

Ref-Pvt-11.11.2025/11/1/3/SAN/3

Date:10.03.2026

To,
M/s.MEMCO SKYLINE Private Limited,
Bangalore.

Applicant Name: M/s.MEMCO SKYLINE Private Limited,
Name Owner's: M/s.MEMCO SKYLINE Private Limited.

I. **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of property bearing for property bearing Old Sy No.115 and New Sy No.115/2 Measuring Dry Land 1 Acres 38 Guntas and 1 Acre Karab Land total measuring 2 Acres 38 Guntas. Situated at Singasandra Village, Begur Hobli, Bangalore South Taluk Bangalore and bounded as follows:

East by : Mr.Dodda Ramiah's Land,
West by: C.Venkatesh, Chowdappa, Muniyappa and Dodda Muniswamappa's land,
North by: Road,
South by: P.Muniswamappa and P.Nanjundappa's lands.

II. **LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL :**

Sl. No.	DATE	DESCRIPTION OF DOCUMENTS	ORIGINAL/ PHOTO COPY
1.	13.04.1950	Registered Sale Deed bearing Doc No.285/1950-51, executed by Muniyappa S/o.Yellappa in favour of Kaverappa S/o. Muniyappa For Sy.No.115, Measuring 2 Acres 19 Guntas.	Certified copy
2.	--	Family tree of Late.Muniyappa issued by Village Accountant and their only Son 1.Late.Kaverappa Venkatamma W/o Late.Kaverappa Kaveriga @ and their only Son 1.Annaiiah @ Annayappa. Yellamma W/o Annaiah @ Annayappa and their Children's 1.Gopala 2.Venkatesh 3.Kaveramma 4.Munirathna 5.Deepa.	Photocopy
3.	27.03.2025	Endorsement issued by Thasildar wherein Stating that RTC For the Period from 1969 to 1978-79, 1982-83 & 1983-84 to 1987-88 & 1989-90 & 1995-96, & 1997 For Sy.No.115, 115/1, 2 is not available in the records due to damages of stored record Book.	Original
4.	-----	Village Map of Singasandra For Sy.No.115.	Photocopy
5.	---	RTC For the Period from 1979-80 to 1981-82 & 1983-84 to 1987-88 & 1990-91 to 1992-93 in the name of Sri.Annaiiah S/o Kaveriga @ Kaverappa and others For Sy.No.115, Measuring 3 Acres 38 Guntas and 01 Acres Kharab totally Measuring 4 Acres 38 Guntas.	Certified copy
6.	31.05.1984	Registered Sale Deed bearing Doc.No.1372/1984-85, Book-I, Volume 2131, pages 134-138 in the office of SRO Bangalore South executed by 1.Sri.Annaiiah S/o Kaveriga @ Kaverappa and his children 2. Sri.Gopala 3.Sri.Venkatesh Sl.No.2 and 3 are minors represented by father and natural gurdian Sri.Annaiiah in favour of J.P.M.Rajkumar represented by GPA holder 1.Sri.George John for Sy.No.115 Measuring 1 Acres-38Guntas and 1Acres kharab land.	Original
7.	14.08.1980	Notarized GPA executed by J.P.M.Rajkumar in favour of	Photocopy

		1.Mr.K.P.Rajendran 2.Mr.George John for act behalf him.	
8.	---	Re-survey Sketch for assigned as New Sy No.115/2.	Photocopy
9.	---	RTC For the Period from 1997-98 to 2000-01 in the name of Mr.J.P.M.Rajkumar For Sy.No.115/2, Measuring 1 Acres 38 Guntas and Kharab land 1 Acres total measuring 2A-38Guntas.	Online copy
10.	27.08.2010	Registered Gift Deed bearing Doc No.3970/2010-11, Stored in Book No.1, CD No.BMHD435, Office at SRO Bommanahalli executed by Mr.J.P.M.Rajkumar S/o Late.R.J.Manikam in favour of Mr.Joshua Rajiv Rajkumar S/o Mr.J.P.M.Rajkumar for property bearing Old Sy No.115 and New Sy No.115/2 Measuring Dry Land 1 Acres 38 Guntas and 1Acre Karab Land total measuring 2 Acres 38 Guntas.	Original
11.	-----	Karnataka Revisional Settlement Akarband for Sy No.115/2, Measuring 2 Acres 38 Guntas.	Certified copy
12.	26.10.2015	Endorsement issued by Tahsildar stating that Sy.No.115/2, there is No Tenancy Claims Under Sec 2,7,7 (A).	Original
13.	28.07.2016	Order in No.K.SC/ST(S)37/2015-16 filed by Mr.C.M.Nagaraja S/o Late.Mariyappa Against 1.Mr.J.P.M.Rajkumar S/o Late.Manikam 2.Mr.Joshua Rajiv Rajkumar S/o Late.J.P.M.Rajkumar. The Documents Produced by the Petitioner eloquently demonstrates that the Petitioner belongs to Adi Karnataka Caste Which is a Schedule Caste and the land measuring to an extent of 1 Acres 38 Guntas has been granted to the Grand father of the Petitioner Under the Depressed Class Darkasth Rules. It is Admitted by the Respondents that the 2 nd respondents is in possession of the land in question. I hereby hold that the aforesaid Gift Deed in favour of the 2 nd respondent by his father the 1 st respondent and the sale deed in favour of the 1 st respondent are Null and Void in terms of Section 4(1) of the Act and as Such I Direct the Tahsildar Bangalore South Taluk of restore the entires in favour of the Petitioner and his family members and restore the Possession to them by exercising the Powers vested in me under Section 5(1) (B) of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.	Photocopy
14.	---	Mutation Register extract bearing No.H11/2017-18, in the name of Nagaraj For Sy.No.115/2(As Per KSCST(S)37-15-16).	Photocopy
15.	16.08.2019	Order in SC.ST(Appeal).57/2016-17, filled by Mr.Joshua Rajiv Rajkumar S/o Late.Rajkumar against by 1.The Assistant Commissioner Bangalore South Sub-division Bangalore 2.Mr.C.M.Nagaraj S/o Late.Mariappa. Order dt.28.07.2016, in K.SC.ST(S)37/2015-16 Passed by the 1 st respondent is hereby set-aside. Consequently the order of mutation in MR No.H11/2017-18, is hereby Set-aside. The interim order of stay granted in the above appeal is hereby vacated.	Photocopy
16.	22.01.2021	Betterment charges paid receipt issued by BBMP for Sy No.115/2.	Photocopy
17.	07.11.2022	Mutation Register extract bearing MR No.T8 in the name of Mr.Joshua Rajiv Rajkumar S/o Mr.J.P.M.Rajkumar for Sy No.115/2	Photocopy
18.	31.01.2023	Improvement Charges paid receipt issued by BBMP vide No.147.	Photocopy



19.	---	Company Documents of M/s.MEMCO SKYLINE Private Limited, - MOA and AOA, PAN Card, resolution, Certificate of Incorporation, signatory verification.	Photocopy
20.	---	RTC for the period from 2022-23 to 2024-25 in the name of Mr.Joshua Rajiv Rajkumar S/o Mr.J.P.M.Rajkumar for property bearing Sy.No.115/2 Measuring Dry Land 1 Acres 38 Guntas and 1Acre Karab Land total measuring 2 Acres 38 Guntas.	Photocopy
21.	30.08.2025	NOC From Bangalore Electricity Supply Company Limited and Bangalore Water Supply and Sewerage Board for Sy No.115/2.	Photocopy
22.	29.10.2025	Work Order issued by BDA for Sy No.115/2, Measuring 2 Acres 38Guntas. (Including 1 Acres of 'A' Kharab Land) in the name of "M/s. M/s.MEMCO SKYLINE Private Limited".	Photocopy
23.	02.12.2025	NOC from State Level Environment Impact Assessment Authority-Karnataka for Site No.967/115/2, New PID No.1494619615 in Sy.No.115/2 the Project is " M/s.MEMCO SKYLINE Private Limited".	Photocopy
24.	15.04.2025	Registered Sale Deed bearing Doc.No.389/2025-26, Book-I executed by Mr.Joshua Rajiv Rajkumar in favour of M/s.MEMCO SKYLINE Private Limited, represented by Ms.Miriam Yamuna Rajammal Rajkumar for Site No.967/115/2, New PID No.1494619615 in Sy.No.115/2 measuring 2Acres 38Guntas equivalent to 11,938.22 Sq.Mtrs.	Original
25.	07.02.2026	Endorsement issued by Sub-divisional officer stating that there are no litigation cases under section 79 (A) (B) Act for Sy.No.115/2, Measuring Dry Land 1 Acres 38 Guntas and 1Acre Karab Land total measuring 2 Acres 38 Guntas.	Photocopy
26.	11.07.2025	E-Asthi Form-A (Rule-11) issued by BBMP in the name of M/s.MEMCO SKYLINE Private Limited,for Sy No.967/115/2, PID NO.1494619615, Measuring 11,938.2 Sq.mtrs or 128502 Sq.ft.	Digital
27.	29.10.2025	Conversion bearing Doc No.DLP-61/2852/2025-26, issued by BDA for Sy No.115/2 Measuring 2 Acres 38 Guntas Conversion of Agriculture to Non-Agriculture purpose.	Digital
28.	07.02.2026	Endorsement issued by Sub-divisional officer stating that under the PTCL Act in respect of the land in the name of Joshua Rajiv Rajkumar S/o Late J.P.M. Rajkumar, Survey No. 115/2, Singasandra Village, Begur Hobli, Bangalore South Taluk, whether a case has been registered under the PTCL Act And it is entered in column (10) of the land register that the land in question is a land transfer. Cases K.S.C.S.T.(S)37/2015-16 and S.C.S.T.57/2016-17.	Photocopy
29.	29.10.2025	Approved Construction Plan issued by BBMP Vide LP NO.61/2852/2025-26 for Construction 13 floor, For Sy No.115/2 consisting of Basement Floor+GF+1 st Floor to 13Foor Residential building.	Digital
30.	20.06.2025	Tax paid receipt issued by BBMP for the year 2025-26 for PID No.115/2	Online copy
31.	01.01.2017	EC for the Period from 15.02.1957 to 31.03.2004 bearing SA.No.32491/2017-18 (SD-4864/1980-81, SD-1372/1984-85,SD-1373/1984-85, SD-5567/1997-98) for Sy No.115.	Original
32.	11.11.2015	EC for the Period from 01.04.1960 to 31.03.2004 bearing	Original

		SA.No.29178/2015-16 (SD-4864/1980-81, SD-1373/1984-85, SD-5567/1997-98) for Sy No.115.	
33.	08.12.2025	Encumbrance Certificate for the period 01.04.2004 to 08.12.2025 for bearing SA No.8122025-7973496 (GD-3970/2010-11 SD-389/2025-26) bearing Sit No.967/115/2 (Not our Subject Property- CD-5167/2020-21, AGS-2182/2018-19.	Digital
34.	12.01.2026	EC For the Period from 01.04.2025 to 09.01.2026 bearing SA.NO.09012026-9058898 (SD-389/2025-26).	Digital

III. FLOW OF THE PROPERTY :

Originally, the land bearing Sy.No.115 Measuring 2 Acres 19 Guntas, belonged to Kaverappa S/o. Muniyappa the said Kaverappa @ Kaveriga S/o. Muniyappa who has acquired the same from Muniyappa S/o.Yellappa by virtue of Registered Sale Deed bearing Doc.No.285/1950-51. The aforesaid Kaverappa has passed away, after the demise of Kaverappa his only son 1.Sri.Annaiah S/o.C.Kaveriga @ Kaverappa and his children 2. Sri.Gopala 3.Sri.Venkatesh Sl.No.2 and 3 are minors represented by father and natural gurdian Sri.Annaiah have sold and conveyed the Sy.No.115 measuring 1 A-38Guntas and 1Acers kharab land in favour of J.P.M.Rajkumar represented by GPA holder Sri.George John by virtue of Registered Sale Deed bearing Doc.No.1372/1984-85, Book-I, Volume 2131, pages 134-138 in the office of SRO Bangalore South. Later, Mr.J.P.M.Rajkumar S/o Late.R.J.Manikam with love and affection to gifted the property bearing Old Sy No.115 and New Sy No.115/2 Measuring Dry Land 1 Acres 38 Guntas and 1Acers Karab Land total measuring 2 Acres 38 Guntas in favour of Mr.Joshua Rajiv Rajkumar S/o Mr.J.P.M.Rajkumar through an Registered Gift Deed bearing Doc.No.3970/2010-11, Stored in Book -I, CD No.BMHD435, Office at SRO Bommanahalli.

The Karnataka Revisional Settlement Akarband for Sy No.115/2, Measuring 2 Acres 38 Guntas. The Endorsement issued by Tahsildar stating that Sy.No.115/2, there is No Tenancy Claims Under Sec 2,7,7 (A), Re-survey Sketch for Sy No.115/2. The Village Map of Singasandra For Sy.No.115. Later that Mr.C.M.Nagaraja S/o Late.Mariyappa has filed an K.SC/ST(S)37/2015-16 Against 1.Mr.J.P.M.Rajkumar S/o Late.Manickyam 2.Mr.Joshua Rajiv Rajkumar S/o Late.J.P.M.Rajkumar wherein ordered that The Documents Produced by the Petitioner eloquently demonstrates that the Petitioner belongs to Adi Karnataka Caste Which is a Schedule Caste and the land measuring to an extent of 1 Acres 38 Guntas has been granted to the Grand father of the Petitioner Under the Depressed Class Darkasth Rules. It is Admitted by the Respondents that the 2nd respondents is in possession of the land in question. I hereby hold that the aforesaid Gift Deed in favour of the 2nd respondent by his father the 1st respondent and the sale deed in favour of the 1st respondent are Null and Void in terms of Section 4(1) of the Act and as Such I Direct the Tahsildar Bangalore South Taluk of restore the entires in favour of the Petitioner and his family members and restore the Possession to them by exercising the Powers vested in me under Section 5(1) (B) of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 dated on : 28.07.2016 and the same mutated in the revenue records vide Mutation Register extract bearing No.H11/2017-18.

Further Mr.Joshua Rajiv Rajkumar S/o Late.Rajkumar has filed an SC.ST(Appeal).57/2016-17, against by 1.The Assistant Commissioner Bangalore South Sub-division Bangalore 2.Mr.C.M.Nagaraj S/o Late.Mariappa wherein ordered that the above Order dt.28.07.2016, in K.SC.ST(S)37/2015-16 Passed by the 1st respondent is hereby set-aside. Consequently the order of mutation in MR No.H11/2017-18, is hereby Set-aside, The interim order of stay granted in the above appeal is hereby vacated. The BBMP has issued a Betterment charge paid receipt for Sy No.115/2. The Mutation Register extract bearing MR No.T8 in the name of Mr.Joshua Rajiv Rajkumar S/o Mr.J.P.M.Rajkumar for Sy No.115/2 Measuring 1 Acres 38 Guntas, the BBMP has issued a Improvement Charged paid receipt vide No.147. the Company Documents of M/s.MEMCO SKYLINE Private Limited, - MOA and AOA, PAN Card, resolution, Certificate of Incorporation, signatory verification. The RTC for the period from 2022-23 to 2024-25 in the name of Mr.Joshua Rajiv Rajkumar S/o Mr.J.P.M.Rajkumar for property bearing Sy No.115/2 Measuring 1 Acres 38 Guntas. The NOC From Bangalore Electricity Supply Company Limited and Bangalore Water Supply and Sewerage Board for Sy No.115/2 . The BDA has issued a Work Order for Sy No.115/2, Measuring 2 Acres 38 Guntas. (Including 1 Acres of 'A' Kharab Land) in the name of "M/s.MEMCO SKYLINE Private Limited,". The NOC from State Level Environment Impact Assessment Authority-Karnataka for Site No.967/115/2, New PID No.1494619615 in Sy No.115/2 the Project is "M/s.MEMCO SKYLINE Private Limited".



Subsequently Mr.Joshua Rajiv Rajkumar has sold and conveyed in respect of the property bearing Site No.967/115/2, New PID No.1494619615 in Sy.No.115/2 measuring 2Acers 38Guntas equivalent to 11,938.22 Sq.Mtrs in favour of M/s.MEMCO SKYLINE Pvt Ltd represented by Ms.Miriam Yamuna Rajammal Rajkumar by virtue of Registered Sale Deed bearing Doc.No.389/2025-26, Book-I and the Endorsement issued by Sub-divisional officer stating that there are no litigation cases under section 79 (A) (B) Act for Sy.No.115/2. As per above sale deed the Khatha for the property bearing Sy No.967/115/2, PID NO.1494619615, Measuring 11,938.2 Sq.mtrs or 128502 Sq.ft stands transferred in the name of M/s.MEMCO SKYLINE Private Limited as could be seen from E-Asthi Form-A (Rule-11) issued by BBMP. The agricultural land Sy No.115/2 Measuring 2 Acres 38 Guntas has been converted in to Non-Agriculture purpose as could be seen from Conversion bearing Doc No.DLP-61/2852/2025-26 dated on : 29.10.2025 . The Endorsement issued by Sub-divisional officer stating that under the PTCL Act in respect of the land in the name of Joshua Rajiv Rajkumar bin Late J.P.M. Rajkumar, Survey No. 115/2, Singasandra Village, Begur Hobli, Bangalore South Taluk, whether a case has been registered under the PTCL Act And it is entered in column (10) of the land register that the land in question is a land transfer. Cases K.S.C.S.T.(S)37/2015-16 and S.C.S.T.57/2016-17 have been registered on the said land. Whereas the M/s.MEMCO SKYLINE Private Limited has obtaining the Approved Construction Plan Vide LP.No.61/2852/2025-26 for Construction 13 floor, For Sy No.115/2 consisting of Basement Floor+GF+1st Floor to 13Floor Residential building issued by BBMP dated on : 29.10.2025. The Upto Tax is paid for the PID no.115/2 as could be seen from Tax paid receipt issued by BBMP.

IV. OBSERVATION:

On the basis of the documents scrutinized, prima facie, I Certify that M/s.MEMCO SKYLINE Private Limited, have got a clear marketable title over the property described in 1 Para and interest over the Schedule Property As per the bank intimation the said proposal come under the perfect loan and Subject to condition:

1. RERA Certificate.
2. OC and CC issued by Concerned authority .

V. TAX AND LAND REVENEUE RECEIPTS:

The Upto Tax is paid for the PID no.115/2 as could be seen from Tax paid receipt issued by BBMP.

VI. ENCUMBRANCE CERTIFICATE:

Encumbrance certificate from 15.02.1957 to 09.01.2026 clearly shows that other than the above discussed transaction no other transaction reflected and also discloses encumbrance on the property.

VII. CERTIFICATE OF TITLE:

On the basis of the photocopies/Originals of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that M/s.MEMCO SKYLINE Private Limited is the absolute owner of Schedule Property and having clear marketable title over the property and they have right title over the Schedule Property described in Para I, and the said property is available as security against the loan if all Original referred which will satisfy the condition of valid title.

Date: 10.03.2026
Place: Bangalore.

Your's Faithfully

Sunandamma B.V.
Advocate