

To,

Sri.Sunil.A
S/o. N.Anjanappa
Aged about 42 years,
R/at. Bullahalli Village,
Vijayapura Hobli,
Devanahalli Taluk.

Sub: Legal Scrutiny Report/Legal Opinion on the title deeds pertaining to the immovable **Un-Developed Residential converted property bearing Sy. No.114/1, measuring 0-29 guntas (Conversion No.195339 dated 10.12.2020 issued by Deputy Commissioner, Bangalore Rural District), and Sy.No.114/2 measuring 1 acre 11 guntas (Conversion No.396139 dated 08.09.2022 issued by Deputy Commissioner, Bangalore Rural District), (Totally measuring 2 acres) both are situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District.**

The following copies/Certified of documents were produced before me for scrutiny I have considered them carefully and submitting the report as here under.

PART-I

Description of the Documents

SL. No.	Date	Description
1	10.11.1961 ✓	Sale deed executed by Muniyappa in favour of M.Narayanappa which is registered in the office of the sub-registrar, Devanahalli vide Document No.2143/1961-62, Volume No.834, pages 18-21 of Book-1
2	14.02.2007 ✓	Sale deed executed by M.Narayanappa and family members in favour of Smt.Pachi Palanamratha @ P.Neerajawhich is registered in the office of the sub-registrar, Devanahalli vide Document No.8767/2006-07, CD.No.DNHD.122 of Book-1
3	26.07.2016 ✓	Power of Attorney executed by Smt. Pachi Palanamratha @ P.Neeraja, in favour of R.Keshava, which is registered in the office of the sub-registrar, Devanahalli vide Document No.323/2016-17, CD.No.DNHD.609 of Book-4



4	15.09.2016	Sale Deed executed by Smt. Pachi Palanamratha @ P.Neeraja rep by Power of Attorney holder Sri.Keshava.R in favour of Keshava.R, which is registered in the office of the sub-registrar, Devanahalli vide Document No.5852/2016-17, CD.No.DNHD.616 of Book-1
5	✓	RTCs 1993-94 to 2024-25 in Sy.No.120
6	✓	E-Katha issued by Gram Panchayath Mandibele
7	✓	MR.No.53/2004-05 MR No.41/2006-07 MR No.H.26/2016-17 MR No.T.12/2022-23
8	✓	Copy EC from 01.04.1960 to 31.03.2004, 01.04.2004 to 01.10.2024.
9	10.12.2020 & 08.09.2022 ✓	Conversion order issued by Deputy Commissioner, Bangalore Rural District for Non-agricultural Residential purpose vide No. No.195339 dated 10.12.2020 an extent of 0-29 guntas and Conversion No.396139 dated 08.09.2022 an extent of 1 acre 11 guntas (totally measuring 2 acres) along-with sketch
10	✓	Copy of Survey documents such as Karda, akarbandh
11	26.04.2022 ✓	Sanctioned order issued by BIAAPA, Devanahalli vide No.BIAAPA/TP/LAO/35/2022-23 dated 26.04.2022 along with Layout Plan along-with Joint Sketch,
12	11.12.2017 ✓	Endorsement issued by Thasildar for non-availability of Saguvalichit, Phodi sketch, Mahajar
13	06.08.2016 ✓	Endorsement issued by Thasildar for non-availability of RTC From 1968- to 1988 and 1988- 2002
14	21.03.2022 ✓	Endorsement issued by Assistant Commissioner, Doddaballapur for PTCL
15	22.12.2016	Endorsement issued by Thasildar, Devanahalli for 7, 7a
16	18.01.2018	Endorsement issued by Assistant Commissioner, Doddaballapur for 79 (a) (b)
17	01.02.2022	Endorsement issued by KIADB
18	15.03.2022	NOC for conversion issued by Mandibele Panchayath
19		Patta Book and Tax paid Receipts
20		Village Map



PART- II
Description of the property:

Item No.1:-

All that piece and parcel of the immovable **Un-Developed Residential converted property** bearing Sy. No.114/1, measuring 0-29 guntas, (Conversion 195339 dated 10.12.2020 issued by Deputy Commissioner, Bangalore Rural District), situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District,

Item No.2:-

All that piece and parcel of the immovable **Un-Developed Residential converted property** bearing Sy. No.114/2, measuring 1 acre 11 guntas, (Conversion 396139 dated 08.09.2022 issued by Deputy Commissioner, Bangalore Rural District), situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District, and common bounded on:

East by	Sy.No.120
West by	Road
North by	Sy.No.113
South by	Sy.No.132

PART- III
Flow of Title(Tracing of Title)

The property bearing Sy.No.114 measuring 2 acres originally belongs to Muniyappa, the katha of the property is transferred and mutated in his name. Subsequently the said Muniyappa sold the property in favour of M.Narayanappa, which is registered in the office of the sub-registrar, Devanahalli vide Document No.2143/1961-62, Volume No.834, pages 18-21 of Book-1. Subsequently the said M.Narayanappa and family members in favour of Smt.Pachi Palanamratha @ P.Neeraja, which is registered in the office of the sub-registrar, Devanahalli vide Document No.8767/2006-07, CD.No.DNHD.122 of Book-1. Whereas the said Smt.Pachi Palanamratha @ P.Neeraja have executed the Power of Attorney in favour



of R.Keshava, which is registered in the office of the sub-registrar, Devanahalli vide Document No.323/2016-17, CD.No.DNHD.609 of Book-4. Subsequently the said Smt.Pachi Palanamratha @ P.Neeraja rep by Power of Attorney holder Keshava.R in favour of R.Keshava, which is registered in the office of the sub-registrar, Devanahalli vide Document No.5852/2016-17, CD.No.DNHD.616 of Book-1, as per sale deed the katha of the property is transferred and mutated in the name of Sri. Keshava.R vide MR.No.H.26/2016-17 and possession and enjoyment of the same. Subsequently the said Keshava R had applied for conversion from agricultural to non-agricultural residential purpose before the Deputy Commissioner, Bangalore Rural District and he obtained the order vide No.195339 dated 10.12.2020 an extent of 0-29 guntas and Conversion No.396139 dated 08.09.2022 an extent of 1 acre 11 guntas (totally measuring 2 acres). Further he obtained the lay-out approval from Bangalore International Airport And Planning Authority, Devanahalli, Bangalore Rural District vide No. BIAAPA/TP/LAO/35/2021-22 dated 26.04.2022. There are some Survey documents such as Aakarband, Atlas and phodi copy, which indicates that schedule property as Sy. No.114/1 & 114/2. There is a copy of the Mutation Registers clearly indicates that the Khata of the property was stood in the name of Keshava.R.

PART-IV

ENCUMBRANCE /CHARGE

The E.Cs produced for the period between 01.04.1970 to 31.03.2004, 01.04.2004 to 10.07.2024 reflects the documents in Part I. The said Sri. Keshava.R have produced E.C up to date. There is no subsisting registered charge or encumbrance over the property in question during the relevant period and the E.C produced are in order.

PART-V

EVIDENCE OF POSSESSION

Absolute sale deeds, certified copies of the sale deeds, family trees, RTCs, Mutation Registers, tax paid receipts, Encumbrance certificates, Survey documents and all other documents that are made available to me clearly reveal that Sri.Keshava.R is in peaceful, continuous possession and enjoyment of the property



described above. They are having good and marketable title over the property and they are the absolute owners of the schedule property.

PART-VI
CERTIFICATE OF TITLE

The said Sri.Keshava.R have made available some of the certified copies of documents and originals of documents. All the other documents produced are Xerox copies for my verification. The copies referred above tally with the originals/certified copies produced by him, have paid the taxes up-to date and those documents are also made available under Part I. The schedule property is free from registered charges or encumbrances as per the documents produced before me for my verification. Based on the documents referred above and subject to the observations I am of the opinion that Sri.Keshava.R have got valid marketable title over the immovable property bearing Sy. No.114/1 & 114/2, measuring 2 acres, situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District and being the owner they can transfer, convey and alienate the schedule property to the intending purchasers. As per available information, though the said Sri.Keshava.R are intending to sell the property has to execute registered deed/deed's to the intending purchaser.

All the documents are returned herewith.

Yours Faithfully


(K.V. Mahendra Kumar)

To,

Sri.Sunil.A
S/o. N.Anjanappa
Aged about 42 years,
R/at. Bullahalli Village,
Vijayapura Hobli,
Devanahalli Taluk.

Sub: Legal Scrutiny Report/Legal Opinion on the title deeds pertaining to the immovable **Un-Developed Residential Converted property bearing Sy. No.120, E-Katha No.150300200101220615, Property No.196/120, measuring 4 Acres 38 guntas, (20032.00 Sq Meters) (Conversion No.292352 dated 13.01.2022 issued by Deputy Commissioner, Bangalore Rural District), situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District.**

The following copies/Certified of documents were produced before me for scrutiny I have considered them carefully and submitting the report as here under.

PART-I

Description of the Documents

SL. No.	Date	Description
1	16.11.1981 ✓	Grant Order Issued By Thasildar, Devanahalli Vide No.LND.SR.230/80-81 Granted In favour Of H.S.Devaraj S/o. Siddalingappa.
2	15.04.1985 ✓	Sale deed executed by H.S.Devaraju in favour of Pururava Bhushan Pandit @ Purru Raaj Kumarr which is registered in the office of the sub-registrar, Devanahalli vide Document No.307/1985-86, Volume No.1318, pages-6-10 of Book-1
3	07.11.2019 ✓	Power of Attorney executed by Pururava Bhushan Pandit @ Purru Raaj Kumarr in favour of mother Smt.Gayatri Pandith
4	22.10.2021 ✓	Sale Deed executed by Pururava Bhushan Pandit @ Purru Raaj Kumarr rep by Power of Attorney holder Smt.Gayatri Pandith in favour of Keshava.R, which is registered in the office of the sub-registrar, Devanahalli vide Document No.6582/2021-22, CD.No.DNHD.1390 of Book-1 an extent of 4 acres 38 guntas in Sy.No.120

 K.V.

5	19.06.2023	Confirmation deed executed by B.Krishnappa in favour of Keshava.R, which is registered in the office of the sub-registrar, Devanahalli vide Document No.3043/2023-24, of Book-1.
6	✓	RTCs 1981-82 to 2023-24 in Sy.No.120
7	✓	MR.No.H.10/2021-22
8	✓	Copy EC from 01.04.1970 to 31.03.2004, 01.04.2004 to 01.10.2024.
9	13.01.2022	Conversion order issued by Deputy Commissioner, Bangalore Rural District for Non-agricultural Residential purpose vide No.292352 dated 13.01.2022
10	✓	Copy of Survey documents such as Karda
11	27.12.2022	Sanctioned order issued by BIAAPA, Devanahalli vide No.BIAAPA/TP/LAO/51/2022-23 dated 27.12.2022 along with Layout Plan along-with Joint Sketch,
12	✓	Order sheet and Compromise petition in O.S.No.37/2006, in I Additional Bangalore District.
13	16.12.2021	Endorsement issued by Assistant Commissioner, Doddaballapur for PTCL
14	26.11.2016	Endorsement issued by Thasildar, Devanahalli for 7, 7a
15	✓	Passport and Pan card of Pururava Bhushan Pandit @ Purru Raaj Kumarr and Aadhar card of Gayatri Pandith

PART- II

Description of the property:

All that piece & parcel of Un-Developed Residential converted property bearing Sy. No.120, E-Katha No.150300200101220615, Property No.196/120, measuring 4 Acres 38 guntas, (20032.00 Sq Meters) (Conversion No.292352 dated 13.01.2022 issued by Deputy Commissioner, Bangalore Rural District), situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded on:-

East by	Sy No.38
West by	Sy No.39/3
North by	Road
South by	Sy.No.39/1

Mr. K.V.

PART- III

Flow of Title(Tracing of Title)

The property bearing Sy.No.120 measuring 4 acres 38 guntas originally belongs to H.S.Devaraju, he acquired the property through grant vide No. LND.SR.230/1980-81 dated 16.11.1981, granted by Thasildhar, Devanahalli, as per grant order the katha of the property is transferred and mutated in his name. Subsequently the said H.S.Devaraju sold the property in favour of Pururava Bhushan Pandit @ Purru Raaj Kumarr, which is registered in the office of the sub-registrar, Devanahalli vide Document No.307/1985-86, Volume No.1318, pages-6-10 of Book-1. Subsequently the said Pururava Bhushan Pandit @ Purru Raaj Kumarr rep by Power of Attorney holder Smt.Gayatri Pandith in favour of Keshava.R, which is registered in the office of the sub-registrar, Devanahalli vide Document No.6582/2021-22, CD.No.DNHD.1390 of Book-1. Subsequently, B.Krishnappa executed Confirmation deed in favour of Keshava.R, which is registered in the office of the sub-registrar, Devanahalli vide Document No.3043/2023-24, of Book-1, as per sale deed the katha of the property is transferred and mutated in the name of Sri. Keshava.R vide MR.No.H.10/2021-22 and possession and enjoyment of the same. Subsequently the said Keshava R had applied for conversion from agricultural to non-agricultural residential purpose before the Deputy Commissioner, Bangalore Rural District and he obtained the order vide No.292352 dated 13.01.2022. Further he obtained the lay-out approval from Bangalore International Airport And Planning Authority, Devanahalli, Bangalore Rural District vide No. BIAAPA/TP/LAO/51/2022-23 dated 27.12.2022. There are some Survey documents such as Aakarband, Atlas and phodi copy, which indicates that schedule property as Sy. No.120. There is a copy of the Mutation Registers clearly indicates that the Khata of the property was stood in the name of Keshava.R.

PART-IV

ENCUMBRANCE /CHARGE

The E.Cs produced for the period between 01.04.1970 to 31.03.2004, 01.04.2004 to 01.10.2024 reflects the documents in Part I. The said Sri. Keshava.R have produced E.C up to date. There is no subsisting registered charge or



encumbrance over the property in question during the relevant period and the E.C produced are in order.

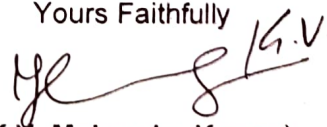
PART-V
EVIDENCE OF POSSESSION

Absolute sale deeds, certified copies of the sale deeds, family trees, RTCs, Mutation Registers, tax paid receipts, Encumbrance certificates, Survey documents and all other documents that are made available to me clearly reveal that Sri.Keshava.R is in peaceful, continuous possession and enjoyment of the property described above. They are having good and marketable title over the property and they are the absolute owners of the schedule property.

PART-VI
CERTIFICATE OF TITLE

The said Sri.Keshava.R have made available some of the certified copies of documents and originals of documents. All the other documents produced are Xerox copies for my verification. The copies referred above tally with the originals/certified copies produced by him, have paid the taxes up-to date and those documents are also made available under Part I. The schedule property is free from registered charges or encumbrances as per the documents produced before me for my verification. Based on the documents referred above and subject to the observations I am of the opinion that Sri.Keshava.R have got valid marketable title over the immovable property bearing Sy. No.120, measuring 4 acre 38 guntas, situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District and being the owner they can transfer, convey and alienate the schedule property to the intending purchasers. As per available information, though the said Sri.Keshava.R are intending to sell the property has to execute registered deed/deed's to the intending purchaser.

All the documents are returned herewith.

Yours Faithfully

(K.V. Mahendra Kumar)

To,

Sri.Sunil.A
S/o. N.Anjanappa
Aged about 42 years,
R/at. Bullahalli Village,
Vijayapura Hobli,
Devanahalli Taluk.

Sub: Legal Scrutiny Report/Legal Opinion on the title deeds pertaining to the immovable **Un-Developed Residential converted property bearing Sy. No.138, measuring 2 Acres, (Conversion No.DMD398024965298F dated 26.07.2019 issued by Deputy Commissioner, Bangalore Rural District), situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District.**

The following copies/Certified of documents were produced before me for scrutiny I have considered them carefully and submitting the report as here under.

PART-I

Description of the Documents

SL. No.	Date	Description
1	✓	Grant Order Issued By Thasildar, Devanahalli Vide No.LND.SR.78/59-60 Granted In favour of Poojari Muniyappa.
2	24.02.2016 ✓	Agreement of Sale executed by Gurappa S/o. Late Poojari Muniyappa and his family members in favour of R.Keshava which is registered in the office of the sub-registrar, Devanahalli vide Document No.11432/2015-16, CD.No.DNHD.584 of Book-1
2	24.02.2016 ✓	GPA executed by Gurappa S/o. Late Poojari Muniyappa and his family members in favour of R.Keshava which is registered in the office of the sub-registrar, Devanahalli vide Document No.1039/2015-16, CD.No.DNHD.584 of Book-4
3	11.04.2018	Sale Deed executed by Smt. Pachi Palanamratha @ P.Neeraja rep by Power of Attorney holder Sri.Keshava.R in favour of Keshava.R, which is registered in the office of the sub-registrar, Devanahalli vide Document No.5852/2016-17, CD.No.DNHD.616 of Book-1
5	✓	RTCs 1988-89 to to 2024-25
6	✓	E-Katha issued by Gram Panchayath Mandibele

 K.V.

7	✓	MR.No.38/2008-09 MR No.H.31/2017-18 MR No.T.2/2019-20
8	✓	Copy EC from 01.04.1960 to 31.03.2004, 01.04.2004 to 10.07.2024.
9	26.07.2019 ✓	Conversion order issued by Deputy Commissioner, Bangalore Rural District for Non-agricultural Residential purpose vide No. No.DMD398024965298F dated 26.07.2019
10	✓	Copy of Survey documents such as Karda, Akarbandh
11		Endorsement issued by Thasildar for non-availability of grant copy, OM IL RR, Saguvalichit, Phodi sketch,
12	✓	Endorsement issued by Thasildar for non-availability of RTC From 1983-87
13	✓	Endorsement issued by Assistant Commissioner, Doddaballapur for PTCL
14	✓	Endorsement issued by Thasildar, Devanahalli for 7, 7a
15	✓	Endorsement issued by Assistant Commissioner, Doddaballapur for 79 (a) (b)
16	✓	Patta Book and Tax paid Receipts
17	✓	Family tree of Pujari Muniyappa
18		Order in LRF (SR) Dev. 61/2018-19 dated 09.07.2018 passed by the Assistant Commissioner, Doddaballapur

PART- II

Description of the property:

All that piece and parcel of the immovable **Un-Developed Residential converted property** bearing Sy. No.138, measuring 2 Acres, (Conversion No.DMD398024965298F dated 26.07.2019 issued by Deputy Commissioner, Bangalore Rural District), situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded on :

East by	Sy.No.120
West by	Sy.No.111 , 112 & 113
North by	Sy.No.38
South by	Sy.No.5

PART- III

Flow of Title(Tracing of Title)

The property bearing Sy.No.138 (Old Sy.No.1) measuring 2 acres originally belongs to Poojari Muniyappa, he acquired the property through grant vide No.

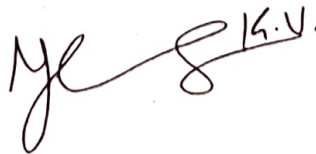
 K.V.

LND.SR.78/59-60 grant order issued by Thasildar, Devanahalli, as per grant the katha of the property is transferred and mutated in his name. Subsequently the said Poojari Muniyappa died and the katha of the property is transferred and mutated in the name of Gurappa vide MR.No.26/2008-09 and he is in possession and enjoyment of the same. Subsequently, the said Gurappa S/o. Late Poojari Muniyappa and his family members have executed the Agreement of Sale in favour of R.Keshava, through registered Agreement of Sale dated 24.02.2016, which is registered in the office of the sub-registrar, Devanahalli vide Document No.11432/2015-16, CD.No.DNHD.584 of Book-1. And the same day the family members of Gurappa including Gurappa have executed the GPA in favour of R.Keshava Through registered GPA dated 24.02.2016, which is registered in the office of the sub-registrar, Devanahalli vide Document No.1039/2015-16, CD.No.DNHD.584 of Book-4. Subsequently the said Gurappa and family members rep by Power of Attorney holder Keshava.R in favour of R.Keshava, through registered Sale deed dated 11.04.2018, which is registered in the office of the sub-registrar, Devanahalli vide Document No.299/2018-19, CD.No.DNHD.664 of Book-1, as per sale deed the katha of the property is transferred and mutated in the name of Sri. Keshava.R vide MR.No.H.31/2017-18 and possession and enjoyment of the same. Subsequently the said Keshava R had applied for conversion from agricultural to non-agricultural residential purpose before the Deputy Commissioner, Bangalore Rural District and he obtained the order vide No.DMD.398024965298F dated 26.07.2019. There are some Survey documents such as Aakarbandh, Atlas and phodi copy, which indicates that schedule property as Sy. No.138. There is a copy of the Mutation Registers clearly indicates that the katha of the property was stood in the name of Keshava.R.

PART-IV

ENCUMBRANCE /CHARGE

The E.Cs produced for the period between 01.04.1960 to 31.03.2004, 01.04.2004 to 10.07.2024 reflects the documents in Part I. The said Sri. Keshava.R have produced E.C up to date. There is no subsisting registered charge or encumbrance over the property in question during the relevant period and the E.C produced are in order.



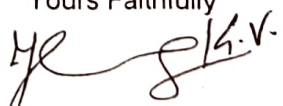
PART-V
EVIDENCE OF POSSESSION

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PART-VI
CERTIFICATE OF TITLE

The said Sri.Keshava.R have made available some of the certified copies of documents and originals of documents. All the other documents produced are Xerox copies for my verification. The copies referred above tally with the originals/certified copies produced by him, have paid the taxes up-to date and those documents are also made available under Part I. The schedule property is free from registered charges or encumbrances as per the documents produced before me for my verification. Based on the documents referred above and subject to the observations I am of the opinion that Sri.Keshava.R have got valid marketable title over the immovable property bearing Sy. No.138, measuring 2 acres, situated at Chikkatathamangala Village, Vijayapura Hobli, Devanahalli Taluk, Bangalore Rural District and being the owner they can transfer, convey and alienate the schedule property to the intending purchasers. As per available information, though the said Sri.Keshava.R are intending to sell the property has to execute registered deed/deed's to the intending purchaser.

All the documents are returned herewith.

Yours Faithfully

(K.V. Mahendra Kumar)