

SAI LAW ASSOCIATES  
ADVOCATES & LEGAL CONSULTANTS

LATHA PRASAD  
ADVOCATE

OFF: No. 2/1, GROUND FLOOR,  
Model House 2<sup>nd</sup> Street,  
Near Nagasandra Circle,  
Opp to South Avenue Complex,  
Basavanagudi, Bangalore-04.  
Mobile: 9980011669

Email-Id  
[lathakoundinya@gmail.com](mailto:lathakoundinya@gmail.com)  
ROLL No. KAR/1229/1998

BOB/TIR/2021

Dated : 24.12.2021

**Annexure-21 (b)**  
**TITLE INVESTIGATION REPORT**

To,  
The AGM/Chief/Sr./Branch Manager  
Bank of Baroda,  
SMS South  
Bangalore.

Dear Sir,

**Sub: Title Opinion Report certifying non encumbrance of the Property no. All that 1BHK Residential Apartment bearing No. M-094 in Ninth Floor of Tower/Block "Westminster" in the project 'PALAZZA CITY' by SJR PRIME CORP being built in Schedule 'A' Property and apartment measuring 571 sq. ft of Carpet area and 131 Sq. ft of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 702 Sq. ft., of super built up area approximately, with right to use One Covered Car parking Space in the Upper / Lower Basement Level, belonging to H.R.Nagaraja.**

I refer to your letter, requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted / proposed to be granted to Neha Sinha (Borrower).

1	Description and area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.
<b>Schedule 'A' Property</b>	
<b>ITEM NO.1 :</b>	
All that piece and parcel of the converted property bearing Sy.No.33/1, measuring 2 Acres 33 Guntas and 5 Guntas Kharab, duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR175/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk and bounded on the:	
East by : Property belonging to Linga Reddy	
West by : Property belonging to Mudda Reddy & Hanuma Reddy	
North by : Property belonging to Sidda Reddy	
South by : Private Property.	
<b>ITEM NO.2 :</b>	
All that piece and parcel of the converted property bearing Sy.No.33/2, measuring 2 Acres 17 Guntas and 2 Guntas Kharab, duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR178/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk and bounded on the:	
East by : Property belonging to Shantha in Sy No. 33/3	
West by : Property belonging to D. Lakkanna	



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North by : Property belonging to D. Lakkanna  
South by : Property belonging to Muniyappa

**ITEM NO.3 :**

All that piece and parcel of the converted property bearing Sy.No.33/3, measuring 1 Acres 18 Guntas and 1 Gunta Kharab, duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR174/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk and bounded on the:

East by : Property belonging to Kanakarathnamma's Land;  
West by : Property belonging to D. Lakkanna in Sy No. 33/2  
North by : Property belonging to D. Lakkanna  
South by : Property belonging to Muniyappa's

**ITEM NO.4 :**

All that piece and parcel of the converted property bearing Sy.No.26/2, measuring 1Acre 18 Guntas and Sy.No.27/2 measuring 10 Guntas overall 1 Acre 28 Guntas and duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR176/2007-08 dated 03.12.2008, situated at Doddakannalli Village, Varthur Hobli, Bangalore South Taluk and bounded on the:

East by : Remaining Portion of Sy.No.26/2  
West by : Remaining Portion of Sy.No.27/2  
North by : Remaining Portion of Sy.No.27/2A; and  
South by : Chikkakannalli Village Border and property of Nagappa.

**ITEM NO.5 :**

All that piece and parcel of the converted property bearing Sy.No.27/2A, measuring 32 ½ Guntas, duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR177/2007-08 dated 03.12.2008, situated at Doddakannalli Village, Varthur Hobli, Bangalore South Taluk and bounded on the:

East by : Property bearing Sy.No.26;  
West by : Remaining Land in same Sy.No.27/2A;  
North by : Property bearing Sy.No.27/2B; and  
South by : Remaining Land of Sy.No.27/2A.

**ITEM NO.6 :**

All that piece and parcel of the converted property bearing Sy.No.27/2B, measuring 28½ Guntas and 4½ Guntas totally 33 Guntas duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR177/2007-08 dated 03.12.2008, situated at Doddakannalli Village, Varthur Hobli, Bangalore South Taluk and bounded on the:

East by : Remaining Land of Sy.No.27/2b;  
West by : Remaining Land of Sy.No.27/2b;  
North by : Bangalore – Sarjapur Main Road; and  
South by : Remaining Land of Sy.No.27/2a.

**ITEM NO.7 :**

All that piece and parcel of the converted property bearing Sy.No.27/2A & 27/2B, measuring 1



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Acre 23 Guntas & 4 ½ Guntas totally measuring 1 Acre 27 ½ Guntas duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR177/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk and bounded on the:  
 East by : Remaining portion of Property bearing Sy.No.27/2b;  
 West by : Private Property (Remaining Land of Sy.No.27/2a);  
 North by : Property bearing Sy.No.27/2b; and  
 South by : Property bearing Sy.No.26/2.

**Schedule 'B' Property**

Undivided share, right, title, interest and ownership in the Schedule 'A' Property, which comes to **175.94 sq.ft** of share in the land in Schedule 'A' Property.

**Schedule 'C' Property**

All that **1BHK Residential Apartment** bearing No. M-094 in Ninth Floor of Tower/Block "**Westminster**" in the project '**PALAZZA CITY**' by SJR PRIME CORP being built in Schedule 'A' Property and apartment measuring **571 sq. ft** of Carpet area and **131 Sq. ft** of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring **702 Sq. ft.**, of super built up area approximately, with right to use **One Covered Car parking Space** in the Upper / Lower Basement Level and the apartment is bounded by :

East by : Entrance Lobby  
 West by : Open Space  
 North by : Flat No. M-095 of Wing 'M' in '**PALAZZA CITY**' by SJR PRIME CORP  
 South by : Open Space

2	Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential, Industrial. If Non-Agricultural, the reference and date of conversion order from Competent Authority should also be mentioned).	Residential
3	Name of the Mortgagor/ Owner and status in the Account i.e. Borrower or Guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director /Trustee. In case the Mortgagor is Partner/ Trustee/ Director who is mortgaging the property on behalf of Partnership/ Company/ Trust, whether he/she has the authority. Copy of the Resolution/ Memorandum and Articles of the Association /Trust Deed etc. whether examined and verified.	Neha Sinha
4	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	Minor rights not involved
5	Whether the Property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and Permissions to be obtained.	freehold



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6	Source of the Property i.e. Self acquired or Ancestral. If Ancestral then mode of Succession and whether Original Will/ Probate is available.	Self acquired
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement.	Yes, Partition Deed is not involved
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased / Rented out to Third Party.	Mortgagor is in exclusive possession of the property
9	Whether the Property is mutated in Municipal/ revenue records and Mortgagor's name is reflecting and if not, the reason thereof.	Yes
10	Whether any restriction for creation of Mortgage is imposed under Central/State / Local Laws. If yes, then specify whose consent or permission would be required for creation of Mortgage.	No
11	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.	Original title deeds are verified
12	Whether the Advocate has personally visited the Sub-Registrar/Revenue/ Municipal Office and examined the records.	Yes
13	Whether the Search is being made for the period of -30- years. If no, reasons thereof.	Yes

14	Details of documents examined/ scrutinised (this should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue / society records etc).
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**Sy.No.27/2 & Sy.No.26/2 – 2 Acres 33 Guntas**

1.	Sale Deed dated 18.07.1965 executed by Sidda Reddy and Muni Reddy have jointly conveyed land measuring 15 Guntas in Sy.No.27 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of A. RAMU, registered as Document No. 1928/1965-66, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.	Certified
2.	Sale Deed dated 26.05.1966 executed by Sidda Reddy and Muni Reddy have jointly conveyed land measuring 25 Guntas in Sy.No.27 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of ANNAIAPPA & A. RAMU.	Certified
3.	1. Sale Deed dated 05.02.1986 executed by (1) Chinnamma, (2) K.M. Krishna Reddy, (3) Guruva Reddy and (4) Mari Nanjamma have jointly conveyed land measuring 28 ½ Guntas in Sy.No.26/2 and land measuring 2 Acre 25½ Guntas in favour of S.A. GOPAL REDDY & OTHERS. 2. Mutation Register Extract bearing MR No. 17/1986-87 issued	Certified



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	by Tahsildar, Bangalore South Taluk, mutating the names of <b>S.A. GOPAL REDDY &amp; OTHERS.</b>	
4.	Sale Deed dated 13.10.1986 executed by A. Ramu has conveyed land measuring 1 Acre in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of <b>S.A. GOPAL REDDY &amp; OTHERS.</b>	Certified
5.	Sale Deed dated 04.08.1995 executed by S.A. Gopal Reddy and Others have conveyed land measuring 34½ Guntas in Sy.No.26/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of (1) <b>H. NARAYANA REDDY &amp; (2) M. PRABHAKAR REDDY.</b>	Original
6.	Sale Deed dated 04.08.1995 executed by S.A. Gopal Reddy & Others have conveyed land measuring 24½ Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of (1) <b>H. NARAYANA REDDY &amp; (2) M. PRABHAKAR REDDY.</b>	Original
7.	<ol style="list-style-type: none"> <li>1. Sale Deed dated 31.01.1996 executed by (1) H. Narayana Reddy &amp; (2) M. Prabhakar Reddy have conveyed land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of <b>D. LAKKANNA.</b></li> <li>2. Mutation Register Extract bearing MR No. 50/1998-99 issued by Tahsildar, Bangalore South Taluk, mutating the name of D. Lakkanna as the Kathedar of land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk.</li> <li>3. RTC issued for the period from 2001-02 to 2010-11 reflects the name of D. Lakkanna as the Kathedar of land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk.</li> </ol>	Original Certified Certified
8.	Official Memorandum dated 03.12.2008 issued by Special Deputy Commissioner, Bangalore District, Bangalore for conversion of land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk from agricultural to non-agricultural residential purpose.	Certified
9.	Survey Sketch, Akarbandh, Hissa Survey Tippani.	Original
10.	Katha Certificate and Extract dated 25.09.2012 issued by Bruhat Bangalore Mahanagara Palike in favour of <b>D. LAKKANNA.</b>	Original



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**PERTAINING TO LAND MEASURING 3 ACRES 8 GUNTAS IN SY.NO.27/2A & 27/2B**

11.	1. Sale Deed dated 05.02.1986 executed by (1) Chinnamma, (2) K.M. Krishna Reddy, (3) Guruva Reddy and (4) Mari Nanjamma conveying land measuring 2 Acres 28 ½ Guntas in Sy.No.26 and 2 Acre 25 ½ Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of <b>S.A. GOPAL REDDY &amp; OTHERS.</b> 2. Mutation Register Extract bearing MR No.17/1986-87 issued by the Tahsildar, Bangalore South Taluk, mutating the names of <b>S.A. GOPAL REDDY &amp; OTHERS.</b>	<b>Certified</b>
12.	Sale Deed dated 13.10.1986 executed by A. Ramu conveying land measuring 1 Acre in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of <b>S.A. GOPAL REDDY &amp; OTHERS.</b>	<b>Certified</b>
13.	Sale Deed dated 04.08.1995 executed by (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, conveying land measuring 33 ½ Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of <b>K.S. VIJAYA KUMAR REDDY &amp; S. VENUGOPALA REDDY.</b>	<b>Original</b>
14.	Sale Deed dated 04.08.1995 executed by (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, conveying land measuring 34 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of <b>K.S. VIJAYA KUMAR REDDY &amp; S. VENUGOPALA REDDY.</b>	<b>Original</b>
15.	Sale Deed dated 31.01.1996 executed by K.S. Vijaya Kumar Reddy & S. Venugopala Reddy conveying land measuring 1 Acre 27 ½ Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of <b>D. PRAKASH.</b>	<b>Original</b>
16.	Sale Deed dated 04.08.1995 executed by (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, conveying land measuring 34 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of (1) <b>RAMESH &amp; (2) M. RAJAPPA.</b>	<b>Original</b>
17.	Sale Deed dated 04.08.1995 executed by (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, conveying land measuring 34 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of (1) <b>RAMESH &amp; (2) M. RAJAPPA.</b>	<b>Original</b>
18.	Sale Deed dated 31.01.1996 executed by (1) Ramesh & (2) M. Rajappa conveying land measuring 1 Acre 28 Guntas in Sy.No.27/2 in favour of <b>SHANTHA.</b>	<b>Certified</b>



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19.	RTC issued for the period from 1977-78 to 2012-13 in respect of land bearing Sy.No.27/2a.	Certified
20.	RTC issued for the period from 2006-07 to 2012-13 in respect of land bearing Sy.No.27/2b.	Certified
21.	Order dated 30.05.2006 in RRT(1)CR 1096/1995-96 passed by the Special Tahsildar, Bangalore South Taluk.	Certified
22.	Mutation Register Extract bearing MR No. 30/2006-07 issued by the Tahsildar, Bangalore South Taluk, after Phodi.	Certified
23.	1. Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act. 2. Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. 3. Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no cases has been registered under PTCL Act. 4. Official Memorandum dated 03.12.2008 issued by Special Deputy Commissioner, Bangalore District, Bangalore, for conversion of land measuring from agricultural to non-agricultural residential purposes.	Original
24.	Mutation Register Extract bearing MR No. 17/2009-10 issued by the Tahsildar, Bangalore South Taluk after Phodi.	Certified
25.	Gift Deed dated 02.12.2010 executed by D. Prakash in favour of <b>D. LAKKANNA</b> .	Original
26.	1. Panchayati Raj E-Katha in Form No.9 and 11 dated issued by in favour of <b>SHANTHA &amp; D. LAKKANNA</b> . 2. Katha Certificate & Extract dated 25.09.2012 issued by Bruhat Bangalore Mahanagara Palike in favour of <b>SHANTHA &amp; D. LAKKANNA</b> . 3. House List for the year 2012-13 issued by BBMP.	Original
27.	Survey Sketch, Akarbandh, Hissa Survey Tippani Report	Certified
<b>PERTAINING TO LAND MEASURING 2 ACRES 33 GUNTAS IN Sy.No.33/1</b>		
28.	Sale Deed dated 16.05.1949 executed by K.L. Shamaiah Reddy conveying land measuring 2 Acre 28 Guntas in Sy.No.33/1 in favour of <b>NARAYANA</b> s/o. Pujiga.	Certified
29.	Sale Deed dated 11.08.1964 executed by Muniakkaiamma & another conveying land measuring 1 Acre 20 Guntas in Sy.No.33/1 in favour of <b>A. NARAYANA REDDY</b> .	Certified
30.	1. Sale Deed dated 30.01.1967 executed by A. Narayana Reddy conveying land measuring 1 Acre 20 Guntas in Sy.No.33/1 in favour of <b>A.N. SUBHASH CHANDRA</b> .	Certified



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	2. Mutation Register Extract bearing MR No. 9/1994-95 issued by the Tahsildar, Bangalore South Taluk mutating the name of <b>A.N. SUBHASH CHANDRA</b> .	Certified
31.	1. Sale Deed dated 30.01.1967 executed by Munihanumakka @ Muniakkaihamma & another conveying land measuring 1 Acre 10 Guntas in Sy.No.33/1 in favour of <b>A.N. SUBHASH CHANDRA</b> . 2. Mutation Register Extract bearing MR No. 10/1994-95 issued by the Tahsildar, Bangalore South Taluk mutating the name of <b>A.N. SUBHASH CHANDRA</b> .	Certified Certified
32.	RTC issued for the period from 1977-78 to 2012-13 in respect of Sy.No.33/1.	Certified
33.	1. Sale Deed dated 10.11.1995 executed by A.N. Subash Chandra Reddy conveying land measuring 2 Acre 33 Guntas in Sy.No.33/1, in favour of <b>LATHA</b> . 2. Mutation Register Extract bearing MR No.8/1998-99 issued by the Tahsildar, Bangalore South Taluk mutating the name of <b>LATHA</b> .	Original Certified
34.	1. Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act. 2. Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. 3. Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no cases has been registered under PTCL Act. 4. Official Memorandum dated 03.12.2008 issued by Special Deputy Commissioner, Bangalore District, Bangalore, for conversion of land measuring from agricultural to non-agricultural residential purposes.	Original Original Original Certified
35.	Mutation Register Extract bearing MR No. 5/2009-10 issued by the Tahsildar, Bangalore South Taluk after Phodi.	Certified
36.	1. Panchayati Raj E-Katha in Form No.9 and 11 dated issued by Hallanayakanahalli Village Panchayath in favour of <b>LATHA</b> . 2. Katha Certificate & Extract dated 25.09.2012 issued by Bruhat Bangalore Mahanagara Palike in favour of <b>LATHA</b> .	Original
37.	Sale Deed dated 10.08.2011 executed by Latha conveying land measuring 2 Acre 33 Guntas in Sy.No.33/1 in favour of <b>SHANCHA</b> .	Original
38.	Survey Sketch, Akarbandh, Hissa Survey Tippani Report	Certified



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39.	Sale Deed dated 16.11.1931 executed by Muniga & others conveying land measuring 3 Acre 12 Guntas in Sy.No.33 in favour of LINGAPPA.	Certified
40.	Partition Deed dated 23.02.1967 entered into between K.L. Ramaiah Reddy and 2 others.	Certified
41.	Endorsement dated 23.12.2011 issued by the Tahsildar for non-availability of Mutation Register Extract bearing MR No. 3/66-67.	Certified
42.	RTC issued for the period from 1977-78 to 2012-13 in respect of Sy.No.33/2.	Certified
43.	1. Sale Deed dated 28.11.2001 executed by K.L. Ramaiah Reddy conveying land measuring 2 Acre 17 Guntas in Sy.No.33/2 in favour of D. LAKKANNA. 2. Mutation Register Extract bearing MR No. 1/2001-02 issued by the Tahsildar, Bangalore South Taluk mutating the name of D. Lakkanna.	Original Certified
44.	1. Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act. 2. Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. 3. Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no cases has been registered under PTCL Act. 4. Official Memorandum dated 03.12.2008 issued by Special Deputy Commissioner, Bangalore District, Bangalore, for conversion of land measuring from agricultural to non-agricultural residential purposes.	Original Original Original Certified
45.	Mutation Register Extract bearing MR No.4/2009-10 issued by the Tahsildar, Bangalore South Taluk, mutating the name of Lakkanna.	Certified
46.	1. Special Notice dated 24.09.2012 issued by Bruhat Bangalore Mahanagara Palike, for assigning new Municipal number 26/2/27/2. 2. Katha Certificate & Extract dated 25.09.2012 issued by Bruhat Bangalore Mahanagara Palike in favour of D. LAKKANNA.	Original Original
47.	Survey Sketch, Akarbandh, Hissa Survey Tippani Report.	Certified

**PERTAINING TO LAND MEASURING 1 ACRE 18 GUNTAS IN Sy.No.33/3**



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48.	Sale Deed dated 16.11.1931 executed by Nybuga & Others conveying land measuring 3 Acre 12 Guntas in Sy.No.33 in favour of <b>LINGAPPA</b> .	Certified
49.	Partition Deed dated 23.02.1967 entered into between K.L. Ramaiah Reddy and others.	Certified
50.	Endorsement dated 23.12.2011 issued by the Tahsildar for non-availability of Mutation Register Extract bearing MR No. 3/66-67.	Certified
51.	RTC issued for the period from 1977-78 to 2012-13 in respect of land bearing Sy.No.33/2.	Certified
52.	1. Sale Deed dated 28.11.2001 executed by K.L. Ramaiah Reddy conveying land measuring 2 Acre 17 Guntas in Sy.No.33/2 in favour of <b>SHANTA</b> . 2. Mutation Register Extract bearing MR No. 2/2001-02 Issued by Tah, Bangalore South Taluk mutating the name of <b>SHANTA</b> .	Original Certified
53.	1. Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act. 2. Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. 3. Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no cases has been registered under PTCL Act. 4. Official Memorandum dated 03.12.2008 issued by Special Deputy Commissioner, Bangalore District, Bangalore, for conversion of land measuring from agricultural to non-agricultural residential purposes.	Original Original Original Certified
54.	Mutation Register Extract bearing MR No. 6/2009-10 issued by the Tahsildar, Bangalore South Taluk mutating the name of Shanta.	Certified
55.	Survey Sketch, Akarbandh, Hissa Survey Tippani Report	Certified
<b>COMMON DOCUMENTS</b>		
56.	Confirmation Deed dated 25.05.2012 executed by Geetha L. & others in favour of <b>M/s. SJR PRIME CORPORATION PVT. LTD.</b> represented by its Managing Director J. Vijay Reddy.	Original
57.	1. Joint Development Agreement dated 17.12.2012 entered into between D. Lakkanna & Shantha with <b>M/s. SJR PRIME CORPORATION PVT. LTD.</b> represented by its Managing Director J. Vijay Reddy. 2. General Power of Attorney dated 17.12.2012 executed by D. Lakkanna & Shantha in favour of <b>M/s. SJR PRIME CORPORATION PVT. LTD.</b> represented by its Managing	Original



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	Director J. Vijay Reddy.	
58.	Confirmation Deed dated 17.12.2012 executed by D. Prakash & Others in favour of <b>M/s. SJR PRIME CORPORATION PVT. LTD.</b> represented by its Managing Director J. Vijay Reddy.	Original
59.	Sharing Agreement dated 21.12.2012 entered into between D. Lakkanna, Shantha and <b>M/s. SJR PRIME CORPORATION PVT. LTD.</b> represented by its Managing Director J. Vijay Reddy.	Original
60.	No Objection Certificate dated 31.01.2013 issued by the Director General of Police.	Original
61.	Approved Plan dated 02.04.2013 vide LP No.NM/AS/AA.No.3/TS-1/E/01/2013-14 issued by the Bangalore Development Authority for construction of Multistoried residential apartment building.	Original
62.	Sale deed dated 22.10.2021 executed by D. Lakkanna & Shantha in favour of <b>H.R.Nagaraja</b> registered as Document No. SHV-1-03537/2021-22, Book I, CD No. SHVD968, dated 22.10.2021, in the office of the Sub Registrar, Bangalore.	Original
63.	Sale Agreement dated 16.12.2021 entered between <b>H.R.Nagaraja</b> and <b>Neha Sinha</b> .	Original
64.	Nil Encumbrance Certificate for the period <b>01.04.1968</b> to <b>07.12.2021</b> issued by Sub-Registrar, Bangalore.	Original

Place : Bangalore

Signature of the Advocate



15	Tracing of the chain of title in favour of Mortgagor/ owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with the type of right it creates.
	<p>On a Scrutiny of the documents it is disclosed that <b>ITEM NO.1</b> : All that piece and parcel of the converted property bearing Sy.No.33/1, measuring 2 Acres 33 Gunta and 5 Guntas Kharab, duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR175/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk <b>ITEM NO.2</b> : All that piece and parcel of the converted property bearing Sy.No.33/2, measuring 2 Acres 17 Gunta and 2 Guntas Kharab, duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR178/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk <b>ITEM NO.3</b> : All that piece and parcel of the converted property bearing Sy.No.33/2, measuring 1 Acres 18 Gunta and 1 Gunta Kharab, duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR174/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk <b>ITEM NO.4</b> : All that piece and parcel of the converted property bearing Sy.No.26/2, measuring 1Acre 18 Gunta and Sy.No.27/2 measuring 10 Gunta overall 1 Acre 28 Gunta and duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR176/2007-08 dated 03.12.2008, situated at Doddakannalli Village, Varthur Hobli, Bangalore South Taluk <b>ITEM NO.5</b> : All that piece and parcel of the converted property bearing Sy.No.27/2A, measuring 32 ½ Gunta, duly converted for residential purpose vide</p>



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order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR177/2007-08 dated 03.12.2008, situated at Doddakannalli Village, Varthur Hobli, Bangalore South Taluk **ITEM NO.6** : All that piece and parcel of the converted property bearing **Sy.No.27/2B, measuring 28½ Guntas and 4½ Guntas totally 33 Guntas** duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR177/2007-08 dated 03.12.2008, situated at Doddakannalli Village, Varthur Hobli, Bangalore South Taluk **ITEM NO.7** : All that piece and parcel of the converted property bearing **Sy.No.27/2A & Sy.No.27/2B measuring 1 Acre 23 Guntas & 4 ½ Guntas totally measuring 1 Acre 27 ½ Guntas** duly converted for residential purpose vide order by the Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(EVH)SR177/2007-08 dated 03.12.2008, situated at Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk (**Hereinafter referred as the Schedule 'A' Property**).

**Sy.No.27/2 & Sy.No.26/2 – 2 Acres 33 Guntas**

The land measuring 2 Acre 25½ Guntas in Sy.No.26/2 of Doddakannalli Village, Varthur Hobli, Bangalore South Taluk was originally owned and possessed by one **SIDDA REDDY**. Whereas the said Sidda Reddy died intestate leaving behind him his only son Muni Reddy. Consequent upon the death of the said Sidda Reddy, his son Muni Reddy has succeeded to the entire estate of his father late Sidda Reddy. Subsequently, the said Muni Reddy also died intestate leaving behind his wife **Chinnamma** and children (1) **K.M. Krishna Reddy**, (2) **Guruva Reddy** and (3) **Mari Nanjamma**, as the only legal heirs to succeed his entire estate.

Whereas the said (1) Chinnamma, (2) K.M. Krishna Reddy, (3) Guruva Reddy and (4) Mari Nanjamma have jointly conveyed land measuring 2 Acre 25½ Guntas in Sy.No.26/2 along with other property in favour of (1) **S.A. GOPAL REDDY**, (2) **S.A. BABU REDDY**, (3) **S. PILLAPPA REDDY**, (4) **S.A. NAVANEETH REDDY &** (5) **S.A. RAGHURAM REDDY**, through Sale Deed dated 05.02.1986, registered as Document No. 3629/1985-86, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk. The names of (1) **S.A. GOPAL REDDY**, (2) **S.A. BABU REDDY**, (3) **S. PILLAPPA REDDY**, (4) **S.A. NAVANEETH REDDY &** (5) **S.A. RAGHURAM REDDY** have also been mutated in the revenue records as per Mutation Register Extract bearing MR No. 17/1986-87 issued by Tahsildar, Bangalore South Taluk.

Whereas the said (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S. Pillappa Reddy, (4) S.A. Navaneeth Reddy & (5) S.A. Raghuram Reddy have jointly conveyed land measuring **34½ Guntas in Sy.No.26/2** of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of (1) **H. NARAYANA REDDY & (2) M. PRABHAKAR REDDY**, through Sale Deed dated 04.08.1995, registered as Document No. 3498/1995-96, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Whereas the said (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S. Pillappa Reddy, (4) S.A. Navaneeth Reddy & (5) S.A. Raghuram Reddy have also jointly conveyed land measuring **24½ Guntas in Sy.No.26/2** and land measuring **10 Guntas in Sy.No.27/2** of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of (1) **H. NARAYANA REDDY & (2) M. PRABHAKAR REDDY**, through Sale Deed dated 04.08.1995, registered as Document No. 3505/1995-96, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.



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Whereas the said (1) H. Narayana Reddy & (2) M. Prabhakar Reddy have jointly conveyed land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of D. LAKKANNA through Sale Deed dated 31.01.1996, registered as Document No. 10455/1995-96, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk. His name has also been mutated in the revenue records as per Mutation Register Extract bearing MR No. 50/1998-99 issued by Tahsildar, Bangalore South Taluk, in respect of land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk. The RTC issued for the period from 2001-02 to 2010-11 reflects the name of D. Lakkanna as the Kathedar of land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk.

The RTCs issued for the period from 1977 to 1981-82 A. Ramu & from 1982-83 to 1984-85 Sidda Reddy and others, from 1985-86 to 2001-02 S.A. Gopal Reddy & others and from 2002-03 to 2010-11 D. Lakkanna and others have been shown as occupants and in possession of the said property in Sy.No.26/2.

Whereas the said D. Lakkanna, has applied for conversion of land measuring 1 Acre 18.08 (18½) Guntas in Sy.No.26/2 and land measuring 10 Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk from agricultural to non-agricultural residential purpose and in pursuance to the said application and after receipt of the Conversion Fee, the Special Deputy Commissioner, Bangalore District, Bangalore, has accorded permission vide his Official Memorandum dated 03.12.2008 bearing No.ALN(EVH).SR.176/2007-08. Survey Sketch, Akarbandh, Hissa Survey Tippani, confirms the extent and measurement of the aforesaid lands. Subsequently, the aforesaid property comes within the administrative jurisdiction of Bruhat Bangalore Mahanagara Palike and the said authority has assessed the aforesaid property for Tax and issued Katha Certificate and Extract dated 25.09.2012 in favour of D. LAKKANNA.

**PERTAINING TO LAND MEASURING 3 ACRES 8 GUNTAS IN SY.NO.27/2A & 27/2B  
MEASURING 33 GUNTAS.**

The land measuring 6 Acre 14 Guntas in Sy.No.27 re-assigned with new Sy.No.27/2 of Doddakannalli Village, Varthur Hobli, Bangalore South Taluk was the joint family property of one SIDDA REDDY. Whereas the said Sidda Reddy and his son Muni Reddy have jointly conveyed a portion of land measuring 15 Guntas in Sy.No.27 in favour of A. RAMU s/o. Annaiappa, through Sale Deed dated 18.07.1965, registered as Document No. 1928/1965-66, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Similarly, the said Sidda Reddy and his son Muni Reddy have jointly conveyed another portion of land measuring 25 Guntas in Sy.No.27 in favour of Annaiappa and his son A. Ramu, through Sale Deed dated 26.05.1966, registered as Document No. 1093/1966-67, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk. Whereas soon after the death of the



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said Annaiappa, his son A. Ramu succeeded to the aforesaid property and as a result of both the sale deeds, THUS, the said A. Ramu became the absolute owner of land measuring 1 acre in Sy.No.27.

Whereas the said A. Ramu has conveyed the said land measuring 1 Acre in Sy.No.27/2 in favour of S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Pillappa Reddy, (4) S.A. Navaneeth Reddy and (5) S.A. Raghuram Reddy through Sale Deed dated 13.10.1986, registered as Document No. 5125/1986-87, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Whereas after conveying land measuring 1 Acre in Sy.No.27/2, the remaining land measuring 5 Acre 14 Guntas was in possession of the said Sidda Reddy. Whereas the said Sidda Reddy died intestate leaving behind his only son Muni Reddy, as the only legal heir to succeed to his entire estate. Consequent upon the death of the said Sidda Reddy, his only son Muni Reddy has become the absolute owner to the entire estate of his father Sidda Reddy. Later the said Muni Reddy also died leaving behind his wife Chinnamma and children namely (1) K.M. Krishna Reddy, (2) Guruva Reddy and (3) Mari Nanjamma. Thus, the legal heirs of Muni Reddy inherited the property measuring 5 Acre 14 Guntas in Sy.No.27/2 under the Hindu Succession Act.

Whereas the said (1) Chinnamma, (2) K.M. Krishna Reddy, (3) Guruva Reddy and (4) Mari Nanjamma have jointly conveyed land measuring 2 Acres 28½ Guntas in Sy.No.26 and 2 Acre 25½ Guntas in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of (1) S.A. GOPAL REDDY, (2) S.A. BABU REDDY, (3) S.A. PILLAPPA REDDY, (4) S.A. NAVANEETH REDDY & (5) S.A. RAGHURAM REDDY, through Sale Deed dated 04.12.1986, registered as Document No. 3629/1985-86, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk. Their names have also been mutated in the revenue records as per Mutation Register Extract bearing MR No.17/1986-87 issued by the Tahsildar, Bangalore South Taluk.

Whereas the said A. Ramu has conveyed land measuring 1 Acre in Sy.No.27/2 of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of (1) S.A. GOPAL REDDY, (2) S.A. BABU REDDY, (3) S.A. PILLAPPA REDDY, (4) S.A. NAVANEETH REDDY & (5) S.A. RAGHURAM REDDY, through Sale Deed dated 13.10.1986, registered as Document No.5125/1986-87, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Thus, the said (1) S.A. GOPAL REDDY, (2) S.A. BABU REDDY, (3) S.A. PILLAPPA REDDY, (4) S.A. NAVANEETH REDDY & (5) S.A. RAGHURAM REDDY, have become the absolute owners of land measuring 3 Acre 25½ Guntas in Sy.No.27/2.

Whereas the said (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, have jointly conveyed land measuring 33½ Guntas in Sy.No.27/2 of



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Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of **K.S. VIJAYA KUMAR REDDY & S. VENUGOPALA REDDY**, through Sale Deed dated 04.08.1995, registered as Document No. 3499/1995-96, of Book-I, Bangalore South Taluk.

Whereas the said (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, have jointly conveyed land measuring **34 Guntas in Sy.No.27/2** of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of **K.S. VIJAYA KUMAR REDDY & S. VENUGOPALA REDDY**, through Sale Deed dated 04.08.1995, registered as Document No. 3501/1995-96, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Whereas the said (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, have conveyed land measuring **34 Guntas in Sy.No.27/2** of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of (1) **RAMESH & (2) M. RAJAPPA**, through Sale Deed dated 04.08.1995, registered as Document No. 3502/1995-96, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Whereas the said (1) S.A. Gopal Reddy, (2) S.A. Babu Reddy, (3) S.A. Navneeth Kumar and (4) S.A. Raghuram Reddy, have conveyed land measuring **34 Guntas in Sy.No.27/2** of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk, in favour of (1) **RAMESH & (2) M. RAJAPPA**, through Sale Deed dated 04.08.1995, registered as Document No. 3504/1995-96, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Thus, the said K.S. Vijaya Kumar Reddy and S. Venugopala Reddy became absolute owners of land measuring 1 Acre 27 ½ Guntas and M. Rajappa and R. Ramesh became owners of land measuring 1 Acre 28 Guntas and M. Prabhakar Reddy and H. Narayana Reddy became owners of land measuring 10 Guntas in Sy.No.27/2.

Whereas the said K.S. Vijaya Kumar Reddy & S. Venugopala Reddy have jointly conveyed land measuring **1 Acre 27½ Guntas in Sy.No.27/2** of Chikkakanneli Village, Varthur Hobli, Bangalore South Taluk in favour of **D. PRAKASH**, through Sale Deed dated 31.01.1996, registered as Document No. 10451/1995-96, of Book-I, in the Office of the Sub-Registrar, Bangalore South Taluk.

Whereas the said M. Prabhakar Reddy and H. Narayana Reddy have jointly conveyed land measuring 10 Guntas in Sy.No.27/2 along with other survey numbers in favour of **D. LAKKANNA** through Sale Deed dated 31.01.1996, registered as Document No. 10455/95-96, in the Office of the Sub-Registrar, Bangalore South Taluk.

Thus, the said **D. LAKKANNA** has become the absolute owner of land measuring **1 Acre 37½ Guntas in Sy.No.27/2**.

Whereas the said (1) Ramesh & (2) M. Rajappa have conveyed land measuring **1 Acre 28**



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**Guntas in Sy.No.27/2 in favour of SHANCHA through Sale Deed dated 31.01.1996, registered as Document No. 10453/1995-96, in the Office of the Sub-Registrar, Bangalore South Taluk.**

Whereas the said **D. Lakkanna and Shantha** have noticed wrong mutation entries in the RTC with regard to properties purchased by them in the entire Sy.No.27/2 totally measuring 6 Acre 14 Gunas. Therefore in an RRT No.1096/95-96 proceedings, parties have sought for rectification and assignment proper number. Upon hearing and conducting enquiry the Special Tahsildar passed an Order dated 30.05.2006 and assigned new numbers in the following manner:

SL. NO.	Name of the Owner	Extent	Old Sy.No.	New Sy.No.
1.	D. Prakash	1 Acre 23 Gunas	27/2	27/2(a)
2.	D. Lakkanna	10 Gunas	27/2	27/2(a)
3.	Shantha	32 ½ Gunas	27/2	27/2(a)
4.	Shantha	36 ½ Gunas	27/2	27/2(b)
5.	D. Prakash	4 ½ Gunas	27/2	27/2(b)

Pursuant to the Order passed by the Special Tahsildar, Katha has been transferred and mutated in the name of Shantha vide Mutation Register Extract bearing M.R.No.30/2006-07 issued by the Tahsildar, Bangalore South and RTC issued for the period from 2002-03 to 2012 also reflects the name of Shantha as the Kathedar/Occupant/Cultivator of land measuring 1 Acre 28 Gunas comprised in Sy.Nos.27/2(a) & 27/2(b).

Whereas the said D. Prakash and Shantha, with an intent to develop the said land measuring 3 Acre 8½ Gunas comprised in Sy.Nos.27/2(a) & 27/2(b) have obtained the following Endorsements : The Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act. The Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. The Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no case has been registered under PTCL Act. Pursuant to the aforesaid Endorsements, the said D. Prakash and Shantha have applied for conversion of the said land measuring 3 Acre 8½ Gunas comprised in Sy.Nos.27/2(a) & 27/2(b) from agricultural to non-agricultural residential purposes and in pursuance to the said application and on receipt of Conversion Fee, the Special Deputy Commissioner, Bangalore District, Bangalore, has accorded permission vide his Official Memorandum dated 03.12.2008 bearing No. ALN(EVH).SR.177/2007-08 and accordingly, the names of D. Prakash and Shantha have been mutated in the revenue records as per Mutation Register Extract bearing MR No. 17/2009-10 issued by the Tahsildar, Bangalore South Taluk after Phodi.

Whereas the said D. Prakash has gifted the land measuring 1 Acre 27½ Gunas in New



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Sy.No.27/2a and Sy.No.27/2b, out of natural love and affection without consideration, in favour of his brother **D. LAKKANNA** through Gift Deed dated 02.12.2010, registered as Document No. 5569/2010-11, in the Office of the Sub-Registrar, Varthur, Bangalore, and said gift has been attested by witnesses, stamped and accepted by the Donee and Gift Deed transfers the property to Donee.

In pursuance to the execution of aforesaid deed **SHANTHA & D. LAKKANNA** have got transferred their names on the revenue records of Hallanayakanahalli Village Panchayath and said authority has assessed the aforesaid Property for tax and issued Panchayati Raj E-Katha in Form No.9 and 11A. Subsequently, the said property comes with the administrative jurisdiction of Bruhat Bangalore Mahanagara Palike and said authority has assessed the aforesaid property for Tax and issued Katha Certificate and Extract dated 25.09.2012 in favour of **SHANTHA & D. LAKKANNA**. The Property Tax has been paid upto the year 2012-13 as per House List for the year 2012-13 issued by BBMP.

The Survey Sketch, Akarbandh, Hissa Survey Tippani Report confirms the extent and measurement of the aforesaid lands.

**PERTAINING TO LAND MEASURING 2 ACRES 33 GUNTAS IN Sy.No.33/1**

The land measuring 2 Acre 28 Guntas in Sy.No.33/1 was originally owned and possessed by one **K.L. SHAMAIAH REDDY** son of late Linga Reddy, he having acquired the same from its predecessor in title Poojiga, through Sale Deed dated 30.06.1946, registered as Document No. 765/46-47, in the Office of the Sub-Registrar, Bangalore Taluk. Whereas the said K.L. Shamaiah Reddy son of late Linga Reddy has inturn conveyed the said land in favour of **NARAYANA @ NARAYANAPPA** s/o. Pujiga, through Sale Deed dated 16.05.1948, registered as Document No.7123/1948-49, in the Office of the Sub-Registrar, Bangalore Taluk.

Whereas the said Muniakkaiamma w/o. Narayanappa @ Narayana has conveyed land measuring 1 Acre 28 Guntas in Sy.No.33/1 in favour of **A. NARAYANA REDDY** s/o. Abbaiah Reddy through Sale Deed dated 11.08.1964, registered as Document No. 2682/1964-65, in the Office of the Sub-Registrar, Bangalore South Taluk.

Whereas the said Narayanappa @ Narayana s/o. Pujiga along with his wife Muniakkaiamma have jointly conveyed land measuring 1 Acre along with 10 Guntas of Kharab in favour of **A.N. SUBHASH CHANDRA** son of A.V. Narasimha Reddy through Sale Deed dated 30.01.1967, registered as Document No. 5579/1966-67, in the Office of the Sub-Registrar, Bangalore South Taluk.

Whereas the said A. Narayana Reddy s/o. Abbaiah Reddy has also conveyed land measuring 1 Acre 28 Guntas in Sy.No.33/1 in favour of **A.N. SUBHASH CHANDRA** son of A.V. Narasimha



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Reddy through Sale Deed dated 30.01.1967, registered as Document No. 5578/1966-67, in the Office of the Sub-Registrar, Bangalore South Taluk. His name has also been mutated in the revenue records as per Mutation Register Extract bearing M.R.No.9 & 10/1994-95 in respect of land measuring 2 Acre 28 Guntas and 10 Guntas of Kharab in Sy.No.33/1 issued by the Tahsildar, Bangalore South Taluk. The RTC issued for the period from 1977-78 to 2012-13 also reflects the name of **A.N. SUBHASH CHANDRA** son of A.V. Narasimha Reddy as the Kathedar/Occupant/Cultivator of land measuring 2 Acre 28 Guntas and 10 Guntas of Kharab in Sy.No.33/1.

Whereas the said A.N. Subash Chandra son of A.V. Narasimha Reddy has conveyed land measuring **2 Acre 33 Guntas** in Sy.No.33/1, in favour of **LATHA** w/o. D. Prakash, through Sale Deed dated 10.11.1995, registered as Document No. 6980/1995-96, in the Office of the Sub-Registrar, Bangalore South Taluk. Her name has also been mutated in the revenue records as per Mutation Register Extract bearing MR No.8/1998-99 issued by the Tahsildar, Bangalore South Taluk.

Whereas the said Latha w/o. D. Prakash, with an intent to develop the said land has obtained the following Endorsements: The Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act. The Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. The Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no cases has been registered under PTCL Act. Pursuant to the aforesaid Endorsements, the said Latha w/o. D. Prakash, has applied for conversion of land measuring **2 Acre 33 Guntas** in Sy.No.33/1 from agricultural to non-agricultural residential purposes. In pursuance to the said application and on receipt of Conversion Fee, the Special Deputy Commissioner, Bangalore District, Bangalore, has accorded permission vide his Official Memorandum dated 03.12.2008 bearing No.ALN(EVH)SR 175/2007-08 and the said conversion has been mutated in the revenue records as per Mutation Register Extract bearing MR No. 5/2009-10 issued by the Tahsildar, Bangalore South Taluk after Phodi.

In pursuance to the conversion the said **LATHA** has got transferred her name on the revenue records of Hallanayakanahalli Village Panchayath and said authority has assessed the aforesaid Property for tax and issued Panchayati Raj E-Katha in Form No.9 and 11. Subsequently, the said property comes within the administrative jurisdiction of Bruhat Bangalore Mahanagara Palike and said authority has assessed the aforesaid Property for Tax and issued Katha Certificate & Extract dated 25.09.2012 in favour of **LATHA**.

Whereas the said Latha w/o. D. Prakash has inturn conveyed the converted land measuring 2 Acre 33 Guntas in Sy.No.33/1 in favour of **SHANCHA** through Sale Deed dated 10.08.2011,



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registered as Document No. 4046/2011-12, in the Office of the Sub-Registrar, Varthur Bangalore. The Survey Sketch, Akarbandh, Hissa Survey Tippani Report confirms the extent and measurement of the aforesaid land.

**PERTAINING TO LAND MEASURING 2 ACRE 17 GUNTAS IN Sy.No.33/2**

The land measuring 3 Acre 35 Guntas in Sy.No.33 was originally owned and possessed by one **MUNIGA**. Whereas the said Muniga along with his family members has conveyed the said land in favour of **LINGAPPA** through Sale Deed dated 16.11.1931, registered as Document No. 1182/1931-32, in the Office of the Sub-Registrar, Bangalore Taluk. Subsequently, the said Lingappa died intestate leaving behind his children namely K.L. Shama Reddy and K.L. Ramaiah Reddy, as the only legal heirs to succeed to his entire estate including the land measuring 3 Acre 35 Guntas in Sy.No.33. Whereas after the death of the said Lingappa, his sons namely K.L. Shama Reddy and K.L. Ramaiah Reddy have effected Partition of all the family properties including the said land measuring 3 Acre 35 Guntas in Sy.No.33, through Partition Deed dated 23.02.1967, registered as Document No. 5962/67-68, in the Office of the Sub-Registrar, Bangalore Taluk. In the said Partition, land measuring 3 Acre 35 Guntas in Sy.No.33 has fallen to the share of K.L. Ramaiah Reddy. His name has also been mutated in the revenue records as per Mutation Register Extract bearing MR No. 3/1966-67 issued by Tahsildar, Bangalore South Taluk. The RTC issued for the period from 1977-78 to 2000-01 also reflects the name of K.L. Ramaiah as the Kathedar/Occupant/Cultivator of the land measuring 3 Acre 35 Guntas in Sy.No.33. Subsequently, the said land bearing Sy.No.33 has been phodded as 33/2 measuring to an extent of 2 Acre 17 Guntas and 33/3 to the extent measuring 1 Acre 18 Guntas.

Whereas the said K.L. Ramaiah Reddy has conveyed land measuring 2 Acre 17 Guntas in Sy.No.33/2 in favour of **D. LAKKANNA** through Sale Deed dated 28.11.2001, registered as Document No.8834/2001-02, in the Office of the Sub-Registrar, Bangalore South Taluk. His name has also been mutated in the revenue records as per Mutation Register Extract bearing MR No. 1/2001-02 issued by the Tahsildar, Bangalore South Taluk. The RTC issued for the period from 2001-02 to 2012-13 also reflects the name of D. Lakkanna as the Kathedar/Occupant/Cultivator of the said land measuring 2 Acre 17 Guntas in Sy.No.33/2.

Whereas the said D. Lakkanna, with an intent to develop the said land measuring 2 Acre 17 Guntas in Sy.No.33/2, has obtained the following Endorsements : The Endorsement dated 23.12.2011 issued by the Tahsildar for non-availability of Mutation Register Extract bearing MR No. 3/66-67. The Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act.

The Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. The Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no cases has been registered under



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PTCL Act. Pursuant to the aforesaid Endorsements, the said D. Lakkanna has applied for conversion of the said land measuring 2 Acre 17 Guntas in Sy.No.33/2 from agricultural to non-agricultural residential purposes. In pursuance to the said application and on receipt of Conversion Fee, the Special Deputy Commissioner, Bangalore District, Bangalore, has accorded permission vide his Official Memorandum dated 03.12.2008 bearing No.ALN(EVH)SR 175/2007-08 and the said Conversion has also been mutated in the revenue records as per Mutation Register Extract bearing MR No.4/2009-10 issued by the Tahsildar, Bangalore South Taluk.

In pursuance to the conversion the said D. LAKKANNA has got transferred his name on the revenue records of Hallanayakanahalli Village Panchayath and said authority has assessed the aforesaid Property for tax and issued Panchayati Raj E-Katha in Form No.9 and 11. Subsequently, the said property comes within the administrative jurisdiction of Bruhat Bangalore Mahanagara Palike and said authority has assessed the aforesaid property for Tax and issued Katha Certificate and Extract dated 25.09.2012 in favour of D. LAKKANNA.

The Survey Sketch, Akarbandh, Hissa Survey Tippani Report confirms the extent and measurement of the said land.

**PERTAINING TO LAND MEASURING 1 ACRE 18 GUNTAS IN Sy.No.33/3**

The land measuring 3 Acre 35 Guntas in Sy.No.33 was originally owned and possessed by Muniga and others. Whereas the said Muniga and others have conveyed the said land measuring 3 Acre 35 Guntas in Sy.No.33 in favour of LINGAPPA through Sale Deed dated 16.11.1931 registered as Document No. 1182/1931-32, in the Office of the Sub-Registrar, Bangalore Taluk.

Subsequently, the said Lingappa died intestate leaving behind his children namely K.L. Shama Reddy and K.L. Ramaiah Reddy, as the only legal heirs to succeed to his entire estate including the land measuring 3 Acre 35 Guntas in Sy.No.33. Whereas after the death of the said Lingappa, his sons namely K.L. Shama Reddy and K.L. Ramaiah Reddy have effected Partition of all the family properties including the said land measuring 3 Acre 35 Guntas in Sy.No.33, through Partition Deed dated 23.02.1967, registered as Document No. 5962/67-68, in the Office of the Sub-Registrar, Bangalore Taluk. In the said Partition, land measuring 3 Acre 35 Guntas in Sy.No.33 has fallen to the share of K.L. Ramaiah Reddy. His name has also been mutated in the revenue records as per Mutation Register Extract bearing MR No. 3/1966-67 issued by Tahsildar, Bangalore South Taluk. The RTC issued for the period from 1977-78 to 2000-01 also reflects the name of K.L. Ramaiah as the Kathedar/Occupant/Cultivator of the land measuring 3 Acre 35 Guntas in Sy.No.33. Subsequently, the said land bearing Sy.No.33 has been phoded as 33/2 measuring to an extent of 2 Acre 17 Guntas and 33/3 to the extent measuring 1 Acre 18 Guntas.

Whereas the said K.L. Ramaiah Reddy has conveyed land measuring 1 Acre 18 Guntas in



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Sy.No.33/3 in favour of **SHANTA** through Sale Deed dated 28.11.2001, registered as Document No. 8835/2001-02, in the Office of the Sub-Registrar, Bangalore South Taluk. Her name has also been mutated in the revenue records as per Mutation Register Extract bearing MR No. 2/2001-02 Issued by Tahsildar, Bangalore South Taluk. The RTC issued for the period from 2001-02 to 2012-13 also reflects the name of Shanta as the Kathedar/Occupant/Cultivator of land measuring 1 Acre 18 Guntas in Sy.No.33/3.

Whereas the said Shanta, with an intent to develop the said land measuring 1 Acre 18 Guntas in Sy.No.33/3 has obtained the following Endorsements: The Endorsement dated 23.12.2011 issued by the Tahsildar for non-availability of Mutation Register Extract bearing MR No. 3/66-67. The Endorsement dated 02.07.2007 issued by the Special Tahsildar stating that no application for Tenancy Claim has been filed in Form-7 u/s 48(1) of KLR Act. The Endorsement dated 05.07.2007 / 17.12.2011 issued by the Asst. Commissioner confirming that no cases registered u/s 79(A) & (B) of KLR Act, 1961 for violation. The Endorsement dated 17.12.2011 issued by the Asst. Commissioner stating that no cases has been registered under PTCL Act. Pursuant to the aforesaid Endorsements, the said Shanta has applied for conversion of land measuring 1 Acre 18 Guntas in Sy.No.33/3 from agricultural to non-agricultural residential purposes. In pursuance to the said application and on receipt of Conversion Fee, the Special Deputy Commissioner, Bangalore District, Bangalore, has accorded permission vide his Official Memorandum dated 03.12.2008 bearing No.ALN(EVH)SR 175/2007-08 and the said Conversion has also been mutated in the revenue records as per Mutation Register Extract bearing MR No. 6/2009-10 issued by the Tahsildar, Bangalore South Taluk. The Survey Sketch, Akarbandh, Hissa Survey Tippani Report confirms the extent and measurement of the aforesaid land.

**COMMON DOCUMENTS**

In view of the foregoing Shantha and D. Lakkanna became the owners of land as per details furnished here below:

Sl.No.	Name	Sy.No.	Extent
1.	D. Lakkanna	26/2	1 Acre 18 Guntas
2.	Shantha	27/2 (a)	32 ½ Guntas
3.	D. Lakkanna	27/2 (a)	10 Guntas
4.	Shantha	27/2 (b)	36 ½ Guntas
5.	D. Lakkanna	27/2 (b)	4 ½ Guntas
6.	Shantha	33/1	2 Acre 33 Guntas
7.	Shantha	33/3	1 Acre 18 Guntas
8.	D. Lakkanna	33/2	2 Acre 17 Guntas

Subsequently, the said Shantha along with D. Lakkanna have decided to develop the aforesaid property into residential Apartment.



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Whereas the said D. Lakkanna and Shantha have formulated the scheme for the development of schedule 'A' property into multi-storied residential apartment building and entered into a Joint Development Agreement dated 17.12.2012 with **M/s. SJR PRIME CORPORATION PVT. LTD.** represented by its Managing Director J. Vijay Reddy, registered as Document No.107092/2012-13, in the Office of the Sub-Registrar, Banasawadi, Bangalore. The said document further discloses that the owners shall convey 63% undivided share in the Schedule 'A' Property in favour of the Developer and the Developer in turn has agreed to construct and deliver 63% of super built up area in favour of the owner.

Whereas in furtherance of execution of Joint Development Agreement the said D. Lakkanna & Shantha have also executed a General Power Attorney dated 17.12.2012 in favour of **M/s. SJR PRIME CORPORATION PVT. LTD.** represented by its Managing Director J. Vijay Reddy, thereby authorizing them to perform certain acts on their behalf including the power of transfer & convey the Developer share in the Schedule 'A' Property and the said General Power Attorney registered as Document No. 385/2012-13, in the Office of the Sub-Registrar, Banasawadi, Bangalore.

Whereas in order to avoid possible claim / dispute from the family members of the land owners, land owners have got the Confirmation Deed dated 25.05.2012 executed by (1) Geetha L., (2) Dr. Dhanalakshmi L., (3) Nirmala L., (4) Usha L., (5) Arathi L., (6) Pushpa L., (7) Hemalatha L. and (8) Yashica L. all are children of D. Lakkanna, confirming that they have no objection for the development of the Schedule 'A' Property by **M/s. SJR PRIME CORPORATION PVT. LTD.** represented by its Managing Director J. Vijay Reddy, registered as Document No. 549/12-13, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.

Similarly, the said D. Lakkanna's brother – (1) D. Prakash along with his family members namely (2) Latha w/o. D. Prakash, (3) Bhavya, (4) Chaitra and (5) Srinivas 3 to 5 are children of D. Prakash, 4 & 5 since minors represented by their father D. Prakash have also confirmed the transaction of sale and declared D. Lakkanna as the absolute owner through Confirmation Deed dated 17.12.2012, registered as Document No. 10656/2012-13, in the Office of the Sub-Registrar, Banasawadi, Bangalore.

Subsequently, the said D. Lakkanna and Shantha have also entered into a Sharing Agreement dated 21.12.2012 with **M/s. SJR PRIME CORPORATION PVT. LTD.** represented by its Managing Director J. Vijay Reddy and identified their respective shares.

Whereas the said **M/s. SJR PRIME CORPORATION PVT. LTD.** represented by its Managing Director J. Vijay Reddy, as a part of development, with an intent construct a multi-storied residential Apartment Building over the Schedule 'A' Property, have approached Bangalore Development Authority and obtained Approved Plan dated 02.04.2013 vide LP No.NM/AS/AA.No.3/TS-1/E/01/2013-14 for construction of Multistoried residential apartment building as per approved / or modified Plan and the entire development is identified as Wings /



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Towers A-BUCKINGHAM, B-CHRYSLER, C-EIFFEL, D-EMPOIRE STATE, E-KREMLIN, F-LOUVRE, G-OPERA HOUSE, H-PETRONAS, J-SEARS, K-TAIPEL, L-THE BURJ, AND M-WESTMINSTER and each of the Wings / Towers comprising of Two Basement Floors, Ground and Eighteen Upper Floors and a Club House. The entire development in the Schedule 'A' Property and the Developments in the adjoining properties will be collectively known as "PALAZZA CITY by SJR PRIME CORP", and also obtained No Objection Certificate dated 31.01.2013 issued by the Director General of Police for the construction of High Rise Buildings. Whereas the "PALAZZA CITY by SJR PRIME CORP" is a phased development and is developed in three Developments and multiple phases.

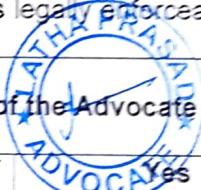
Whereas D. Lakkanna & Shantha, have conveyed the Schedule 'B' & 'C' Property in favour of H.R.Nagaraja, through Sale deed dated 22.10.2021 registered as Document No. SHV-1-03537/2021-22, Book I, CD No. SHVD968, dated 22.10.2021, in the office of the Sub Registrar, Bangalore.

The Encumbrance Certificate for the period 01.04.1968 to 07.12.2021 discloses that the Schedule Property is free from Encumbrances.

Whereas Sale Agreement dated 16.12.2021 entered between H.R.Nagaraja and Neha Sinha agreeing to convey Schedule 'B' & 'C' Property. That Neha Sinha has legal enforceable right to purchase the Schedule 'B' & 'C' Property.

Place : Bangalore

Signature of the Advocate



WHETHER ORIGINAL DOCUMENTS HAVE BEEN THOROUGHLY VERIFIED (Y/N)	
WHETHER APPROVED LAYOUT PLAN IS ISSUED BY COMPETANT AUTHORITY(Y/N)	Yes
NECESSARY STAMP DUTY IS PAID IN THE EXECUTION OF SALE AGREEMENT (Y/N)	Yes
WHETHER THE ORIGINAL SALE AGREEMENT IS THOROUGHLY VERIFIED (Y/N) Please mention the details of Sale agreement viz,	Yes, Sale Agreement dated 16.12.2021 entered between H.R.Nagaraja and Neha Sinha & valid
1. Date of execution 2. entered into between 3. sale consideration 4. Valid upto	
WHETHER APPROVED SANCTION BUILDING PLAN IS ISSUED BY COMPETANT AUTHORITY(Y/N)	Yes
KHATA VERIFIED (Y/N)	Yes
WHETHER KHATA IS A KHATA/ B KHATA/ PANCHYATH OR E KHATA, please mention in detail	Khatha Certificate & Khatha Extract
If E KHATA , whether the same is acceptable as per our Bank guidelines(equivalent to A KHATA)	A Khatha



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WHETHER KHATA STANDS IN THE NAME OF PRESENT OWNER Also please mention full name (Y/N)	<b>Yet to acquire</b>
WHETHER PROPERTY IS ALREADY MORTGAGED TO OTHER BANK/FI (Y/N)MENTION BANK NAME-	<b>No</b>
WHETHER SALE AGREEMENT IS SIGNED BY THE COMPETANT AUTHORITY (BUILDER/CONFIRMING PARTY/OWNER - WITH AUTHORISED SIGNATORIES involved)	H.R.Nagaraja
AS PER THE SALE AGREEMENT-DISBURSEMENT / PAYMENT TO BE MADE TO- please specify whether to builder/owner/vendor IN DETAIL	H.R.Nagaraja
TRIPARTITE AGREEMENT- PLEASE MENTION WHO IS COMPETENT TO EXECUTE TPA- WHETHER BUILDER/CONFIRMING PARTY/OWNER - IN DETAIL WITH AUTHORISED SIGNATORIES involved	<b>No</b>
ADVERSE REMARKS IF ANY/CONDITIONAL REPORT IF ANY-please mention in detail	Nil

**Place : Bangalore**

**Signature of the Advocate**

16	Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify.	No
17	The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable.	Yes
18	Whether the Bank will be able to enforce <b>SARFESI Act 2002</b> , if required against the property offered as security <b>Property is SARFESI Compliant (Y/N)</b>	Yes

I certify that Shri/Smt/M/s **H.R.Nagaraja** has/have an absolute, clear and Marketable title over the Schedule Property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable. Whereas after the due execution of Sale Deed in favour of **Neha Sinha** will acquire title and deposit all the Original title deeds to the bank by creating Memorandum of Deposit of Title deeds.

**Place : Bangalore**

**Signature of the Advocate**

18	List of documents to be deposited for creation of Mortgagee by the Mortgagor including any addition document required in addition to the document available.	As mentioned below
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Sale deed dated 22.10.2021 executed by D. Lakkanna & Shantha in favour of **H.R.Nagaraja** registered as Document No. SHV-1-03537/2021-22, Book I, CD No. SHVD968, dated 22.10.2021, in the office of the Sub Registrar, Bangalore.



SAI LAW ASSOCIATES  
ADVOCATES & LEGAL CONSULTANTS

LATHA PRASAD  
ADVOCATE

OFF: No. 2/1, GROUND FLOOR,  
Model House 2<sup>nd</sup> Street,  
Near Nagasandra Circle,  
Opp to South Avenue Complex,  
Basavanagudi, Bangalore-04.  
Mobile: 9980011669

Email-Id  
[lathakoundinya@gmail.com](mailto:lathakoundinya@gmail.com)  
ROLL No. KAR/1229/1998

BOB/TIR/2021

Sale Agreement dated 16.12.2021 entered between H.R.Nagaraja and Neha Sinha.

Sale Deed to be executed in favour of Applicant/s

Encumbrance Certificate till date

19	Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of flat(s)/ property (s) in Cooperative Society, whether allotment letter, possession letter, share certificate, affidavit, power of attorney is required.	No
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I have verified latest Sale Deed Original and Certified Copy and found that both are matching word to word.

Place : Bangalore

Signature of the Advocate

