

CHETAN CHANDRASHEKHAR

Advocate

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TITLE REPORT

Date: 07.07.2025

To,
M/s Perlite Developers,
No 1, Behind SVR College,
Samasandra Palya,
HSR Layout Post,
Bengaluru -560102,
Karnataka.

Subject: Title report in respect of immovable residential apartment converted property bearing Survey No.82/7(part of old Survey No.82 and then 82/1), measuring 7 Guntas, situated at Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable residential apartment converted property bearing Survey No.82/7(part of old Survey No.82 and then 82/1), measuring 7 Guntas, situated at Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on: -

East by	:	Property bearing Survey No. 82/11;
West by	:	Property bearing Survey No.57;
North by	:	Property bearing Survey No. 82/15; and
South by	:	Property bearing Survey No.81;

The aforesaid immovable property is hereinafter referred to as the '**Property**'.

II. DOCUMENTS EXAMINED:

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In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

SL. No	PARTICULARS OF DOCUMENTS
1.	Plaint in O.S.No.442/1991 on the file of the Munsiff and J.M.F.C., at Anekal in respect of Survey No.82 measuring 5 Acres 8 Guntas;
2.	Compromise Petition in O.S.No.442/1991 dated 02.11.1991 on the file of the Munsiff and J.M.F.C., at Anekal in respect of Survey No.82 measuring 5 Acres 6 Guntas;
3.	Compromise Decree in O.S.No.442/1991 dated 02.11.1991 on the file of the Munsiff and J.M.F.C., at Anekal in respect of Survey No.82 measuring 5 Acres 8 Guntas;
4.	Unregistered Release deed dated 22.07.1996 executed by Erappa son of Mugappa in favour of Venkataramanappa son of late Mugappa, in respect of Survey No.82;
5.	Memo filed in Suit in O.S.No.464/2006 by Puttamma and others on the file of the Additional City Civil Judge (Sr.Dn.), Anekal;
6.	Order Sheet in O.S No.464/2006 on the file of the Additional City Civil Judge, Anekal;
7.	Amended Plaint in O.S No.464/2006 on the file of the Senior Civil Judge, Anekal;
8.	Death Certificate of Venkataramanappa issued by Chief Registrar of Births and Deaths;
9.	Notarised Affidavit/Genealogical tree of Thimmarayappa dated 23.07.2012;

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10.	Genealogical tree of Thimmarayappa issued by the Village Accountant;
11.	Notarised Genealogical tree of Kaverappa dated 17.12.2013;
12.	Genealogical tree of Nagesh son of Thimmarayappa, issued by Village Accountant;
13.	Endorsement dated 20.10.2012 bearing No. VOA:CR.4/2014-15 issued by Tahsildar, Anekal Taluk in respect of Survey No.82/7 measuring 22 Guntas;
14.	Release Deed dated 27.11.2012 executed by 1. Muniyappa alias Moogappa's first son late Venkataramanappa's wife Puttamma her children Padma, Amareshamma, Venkatalakshamma, Lakshman alias Lakshmaiah, Sarojamma, Shailamma, Kanthamma, Munikrishna, 2. Muniyappa alias Moogappa's daughters viz., Earamma, 3. Muniyamma alias Chinnamma, 4. late Muniyappa alias Moogappa's son late Chikkavenkataramanappa's wife Papamma alias Yallamma in favour of V.Muniraju son of late Venkataramanappa (son of Muniyappa alias Moogappa), registered as document no.ANK-4-00163/2012-13 of Book I stored in CD No.ANKD333 in the office of the Sub-Registrar, Basavanagudi (Anekal), in respect of their right, title interest and ownership in Survey No.82/1, 82/2 and 82/3 and other properties;
15.	Notarised Genealogical tree of Siporappa dated 17.12.2013;
16.	Sale Deed dated 15.05.2014 executed by (1)Yellappa son of Muniyappa, Rathnamma wife of Muniyappa, Mohan and Rakesh sons of Yellappa, (2)Rajamma daughter of Muniyappa and (3)Lalitha @ Muniyakka daughter of Muniyappa with the consent of Govindappa son of Huchellappa as Consenting Witness, in favour of Rajappa Reddy son of late Ramaprasad Reddy, registered as document no.ABL-1-01278/2014-15, Book-I, stored in CD No.ABLD204, in the office of the Sub-Registrar, Anekal in respect of property bearing Survey No.82/7, measuring 22 Guntas;

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17.	Release Deed dated 17.06.2014 executed by 1. Yallamma daughter of Sadappa, 2. Radhamma wife of Narayanappa, her children Vijayakumari, Sampath Kumar, Soubhagya, minor represented by her mother Radhamma as mother and natural guardian, 3. Munivenkatamma wife of late Kaverappa her children namely Munirathnamma, Yallamma, Sakamma, Gowramma, 4. Sadamma wife of late Badagappa, her daughter Akkayamma, 5. Chinamma daughter of late Muniveerappa, 6. Papamma wife of Venkatappa her daughter Earamma, 7. Ramakka wife of late Earappa her children Munirathnamma alias Varalakshmi, Kantamma, Manjamma, Muniraju, 8. Gullamma daughter of Muniveerappa in favour of V.Muniraju son of Venkataramanappa, registered as document no.ANK-4-00088/2014-15 of Book IV stored in CD No.ANKD373 in the office of the Sub-Registrar, Basavanagudi (Anekal) in respect of Survey No.82 and other properties;
18.	Release Deed dated 15.12.2014 executed by 1. Lalithamma daughter of late Sadappa, 2. Susheela and Shobha daughters of late Kaverappa, 3. Akkayamma wife of late Thimmarayappa, her children Muniraju for self and on behalf of his minor children namely Chandu and Yaeshwanth, 3. Nagesh son of late Thimmarayappa, his daughter Sinchana, minor represented by her father and natural guardian Nagesh, 4. Renukamma daughter of late Thimmarayanappa in favour of V.Muniraju son of late Venkataramanappa (son of Muniyappa alias Moogappa), registered as document no.ANK-4-00383/2015-16 of Book IV stored in CD No.ANKD385 in the office of the Sub-Registrar, Basavanagudi (Anekal) in respect of Survey No.82 and other properties;
19.	Sale Deed dated 16.04.2015 executed by Rajappa Reddy son of late Ramaprasad Reddy in favour of Shirly Joshy wife of C.J.Joshi, registered as document no.ABL-1-00322/2015-16 of Book I, stored in CD No.ABLD236 in the office of the Sub-Registrar, Basavanagudi(Attibele), Anekal Taluk in respect of Survey No.82/7 measuring 7 Guntas out of 32 Guntas;

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20.	Confirmation Deed dated 13.11.2015 executed by late Venkataramanappa's son V.Muniraju for self and on behalf of his minor children Bhagyalakshmi and Mohan Kumar as father and natural guardian, in favour of Rajappa Reddy son of late Ramaprasad Reddy, registered as document no.ABL-1-04753/2015-16 of Book I, stored in CD No.ABLD253 in the office of the Sub-Registrar, Basavanagudi(Attibele), Anekal Taluk in respect of Survey No.82/7 measuring 22 Guntas;
21.	Confirmation Deed dated 27.01.2017 executed by Anusuyamma wife of late Muniyappa, her children Sudha M, Sushma M, Sunitha M in favour of Rajappa Reddy son of late Ramaprasad Reddy, registered as document no.ABL-1-03465/2017-18 of Book I, stored in CD No.ABLD306 in the office of the Sub-Registrar, Basavanagudi(Attibele), Anekal Taluk in respect of Survey No.82/7 measuring 22 Guntas;
22.	Confirmation Deed dated 27.01.2018 executed by late (1) Venkataramanappa son of late Muniyellappa, his children Rajesh V., Netravathi V, Pavithra V, Raghu V, (2)Munirathnamma daughter of late Muniyellappa, (3)Chinnamma daughter of late Muniyellappa, in favour of Rajappa Reddy son of late Ramaprasad Reddy, registered as document no.ABL-1-05980/2017-18 of Book I, stored in CD No.ABLD312 in the office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk in respect of Survey No.82/7 measuring 22 Guntas;
23.	Publication dated 30.01.2024 issued by Bangalore Development Authority calling for objections if any to change of land use from agricultural to non-agricultural residential in respect of Survey No.82/7 measuring 7 Guntas and other properties;
24.	Draft Joint Sketch regarding change of land use in respect of Survey No.82/7 measuring 7 Guntas and other properties;
25.	Commencement Certificate bearing No.BDA/TPM/CLU-164/2023-24/604/2024-25 dated 09.10.2024 issued by Commissioner, Bangalore Development Authority in respect of Survey No.82/7 measuring 7 Guntas and other properties;

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26.	Official Memorandum dated 09.12.2024 bearing No. 711554 issued by Deputy Commissioner, in respect of Survey No. 82/7 measuring 07 Guntas;
27.	Development Agreement dated 31.01.2025 executed by Shirly Joshy wife of C. J. Joshy in favour of M/s Perlite Developers, represented by its Partners, Rajappa Reddy son of Late Ram Prasad Reddy and Shridhara. P, registered as Document No. ABL-1-12647-2024-25, in the office of Sub-Registrar, Basavanagudi, in respect of Survey No. 82/7 (part of old Survey No. 82 and then 82/1) measuring 07 Guntas;
28.	General Power of Attorney date 31.01.2025 executed by Shirly Joshy wife of C. J. Joshy in favour of M/s Perlite Developers, represented by its Partners, Rajappa Reddy son of Late Ram Prasad Reddy and Shridhara. P, registered as Document No. ABL-4-00383-2024-25, in the office of Sub-Registrar, Basavanagudi, in respect of Survey No. 82/7 (part of old Survey No. 82 and then 82/1) measuring 07 Guntas;
29.	Record of Rights Tenancy and Crops/Pahani, for the period 1993-94 to 2007-2008 in respect of property bearing Survey No. 82 measuring 08 Acres 18 Guntas including 12 Guntas kharab;
30.	Record of Rights Tenancy and Crops/Pahani, for the period 2008-2009 to 2011-2012 in respect of Survey No. 82/1 measuring 07 Acres 22 Guntas including 12 Guntas kharab;
31.	Record of Rights Tenancy and Crops/Pahani, for the period 2012-2013 to 2013-2014 in respect of Survey No. 82/1 measuring 04 Acres 19 Guntas including 09 Guntas 'B' kharab;
32.	Record of Rights Tenancy and Crops/Pahani, for the period 2013-14 and from 2016-17 to 2024-25 in respect of Survey No.82/7 measuring 7 Guntas;

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33.	Mutation Register Extract bearing M.R.I.H.C. No.4/1992-1993 in respect of Survey No. 82 measuring 05 Acres 06 Guntas;
34.	Mutation Register Extract bearing M.R. No.47/2007-2008 in respect of Survey no.82 measuring 08 Acres 18 Guntas including 12 Guntas kharab;
35.	Mutation Register Extract bearing M.R. No. T17/2013-2014 measuring 04 Acres 19 Guntas including 09 Guntas kharab;
36.	Mutation Register Extract bearing No.H71/2013-14 in respect of Survey No.82/7 measuring 22 Guntas;
37.	Tippani in respect of Survey No.82;
38.	Hissa Survey Tippani dated 01.10.2012 in respect of Survey No.82/1 measuring 7 Acres 22 Guntas including 12 Guntas kharab;
39.	Hissa Survey Pakka Book/RR Balabagada Nakalu in respect of Survey No.82/1 measuring 7 Acres 22 Guntas including 12 Guntas kharab;
40.	Atlas in respect of Survey No.82/1;
41.	Hissa Survey Tippani dated 24.02.2014 in respect of Survey no.82/1 measuring 4 Acres 19 Guntas including 9 Guntas B kharab;
42.	RR Balabagada Nakalu in respect of Survey no.82/1 measuring 4 Acres 19 Guntas including 9 Guntas B kharab;
43.	Karnataka Revision Settlement Akarbandh, in respect of Survey No.82/7;
44.	Village Map of Singena Agrahara Village;
45.	Tax Paid Receipt dated 28.10.2024 for the years 2024-25 in respect of Survey No.82/7;

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46.	Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 in respect of Survey No. 82 and new No. 82/1;
47.	Nil Encumbrance Certificate for the period 01.04.2004 to 31.03.2008 in respect of Survey No. 82 and new No. 82/1;
48.	Nil Encumbrance Certificate from 01.04.2008 to 31.03.2012 in respect of Survey No.82/1, measuring 7 Acres 22 Guntas;
49.	Nil Encumbrance Certificate for the period 01.04.2013 to 31.03.2014 in respect of Survey No.82/1 measuring 04 Acres 10 Guntas;
50.	Encumbrance Certificate for the period 01.04.2014 to 07.03.2025 in respect of Survey No.82/7 measuring 7 Guntas;
51.	Encumbrance Certificate 01.04.2004 to 24.10.2024 in respect of Survey No. 82/7 measuring 07 Guntas;
52.	Endorsement dated 25.11.2013 issued by Tahsildar, Ankal Taluk under the provisions of Karnataka Land Records Act 1961 in respect of the property bearing Survey No.82/1 measuring 4 Acres 10 Guntas;
53.	Endorsement bearing No.PTCL(A)C.R:651/2023-24 issued by Assistant Commissioner, Bangalore South Sub-Division, under the Karnataka SC/ST (PTCL) Act, 1978 in respect of in respect of the property bearing Survey No.82/7 measuring 7 Guntas;

III. COMMENTS ON THE DOCUMENTS EXAMINED

Our perusal/ examination of the above documents provided to us indicates that the immovable property bearing Survey No.82/7(part of old Survey No.82 and then 82/1), measuring 7 Guntas, situated at Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District is a residential apartment converted property. The flow of title to the Property as

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can be gathered from the examination of the aforementioned documents is noted as under:

1. The land bearing immovable property bearing Survey No.82/7(part of old Survey No.82 and then 82/1), measuring 7 Guntas was a part of larger property bearing Survey no.82 measuring 8 Acres 18 Guntas including 12 Guntas of kharab, same was originally a Thoti Service Inam Land. Out of the larger property an extent 4 Acre 3 Guntas each was allotted to the share of Muniveerappa and Muniyappa as gathered from Record of Rights Tenancy and Crops/Pahani for the period 1993-94. Since, we are restricting our title diligence for a period of 30 years, we have not verified and commented on the Inam Order.
2. We have been provided with a Notarised Affidavit dated 23.07.2012, sworn by Muniraju, and Genealogical tree of Thimmarayappa issued by the Village Accountant and the same discloses that Thimmarayappa (Dead) was married to Earamma (Dead) and they had 2 children namely:
 - A. Muniveerappa (Dead) was married to Yallamma (Dead) and had 11 children namely:
 1. Sadappa (dead) - married to Chinnamma(dead) and they have 3 children namely:
 - 1.1 Lalithamma (47) - married
 - 1.2 Yallamma (42) - married
 - 1.3 Narayanappa (dead) - married to Radhamma (38) and they have 4 children.
 - 1.3.1 Vijaya Kumari (22) - married
 - 1.3.2 Jyothi(dead)
 - 1.3.3 Sampatha Kumar (17)
 - 1.3.4 Soubhagya (12)
 2. Muniyellappa (67) - married to Lakshamma (63) and they have 4 children namely:
 - 2.1 Venkataramanappa (45) - married to Sampangamma (42) and they have 4 children.

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- 2.1.1 Rajesh (26)
- 2.1.2 Nethra (24) - married
- 2.1.3 Pavithra (23) - married
- 2.1.4 Raghu (20)

- 2.2 Muniyappa (43) - married to Anusuyamma (40) and they have 3 children namely:
 - 2.2.1 Sudha (20)
 - 2.2.2 Sushma (19) - married
 - 2.2.3 Sunitha (16)

- 2.3 Munirathnamma (40) - married
- 2.4 Chinnamma (38) - married

- 3. Kaverappa (dead) - married to Munivenkatamma (60) and they have 5 children namely:
 - 3.1 Munirathnamma (40) - married.
 - 3.2 Yallamma (38) - married
 - 3.3 Sakamma (34) - married
 - 3.4 Gowramma (26)
 - 3.5 Susheelamma (24) - married

- 4. Giddamma @ Venkatagiriyaamma (dead)

- 5. Muniyamma(dead)

- 6. Budagappa (dead) - married to Sadamma (58) and they have only daughter namely:
 - 6.1 Akkayamma - married

- 7. Chinnamma (59) - married
- 8. Venkatappa (dead) - married to Papamma (57) and they have only daughter namely:
 - 8.1 Eamma (42) - married.

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9. Earappa (dead) - married to Ramakka (52) and they have 4 children namely:
 - 9.1 Munirathnamma (32) - married.
 - 9.2 Kanthamma (28) - married
 - 9.3 Manjamma (25) - married
 - 9.4 Muniraju (20)
 10. Thimmaryappa (dead) - married to Akkayamma (49) and they have 3 children namely:
 - 10.1 Muniraju (31) - married to Radhamma (22) having a two sons namely Yashwanth and Chandu
 - 10.2 Nagesh (28) - married to Geetha (21)
 - 10.3 Renukamma (26)
 11. Gullamma (52) - married
- B. Muniyappa alias Mugappa (dead) married to Muniyallamma (dead) - having 6 children namely:
1. Venkataramanappa (dead) - married to Puttamma (62) and they have 9 children namely:
 - 1.1 Padma (42) - married
 - 1.2 Amareshamma (40) - married
 - 1.3 Muniraju (38) - married to Manjamma (28) and they have 2 children.
 - 1.3.1 Bhagyalakshmi (9)
 - 1.3.2 Mohan Kumar (8)
 - 1.4 Venkatalakshmmamma (36) - married
 - 1.5 Lakshmana alias Lakshmaiah (31)
 - 1.6 Sarojamma (29) - married
 - 1.7 Sahailamma (27)
 - 1.8 Kanthamma (26) - married
 - 1.9 Munikrishna (23)
 2. Muniyamma(dead)
 3. Earappa (dead) - married to Venkatamma (57)

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4. Earamma (55)- married
5. Muniyamma (52) - married
6. Chikkavenkataramanappa (dead) - married to Papamma alias Mallamma (48)
3. We have also been furnished with the Notarised Genealogical tree of Kaverappa dated 17.12.2013 and it reflects that Kaverappa (Dead) was married to Munivenkatamma (Dead) and they have 6 children namely 1. Munirathnamma, 2. Yallamma, 3. Sakamma, 4. Gowramma, 5. Susheela, 6. Shobha.
4. The Genealogical tree of late Giddamma and late Muniyamma daughters of late Muniveerappa, is not provided to us, however we have been informed that Giddamma is issueless, therefore we are not insisting on the same.
5. The Genealogical tree of Muniyamma daughter of late Venkataramaappa is not provided to us, however we have been informed that Muniyamma is issueless, therefore we are not insisting on the same.
6. The Genealogical tree of Chikkavenkataramanappa (son of Muniyappa alias Mugappa), is not provided to us, however we have been informed that Chikkavenkataramanappa is issueless.
7. The Genealogical tree of Nagesh son of Thimmaryappa , issued by Village Accountant furnished to us discloses the name of his wife as Geetha and daughter as Sinchana (01).
8. Venkateshappa, Krishnappa, Muniyappa, Yangatamma, Allali Muniyamma, and Kaverappa, filed a suit against Sadappa, Muniyellappa, Budagappa, Kaverappa, Papamma, Earappa, Thimmarayappa, Venkataramanappa and Earappa in O.S. No.442/1991 on the file of the Munsiff and JMFC court at Anekal for partition of property bearing

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Survey No.82, measuring 05 Acres 06 Guntas, later both the parties to the suit filed a Compromise Petition dated 02.11.1991, accordingly the hon'ble court passed a Compromise decree dated 02.11.1991 as per the terms of the compromise petition the property bearing Survey No.82, measuring 05 Acres 06 Guntas was allotted as detailed below:

1. Venkateshappa - 1 Acre 13 Guntas
2. Krishnappa - 27 Guntas
3. Muniyappa - 32 Guntas
4. Yangatamma @ Venkatamma- 22 Guntas
5. Allelli Muniyamma - 36 Guntas
6. Kaverappa - 36 Guntas

Accordingly their names mutated in the revenue records vide Mutation Register Extract bearing M.R.I.H.C.No.4/1992-93.

9. As gathered from Amended Plaint, one Puttamma and others have filed a suit in O.S No.464/2006 on the file of the Senior Civil Judge, Anekal against (1) Narayanappa son of late Sadappa, his wife Radha and Radha as natural guardian for her children namely Vijaya, Jyothi, Sampath, Soubhagya, (2)Lalithamma daughter Sadappa, her daughter (3)Yallamma (4)Muniyellappa son of late Muniveerappa, (5)Akkayamma wife of Budagappa (6)Kaverappa son of late Muniveerappa, his wife Munivenkatamma, his children namely Rathnamma, Yallamma, Sakamma, Gowramma, Susheela and Shobha, (7) Earamma daughter of late Venkatappa (8)Earappa his wife Ramakka, his children Varalakshmi, Kanthamma, Manjula and Muniraju, (9)Thimmarayappa son of Muniveerappa, (10)Appanna son of Muniswamappa, his wife Ammaiah, his children Vasanthappa, Narayanappa, Krishnappa, Gowramma and Muniratnamma, (11) Venkataramanappa son of Muniswamappa, (12)Muniyellappa son of Muniswamappa, (13)Shanthamma wife of late Ramakrishnappa, (14)Gangappa son of Seepurappa, (15)Gullappa son of Seepurappa, (16)Venkateshappa son of Seepurappa (17)Krishnappa son of Seekalappa, (a)Yellamma wife of Papanna, (b) Ramappa son of late Krishnappa, (b1)Savitramma wife of late Ramappa (bii)Srinivas son of late Ramappa (biii)Somappa son of late Ramappa, (biv) Venkata Swamy Son of late Ramappa, (bv)Shivappa son of late Ramappa, (c) Narayanappa son of late Krishnappa, (d)Savitramma wife of ninganna, (18)

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- Ramakrishna son of Gangappa (19)Govindaswami son of Gangappa, (20)Muniyappa son of Muniyellappa, (21) Yellappa son of Venkatamma, (22)Narayanappa son of late Balappa, (23)Ramu son of late Balappa, (24)Nagarappa son of late Balappa, (25)Kaverappa son of late Donappa, (26)Papamma wife of late Venkatappa, (27)K.C.Bhat son of S.K.R.Bhat, (28)Palaniswamy, (29)K.G.Sudhakar Kanchan son of Ganappa Bangera, (30)Venkataswamy son of late Thimmaiah, (31)Venkatamma wife of late Earappa, (32)Nanjamma daughter of late Earappa, (33)Janakamma wife of late Ramaprasad Reddy, (34)Shridhara P son of late Ramaprasad Reddy, (35)Rajappa Reddy son of Ramaprasad Reddy for partition and separate possession of suit schedule Properties including property bearing Survey No.82 measuring 8 Acres 6 Guntas, to declare the Judgment and Decree in O.S.No.127/1987 and 442/1991 are null and void(Defendants 33 to 35 were impleaded as they were subsequent purchasers).
10. Later, upon the memo filed by plaintiffs, the suit of the plaintiff is dismissed on 04.04.2016 against defendants 29, 33, 34 and 35 (K.G.Sudhakar Kanchan son of Ganappa Bangera, Janakamma wife of late Ramaprasad Reddy, Shridhara P son of late Ramaprasad Reddy Rajappa Reddy son of Ramaprasad Reddy respectively) as settled out of court, plaintiffs to the suit were permitted to delete the Item No.2 of A Schedule Property i.e., Survey No.82 measuring 6 Acres 33 Guntas out of 8 Acres 6 Guntas and to contest the claim for remaining 1 Acre 13 Guntas purchased by Defendant 27 (K.C.Bhat son of S.K.R.Bhat), accordingly Amendment carried out deleting the names of defendants 29, 33, 34 and 35 (K.G.Sudhakar Kanchan son of Ganappa Bangera, Janakamma wife of late Ramaprasad Reddy, Shridhara P son of late Ramaprasad Reddy Rajappa Reddy son of Ramaprasad Reddy respectively) and deleting the Item No.2 of A Schedule Property i.e., Survey No.82 measuring 6 Acres 33 Guntas out of 8 Acres 6 Guntas and amended plaint was filed before the hon'ble court.
11. Earappa son of Mugappa has released his right, title and interest in respect of Survey No.82 in favour of his brother Venkataramanappa son of Muniyappa alias Mugappa by way of a release deed dated 22.07.1996.

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12. We have been furnished with Death Certificate of Venkataramanappa issued by the Chief Registrar of Births and Deaths, which records that he died on 06.04.1999.
13. We have been furnished with Inheritance Certificate bearing IHC No.3/2000-01, which records that Venkatamma died on 26.07.1999 and the khatha of the property bearing Survey No.82 measuring 22 Guntas was mutated in the name of Yallappa son of Muniyappa. Further, we have been furnished with Genealogical tree of Siporappa dated 17.12.2013 and it discloses that Siporappa (Dead) was married to Muniyamma (Dead) and they had a son named Muniyappa (Dead) who was married to Venkatamma (Dead) and they have 3 children namely;
 - A. Yellappa – Married to Rathnamma and have 2 children namely Mohan and Rakesh
 - B. Rajamma
 - C. Muniyakka.
14. As gathered from Mutation Register Extract bearing M.R.No.47/2007-08, Survey No.82 measuring 08 Acres 18 Guntas including 12 Guntas of kharab phodied as Survey No.82/1 and 82/2 and portion measuring 7 Acres 22 Gunas including 12 Guntas of kharab was allotted with Survey No.82/1, which includes portion measuring 22 Guntas held by M.Yellappa son of Muniyappa.
15. Further, Mutation Register Extract bearing M.R.No.3/2012-13 records the phodi of Survey No.82/1 measuring 07 Acres 22 Guntas including 12 Guntas kharab as Survey No.82/1 and 82/3 portion measuring 4 Acres 19 Gunas including 9 Guntas kharab was continued with Survey No.82/1, which includes portion measuring 32 Guntas held by Muniyappa and 3 Acres 3 Guntas including 3 Guntas kharab was allotted with Survey No.82/3.
16. As gathered from Mutation Register Extract bearing M.R.No.17/2013-14, Survey No.82/1 measuring 04 Acres 19 Guntas including 9 Guntas kharab phodied as Survey No.82/1, 82/6, 82/7, 82/8 and 82/9 and portion

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measuring 22 Gunas held by Yellappa son of Muniyappa was allotted with Survey No.82/7.

17. We have been provided with the Endorsement bearing No.VOA:CR.4/2014-15 dated 13.05.2014 issued by the Tahsildar, Anekal Taluk, which states that since the re-grant order was made in 1972 and the 15-year non-alienation period has completed prior permission to sell the property bearing Survey No.82/7 measuring 22 Guntas is not required.
18. Later (1)Yellppa son of Muniyappa, his wife Rathnamma, his children viz., Mohan and Rakesh, (2)Rajamma daughter of Muniyappa and (3)Lalitha alias Muniyakka daughter of Muniyappa with the consent of Govindappa son of Huchellappa as Consenting Witness, have conveyed the property bearing Survey No.82/7 measuring 22 Guntas in favour of Rajappa Reddy son of late Ramaprasad Reddy, vide Sale Deed dated 15.05.2014 and the same is recorded in the revenue records vide Mutation Register Extract bearing No.H71/2013-14. We have been informed that Govindappa was the land aggregator and therefore he has joined as consenting witness to the said sale deed.
19. 1.Muniyappa alias Moogappa's first son late Venkataramanappa's wife Puttamma her children viz., Padma, Amareshamma, Venkatalakshamma, Lakshman alias Lakshmaiah, Sarojamma, Shailamma, Kanthamma, Munikrishna, 2. Muniyappa alias Moogappa's daughters viz., Eamma, 3. Muniyamma alias Chinnamma, 4. late Muniyappa alias Moogappa's son late Chikkavenkataramanappa's wife Papamma alias Yallamma have released their right, title, interest and ownership over the properties bearing Survey No.82/1, 82/2 and 82/3 in favour of V.Muniraju son of late Venkataramanappa (son of Muniyappa alias Moogappa vide Release Deed dated 27.11.2012.
20. Since Erappa has released his rights vide unregistered release deed dated 22.07.1996 and his legal heirs were party to the case bearing O.S No.464/2006, Venkatamma wife of late Erappa has lapsed the opportunity to make in claim for above mentioned reasons, therefore we

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have not insisted on production of confirmation deed by Venkatamma wife of late Erappa.

21. 1. Yallamma daughter of Sadappa, 2. Radhamma wife of Narayanappa, her children Vijayakumari, Sampath Kumar, Soubhagya, minor represented by her mother Radhamma as mother and natural guardian, 3. Munivenkatamma wife of late Kaverappa her children namely Munirathnamma, Yallamma, Sakamma, Gowramma, 4. Sadamma wife of late Badagappa, her daughter Akkayamma, 5. Chinamma daughter of late Muniveerappa, 6. Papamma wife of Venkatappa her daughter Earamma, 7. Ramakka wife of late Earappa her children Munirathnamma alias Varalakshmi, Kantamma, Manjamma, Muniraju, 8. Gullamma daughter of Muniveerappa have released their right, title, interest and ownership over the Survey No.82 and other properties in favour of V.Muniraju son of Venkataramanappa vide registered Release Deed dated 17.06.2014.
22. 1. Lalithamma daughter of late Sadappa, 2. Susheela and Shobha daughters of late Kaverappa, 3. Akkayamma wife of late Thimmarayappa, her children Muniraju for self and on behalf of his minor children namely Chandu and Yashwanth, 3. Nagesh son of late Thimmarayappa, his daughter Sinchana, minor represented by her father and natural guardian Nagesh, 4. Renukamma daughter of late Thimmarayanappa have released their right, title, interest and ownership over the Survey No.82 and other properties in favour of V.Muniraju son of Venkataramanappa vide registered Release Deed dated 15.12.2014.
23. Rajappa Reddy son of Ramaprasad Reddy has conveyed a portion measuring 7 Guntas out of Survey No.82/7 measuring 22 Guntas in favour of Shirly Joshy wife of C.J.Joshi vide Sale Deed dated 16.04.2015. Shirly Joshy wife of C.J.Joshi got mutated the khatha of the said property in her name in the revenue records as khatedar of the said property vide Mutation Register Extract bearing M.R.No.H78/2014-15.

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24. Later, Survey No.82/7 measuring 22 Guntas phodied as Survey No.82/7, 82/11, 82/12 and 82/13 and portion measuring 7 Guntas held by Shirly Joshy is continued with Survey No.82/10.
25. V.Muniraju son of Venkataramanappa for self and on behalf of his minor children Bhagyalakshmi and Mohan Kumar as father and natural guardian have confirmed the ownership of Rajappa Reddy son of late Ramaprasad Reddy in respect of Survey No.82/7 measuring 22 Guntas vide registered Confirmation Deed dated 13.11.2015.
26. Anusuyamma wife of late Muniyappa, her children Sudha M, Sushma M, Sunitha M have confirmed the ownership of Rajappa Reddy son of late Ramaprasad Reddy, in respect of Survey No.82/7 measuring 22 Guntas vide Confirmation Deed dated 27.01.2017.
27. (1) Venkataramanappa son of late Muniyellappa, his children Rajesh V., Netravathi V, Pavithra V, Raghu V, (2)Munirathnamma daughter of late Muniyellappa, (3)Chinnamma daughter of late Muniyellappa have confirmed the ownership of Rajappa Reddy son of late Ramaprasad Reddy vide Confirmation Deed dated 27.01.2018.
28. It is pertinent to note here that, after sale of property from Rajappa Reddy son of late Ramaprasad in favour of Shirly Joshy wife of C.J.Joshi, the aforesaid Confirmation Deeds dated 13.11.2015, dated 27.01.2017 and dated 27.01.2018 are executed in favour of Rajappa Reddy son of late Ramaprasad, same will not affect the title of Shirly Joshy wife of C.J.Joshi.
29. We have been provided with the publication issued by Bangalore Development Authority on 30.01.2024, inviting objections regarding the proposed change of land use from agricultural to non-agricultural residential use in respect of property and also provided with the Draft Joint Sketch for proposed change of land use of property.
30. Pursuant thereto, the Commissioner of the Bangalore Development Authority vide its Commencement Certificate dated 09.10.2024 bearing

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No. BDA/TPM/CLU-164/2023-24/604/2024-25 changed the land use from agricultural to non-agricultural residential use in respect of property.

31. On the application made by Shirly Joshy and on the payment of requisite fees, the property was converted from agricultural to non-agricultural residential-apartment purposes vide official memorandum dated 09.12.2024.
32. Pursuant to the conversion of the property, Shirly Joshy ("Owner") has entered into a Development Agreement dated 31.01.2025 with M/s Perlite Developers, ("Developers") represented by its Partners Rajappa Reddy and Shridhara.P, agreeing to develop the residential apartments on the property.
33. Subsequently, the parties have agreed that the Owner would be entitled to 38% of the super built-up area and the Developers would be entitled to the remaining 62% of the super built up area in respect of the property.
34. The Development Agreement also grants the Developer the right to mortgage only the portion of the property fallen to its share and the Owner has also executed a General Power of Attorney dated 31.01.2025, empowering the Developers to deal with only the portion of the property fallen to their share.
35. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 1993-1994 to 2007-2008 in respect of Survey no.82 measuring 8 Acres 18 Guntas including 12 Guntas kharab and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
1993-94	(Thoti Service) Muniveerappa 4 A 3 G	Donnappa Shipoorappa Krishnappa	MR17/86-87 - through re-grant	Nil

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Muniyappa 4 A 3 G	Muniyappa		
Muniswamappa son of Appanna 3 Acres	Muniswamappa 3 Acres	MR3/87-88 as per court order	
Venkateshappa son of Shipoorappa	Venkateshappa a son of Shipoorappa 1 A 13 Guntas	MRIHC4/92 -93	
Krishnappa son of Shikalappa	Krishnappa son of Shikalappa		
Kaverappa son of Donnappa	Kaverappa son of Donnappa 36 Guntas		
Venkatamma wife of M.Muniyappa	Venkatamma wife of M.Muniyappa 22 Guntas		
Allali Muniyamma wife of Balappa	Allali Muniyamma wife of Balappa 36 Guntas		
Muniyappa son of Muniyellappa	Muniyappa son of Muniyellappa 32 Guntas		

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1994-95 to 1996-97	Muniswamappa son of Appanna 3 Acres	Muniswamappa 3 Acres	MR3/87-88 as per court order	Nil
	(Venkateshappa son of Shipoorappa 1 A 13 Guntas) K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR13/94-95	Nil
	Krishnappa son of Shikalappa- 27 G	Krishnappa	IHC4/92-93	Nil
	Venkatamma wife of M.Muniyappa- 22 G	Venkatamma	IHC4/92-93	
	Kaverappa son of Donnappa 36 Guntas	Kaverappa	IHC4/92-93	Nil
	Allali Muniyamma wife of Balappa 36 Guntas	Allali Muniyamma	IHC4/92-93	Nil
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	IHC4/92-93	
1997-98 to 2001-02	Muniswamappa son of Appanna 3 Acres	Muniswamappa 3 Acres	MR3/87-88 as per court order	Nil

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	(Venkateshappa son of Shipoorappa 1 A 13 Guntas) K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR13/94-95	Nil
	Krishnappa son of Shikalappa-27 G	Krishnappa	IHC4/92-93	Nil
	(Venkatamma wife of M.Muniyappa) Yellappa son of Muniyappa -22 G	Venkatamma Yellappa	IHC4/92-93 IHC 3/00-01	
	Kaverappa son of Donnappa 36 Guntas	Kaverappa	IHC4/92-93	Nil
	Allali Muniyamma wife of Balappa 36 Guntas	Allali Muniyamma	IHC4/92-93	Nil
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	IHC4/92-93	
2001-02 to 2004-05	Muniswamappa son of Appanna 3 Acres	Muniswamappa	MR3/87-88	Nil
	Krishnappa son of Shikalappa 27 Guntas	Krishnappa	MR64/92-93	Nil
	Kaverappa son of Donnappa	Kaverappa	MR64/92-93	Nil

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	36 Guntas			
	Allali Muniyamma wife of Balappa 36 Guntas	Allali Muniyamma	MR64/92-93	Nil
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR64/92-93	Nil
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR13/94-95	Nil
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	IHC3/00-01	Nil
2005-06	Muniswamappa son of Appanna 3 Acres	Muniswamappa	MR3/87-88	Nil
	Kaverappa son of Donnappa 36 Guntas	Kaverappa	MR64/92-93	Nil
	Allali Muniyamma wife of Balappa 36 Guntas	Allali Muniyamma	MR64/92-93	Nil
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR64/92-93	Nil
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR13/94-95	Nil
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	IHC3/00-01	Nil

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	Ramappa & Narayanappa sons of Krishnappa 27 Guntas	Krishnappa	MR57/05-06 inheritance 01.02.2006	Nil
2006-07	Muniswamappa son of Appanna 3 Acres	Muniswamappa	MR3/87-88	Nil
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR64/92-93	Nil
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR13/94-95	Nil
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	IHC3/00-01	Nil
	Ramappa & Narayanappa sons of Krishnappa 27 Guntas	Krishnappa	MR57/05-06 inheritance 01.02.2006	Nil
	K.G.Sudhakar Kanchan son of Ganappa Bangera 36 Guntas	K.G.Sudhakar Kanchan	MR105/05-06 31.05.2006 sale	Nil
	Narayanappa son of late Balappa Yallamma wife of late Muniyappa Ramappa and	Narayanappa	MR23/06-07 inheritance 31.07.2007	Nil

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	Nagaraj son of late Balappa-joint-36 Guntas			
2007-08	Muniswamappa son of Appanna 3 Acres	Muniswamappa	MR3/87-88	Suit in O.S.no.46 4/04 is pending
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR64/92-93	Nil
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR13/94-95	Nil
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	IHC3/00-01	Nil
	Ramappa & Narayanappa sons of Krishnappa 27 Guntas	Krishnappa	MR57/05-06 inheritance 01.02.2006	Nil
	K.G.Sudhakar Kanchan son of Ganappa Bangera 36 Guntas	K.G.Sudhakar Kanchan	MR105/05-06 31.05.2006 sale	Nil
	Narayanappa son of late Balappa Yallamma wife of late Muniyappa Ramappa and Nagaraj son of	Narayanappa	MR23/06-07 inheritance 31.07.2007	Nil

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	late Balappa- joint-36 Guntas			
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36. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 2008-2009 to 2011-2012 in respect of Survey No. 82/1 measuring 07 Acres 22 Guntas including 12 Guntas Kharab and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
2008-09 to 2010-11	Muniswamappa son of Appanna 3 Acres	Muniswamappa	MR47/07-08 phodi 04.04.2008	Suit in O.S.no.46 4/04 is pending
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR47/07-08 phodi 04.04.2008	Nil
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR47/07-08 phodi 04.04.2008	Nil
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	MR47/07-08 phodi 04.04.2008	Nil
	Ramappa & Narayanappa sons of Krishnappa 27 Guntas	Krishnappa	MR47/07-08 phodi 04.04.2008	Nil

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	Narayanappa son of late Balappa Yallamma wife of late Muniyappa Ramappa and Nagaraj son of late Balappa- joint-36 Guntas	Narayanappa	MR47/07-08 phodi 04.04.2008	Nil
2011-12	Muniswamappa son of Appanna 3 Acres	Muniswamappa	MR47/07-08 phodi 04.04.2008	Nil
	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR47/07-08 phodi 04.04.2008	Nil
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR47/07-08 phodi 04.04.2008	Nil
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	MR47/07-08 phodi 04.04.2008	Nil
	Ramappa & Narayanappa sons of Krishnappa 27 Guntas	Krishnappa	MR47/07-08 phodi 04.04.2008	Nil
	Narayanappa son of late Balappa Yallamma wife of late Muniyappa Ramappa and Nagaraj son of	Narayanappa	MR47/07-08 phodi 04.04.2008	Nil

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	late Balappa- joint-36 Guntas			
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37. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 2012-2013 to 2013-2014 in respect of Survey No. 82/1 measuring 04 Acres 19 Guntas including 09 Guntas Kharab and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
2012-13	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR47/07-08 phodi 04.04.2008	Suit in O.S.no.46 4/04 is pending
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR47/07-08 phodi 04.04.2008	Suit in O.S.no.46 4/04 is pending
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	MR47/07-08 phodi 04.04.2008	Suit in O.S.no.46 4/04 is pending
	Ramappa & Narayanappa sons of Krishnappa 27 Guntas	Krishnappa	MR47/07-08 phodi 04.04.2008	Suit in O.S.no.46 4/04 is pending
	Narayanappa son of late Balappa Yallamma wife of late Muniyappa	Narayanappa	MR47/07-08 phodi 04.04.2008	Suit in O.S.no.46 4/04 is pending

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	Ramappa and Nagaraj son of late Balappa-joint-36 Guntas			
2013-14	Muniyappa son of Muniyellappa 32 Guntas	Muniyappa	MR47/07-08 phodi 04.04.2008	Nil
	K.C.Bhatt son of K.P.Bhatt 1 Acre 13 Guntas	K.C.Bhatt	MR47/07-08 phodi 04.04.2008	Nil
	M.Yellappa son of Muniyappa 22 Guntas	M.Yellappa	MR47/07-08 phodi 04.04.2008	Nil
	Savithramma wife of late Ramappa & Narayanappa son of Krishnappa 27 Guntas	Krishnappa	MRH49/13-14 inheritance 17.03.2014	Nil
	Narayanappa son of late Balappa Parashuram son fo late Yallamma Annayamma wife of Ramappa son of late Balappa-joint-36 Guntas	Narayanappa	MRH50/13-14 inheritance 17.03.2014	Nil

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38. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 2013-14 and from 2016-17 to 2024-25 in respect of Survey No.82/7 measuring 7 Guntas and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
2013-14	M.Yellappa son of Muniyappa	M.Yellappa	MR47/07-08 phodi 04.04.2008	Nil
2016-17 to 2024-25	Shirly Joshi wife of C.J.Joshi	Shirly Joshi wife of C.J.Joshi	MRH78/14-15 sale 04.08.2016	Nil

We have not been furnished with Record of Rights, Tenancy and Crops/ Pahani, for the period 2015-2016 in respect of Survey No. 82/7 measuring 7 Guntas, However, Since the property is converted as on date, we are not insisting on the same.

39. We have been furnished with Tippani in respect of Survey No.82, which reflects the shape.
40. We have been furnished with the Hissa Survey Tippani dated 01.10.2012, RR Balabagada Nakal and Atlas, which discloses that Survey No. 82/1 measuring 07 Acres 22 Guntas phodied as 82/1 and 82/3 and the portion measuring 04 Acres 19 Guntas inclusive of 19 Guntas Kharab held by Muniyappa is continued with Survey No. 82/1.
41. Further, Hissa Survey Tippani dated 24.02.2014, RR Balabagada Nakal and Atlas reflects the phodi of Survey No.82/1 measuring 04 Acres 19 Guntas including 19 Gunas kharab into 5 portions i.e., 82/1, 82/6, 82/7, 82/8 and 82/9 and the portion measuring 22 Guntas held by Yellappa is allotted with Survey No. 82/7.

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42. We have been furnished with RR Balabagada Nakalu/Form 10 and Atlas, which reflects the phodi of Survey No.82/7 measuring 22 Guntas as Survey No.82/7, 82/11, 82/12 and 82/13 and portion measuring 7 Guntas held by Shirly Joshi wife of C.J.Joshi is continued with Survey No.82/7.
43. We have not been furnished with Karnataka Revision Settlement Akarbandh, in respect of Survey No.82/7. However, since the property is converted, we are not insisting on the same.
44. We have been furnished with Village Map of Singena Agrahara Village, which reflects the boundaries of Survey No.82 as East by property bearing Survey No.83, West by Property bearing Survey No.57, North by Gottamaranahalli village border, South by Property bearing Survey No.57 and 81. Pathway exists in Survey No.82.
45. Tax for the period 2024-25 paid in respect of property vide Tax Paid Receipt dated 28.10.2024.
46. We have been furnished with the encumbrance certificate for the period 01.04.1950 to 31.03.2004 and 01.04.2004 to 31.03.2008, in respect of Survey No. 82 and new No. 82/1, measuring 8 Acres 6 Guntas and it reflects no transaction for the said period.
47. We have been furnished with encumbrance certificate from 01.04.2008 to 31.03.2012 in respect of Survey No.82/1, measuring 7 Acres 22 Guntas and it reflects no transaction for the relevant period. The Encumbrance Certificate for the period 01.04.2012 to 31.03.2014 in respect of Survey No.82/1 measuring 04 Acres 10 Guntas provided to us reflects no transaction for the relevant period, the said encumbrance certificate does not reflect Release Deed dated 27.11.2012, however since we have been informed that due to technical glitch the encumbrance certificate is not reflecting Release Deed dated 27.11.2012, we are not insisting for the rectified encumbrance certificate.

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48. We have been furnished with Encumbrance Certificate 01.04.2004 to 24.10.2024 in respect of Survey No.82/7 measuring 7 Guntas, which reflects the transactions as aforesaid and transactions of other properties.
49. We have been furnished with encumbrance certificate for the period from 01.04.2014 to 07.03.2025 in respect of Survey No.82/7 measuring 7 Guntas reflecting the above-mentioned transactions.
50. We have been furnished with Endorsement dated 25.11.2013 issued by Tahsildar, Ankal Taluk stating that no tenancy cases filed under the provisions of Karnataka Land Reforms Act, 1961.
51. We have not been furnished with Endorsement bearing No. PTCL(A)C.R:651/2023-24 issued by Assistant Commissioner, Bangalore South Sub-Division stating that there are no proceedings initiated under the Karnataka SC/ST (PTCL) Act, 1978 in respect of property.

IV.CONCLUSION

52. On the basis of the examination/perusal of the above-mentioned documents and subject to the production of the documents, we are of the opinion that of Shirly Joshi wife of C.J.Joshi is owner and khatedar in possession of property and by virtue of Development Agreement dated 31.01.2015 M/s. Perlite Developers have acquired the development rights in respect of the property and entitled for 62% of super built up area in the residential apartments formed in respect of Survey No.82/7 measuring 7 Guntas.
53. We have been informed that there are no mortgages on the Property.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours Truly,

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Chetan Chandrashekhar

Advocate

Disclaimer:

This report is to be accountable for the period 30 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analyzed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc., we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*

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5. *Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*