owners name and confirms that they were the khatedars was in possession of said land during relevant period to the extent specified therein.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY.

Encumbrance certificate for the period of 01.04.1920 to 31.03.2004 for Sy No.153 is available for scrutiny at document No. 32.

Encumbrance certificate for the period of 01.04.2004 to 06.02.2021 for Sy No.153 is available for scrutiny at document No. 33.

Encumbrance certificate for the period of 06.04.2021 to 25.04.2023 for Sy No.153/1 is available for scrutiny at document No. 34.



Encumbrance certificate for the period of 25.04.2023 to 13.09.2023 for Sy No.153/1 is available for scrutiny at document No. 35.

Except the above said transactions in the title flow, I do not find any subsisting encumbrance in Sy No. 153/1 an extent of 1A-10 guntas. The other entries and transaction related to 153 is not subject here.

MINOR:

There is no minor interest claims involved over the questioned properties as per my observation.

COMMON DOCUMENT FOR SY NO. 151/1 & 153/1

Smt. N. Jyothi being the owner for SY No. 151/1 an extent of 0-30 Guntas and Sy No. 153/1 an extent of 1 Acre 10 Guntas has entered into a Joint Development Agreement with M/s. Nambiar Builders and also authorized M/s. Nambiar Builders Private Limited, through a registered General power of Attorney. .

The JDA is registered vide Document No. 10053/2023-24, dated 06.11.2023, registered in the office of the Sub Registrar, Attibele. The above mentioned GPA is registered as document No. 228/2023-24, in the office of the sub registrar, Attibele.

Both the documents have furnished for my scrutiny as document No. 1 & 2 under Common Documents.

TITLE CERTIFICATE FOR SURVEY NUMBER SY NO. 151/1, AN EXTENT OF 0-30 GUNTAS & 153/1, AN EXTENT OF 1 ACRE 10 GUNTAS.

On perusing the documents, it is gathered that there was a prior mortgage in any of the questioned sy no. for a relevant period mentioned above in **TRACING OF ENCUMBRANCES** .

From the documents offered for scrutiny it can be concluded as:

The title of property is free from any attachments, claims by Government either central or state or other local authorities as of know or third party claims, liens etc.

From the documents offered for scrutiny it can be concluded that the property is not the subject matter of any litigation at present and that same does not involve any minor's interest.

The documents produced for inspection do not disclose about any subsisting charges, liens, claims and attachments or pending litigation with respect to property offered as security.



The property is a not any free grant land to the ancestors of the property owners.

It is considered opinion that Smt. Jyothi N., is the the absolute owner for Sy No. 151/1 & Sy No. 153/1 of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.

OPINION:

It is considered opinion that:

1. The legal opinion is drafted for the litigation free lands. The lands which has been given for venture and is in litigation is not verified under this Scrutiny.
2. Smt. Jyothi N., is the absolute owner for Sy No. 151/1 & 153/1 , of Muthanallur, Sarjapura Hobli, Anekal Taluk, Bangalore accordingly as mentioned above.
2. The owner is in peaceful possession and enjoyment of the aforesaid property with unrestricted power to dispose the same with marketability.
3. The Katha/Pahani of the property, in the revenue records of concern Taluk office stands in the name of the owners accordingly.
4. M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots/flats/sites/sital area to their choice of person/firm/company.
4. Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.
5. The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

RECOMMENDATION : 1. Latest EC for the period of 01.04.2023 to till date to be obtained.



PROJECT DOCUMENTS PROVIDED FOR SCRUTINY :

Sl No	Date of document.	Nature of the document	Document No.	Original/CC /Copy
1.	07.03.2024	Plan Sanction Letter	APA/LAO/38/20 23-24	Original
2.	07.03.2024	Sanction Plan	APA/LAO/38/20 23-24	Original
3	13.09.2023	Water NOC issued by the Muthanallur Grama Panchayath		Original
4	02.07.2024	CFE issued by KSPCB		Digital Copy
5	06.07.2023	Environment Clearance issued by MOEF		Digital Copy
6		Joint Khatha for the Project in Form No. 11 & 9A issued by Muthanallur Grama Panchayath		Original
7		Tax Paid receipt for the year 2023-24		Original

Whereas, Subsequent to the acquire of the lands in the form of purchase and through Development Agreements, M/s. Nambiar Builders Pvt Ltd., have approached the Anekal Planning Authority for the approval of the Project. Accordingly the APA has issued Plan Sanction Letter and approved the Plan for an extent of 16 Acres 09.12 Guntas. The Plan Sanction Letter and Sanctioned Plan has been furnished as Document No. 1 & 2 under the Project documents provided for scrutiny.

In pursuance of the formation of the Layout have also obtained necessary approvals and NOC's. The water NOC from Muthanallur grama Panchayath, consent for establishment from Karnataka State Pollution



Control Board, Environmental Clearance Certificate has been furnished as document No. 3, 4 & 5 for scrutiny.

M/s. Nambiar Builders Private Limited, has obtained Joint Khatha for all the Survey Numbers in the form of 9 & 11A from Muthanallur Grama Panchayath. Accordingly taxes have been paid. The khatha in form No. 9 & 11A is furnished as document No. 6 & 7.

CONSOLIDATED OPINION:

M/s Nambiar Builders Private Limited is having developmental rights, as well as the rights to sell their share of plots /sites/sital area to their choice of person/firm/company.

Any of the proposed buyer shall get the rights over the properties upon the registration of the same in their names.

The Property in question is not affected by any land acquisition proceedings as per the statement of the parties.

OBSERVATION :-

Sy No. 165/5, an extent of 0-31.08 Guntas have been taken for development though the Joint Development Agreement taken place for an extent of 1 Acre 20 Guntas.

NOTE: The Opinion is issued by reserving rights to amend and alter the same on production of additional documents, records and information in future.

Hamsalatha A.P.
10.07.2024
Hamsalatha A.P.
Advocate