

Date:07.03.2022

TITLE REPORT

This Title Report has been prepared by me on the request of M/s. Allegro Mahabaleshwara Ventures LLP, represented by its Partners Mr. Dharmendra Bansilal Mehta and Mr.Sanjit Naik. This Report has been prepared solely on the basis of the documents that have been provided to us (the list of documents is enumerated below).

Description of the Property

All that piece and parcel of vacant Property bearing Bruhat Bangalore Mahanagara Palike Khatha No.276/51/3, measuring 18,691 Square feet, formed out of converted land bearing Survey Number 51/3 (earlier Survey Number 51/2) situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North (converted from agricultural purpose to non agricultural residential purpose vide the Order dated 07/08/2010 in Official Memorandum bearing No.ALN (NAY) SR 2/2010-11, issued by the Special Deputy Commissioner, Bangalore District, Bangalore),and bounded on the

East by : Presently President Leon Apartments (earlier Land belonging to Sri. T. Ashok & Sri. T.Anand)

West by : Remaining Portion of land in the North Western corner in same Property, left for road and Duo Marvel Road;

North by : Remaining portion of land in the North Western corner in same Property, left for Road and land in Sy.No.51/1;

South by : Land in Sy.No.51/4;

Hereinafter referred to as Subject Property



DOCUMENTS PROVIDED

The following documents (photocopies) have been provided to us and the same have been perused while preparing this Title Report.

1. Village Map of Anathapura Village, Yelahanka Hobli, Bangalore District.
2. Inams order dated 9.10.1963 passed in Case No.17/1958-59 by the Court of the Special Deputy Commissioner for Abolition of Inams, Bangalore registering Sri.Muniyappa son of Sri.Nallappa Reddy as successor-in-interest under Section 9 of the Mysore (personal and Miscellaneous) Inams Abolition Act in respect of several survey numbers including Land in Survey Number-51 measuring 7 Acres 24 Guntas situated at K.G.Ananthapura Village.
3. Inams Endorsement in the name of Sri. Muniyappa son of Sri.Nallappa in respect of several survey numbers including Land in Survey Number-51 measuring 7 Acres 24 Guntas situated at K.G.Ananthapura Village.
4. Partition Deed dated 27.09.1967, registered as Document No.1873/1967-68, Volume 2633, pages 141-150, Book I, before the office of the Sub-Registrar, Bangalore North Taluk, Bangalore entered into between Sri.Nallappa, Sri.Chennappa and Sri.Thimmappa, sons of Sri.Muniyappa Reddy for division of several properties including Land in Survey Number-51 measuring 7 Acres 24 Guntas situated at K.G.Ananthapura Village. Sri.M.Thimmappa, son of Sri.Muniyappa Reddy was allotted portion of the land bearing Survey Number 51- measuring 3 Acres 32 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
5. Hissa Survey Tippyany dated 07.01.1969 showing the bifurcation of Land in Survey Number-51 measuring 7 Acres 24 Guntas of Ananthapura Village, Yelahanka Hobli, Bangalore into two sub-divisions ie., 51/1 and 1/2
 - Land in Survey Number-51/1 in the name of Sri.Nallappa son of Sri. Muniyappa;
 - Land in Survey Number-51/2 in the name of Sri.M.Thimmaiah son of Sri. Muniyappa;
6. Sale deed dated 24/05/1978, registered as Document No.731/1978-79, Volume 3080, at pages 13-15, Book I, before the office of the Sub-Registrar, Bangalore North Taluk, Bangalore executed by Sri.M.Thimmappa, son of Sri.Muniyappa for self and on behalf of his minor sons Master.Ashok and Master.Anand in favour of Sri.M.Nallappa Reddy, son of



Sri.Muniyappa in respect of land bearing Survey Number 51- measuring 3 Acres 32 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.

7. Judgement and Decree dated 09.10.2002 passed in O.S.No.4663/1987 in the Court of XV Additional City Civil Judge at Bangalore.
8. Judgment dated 24.03.2006 passed in RFA No.1277/2002 by the Hon'ble High Court of Karnataka filed by Sri.Nallappa Reddy against Mr. T. Ashok and others.
9. Compromise Petition dated 31.07.2007, filed in S.L.P (C) No.12624/2006 before the Supreme Court of India entered into between Sri. Nallappa Reddy and Sri. T. Ashok and others.
10. Order dated 20.08.2007 passed in Civil Appeal No.3823/2007 by the Hon'ble Supreme Court of India. The Appeal came to be disposed.
11. F.D.P No.98/2002 (O.S.No.4663/1987) before the Court of the Civil Judge at Bangalore filed by Sri.T.Ashok and Sri.T.Ananda Kumar against Sri.M.Thimappa and others, registered on 16.08.2008, document No.YAN-1-01295/2008-09 of Book I, stored in C.D.No.YAND308, in the office of the Senior Sub-registrar Yelahanka confirming the allotment of shares of Sri. M. Nallappa Reddy and others.
12. Partition deed dated 22/01/2009, registered as Document No.YAN-1-02691-2008-09, stored in CD No.YAND 314, Book I, registered before the office of the Sub-Registrar, Yelahanka, Bangalore entered into between Sri.M.Nallappa Reddy and his son Sri.A.N.Gopal Reddy for division of Land on Survey Number-51/2 situated at Ananthapura @ Geddalhalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
13. Mutation Register Extract No. 25/2008-09 in the name of Sri.A.N.Gopal Reddy son of Sri.Nallappa Reddy in the name of Sri. Nallappa Reddy in respect of Land in Survey Number-51/2 measuring 1 Acre 17 Guntas and Sri.Gopal Reddy in respect of Land in Survey Number-51/2 measuring 19 Guntas, both situated at Ananthapura @ Geddalhalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
14. Rectification Deed dated 28.07.2012, registered as Document No.YAN-1-02973/2012-13 of Book I, stored in C.D.No.YAND418, in the office of the Senior Sub-Registrar Yelahanka



entered into between Sri.M.Nallappa Reddy and his Mr. A.N.Gopal Reddy for deleting 30 feet road on the Eastern end of the Land from south to north in Survey Number-51/2 measuring 1 Acre 36 Guntas, situated at Ananthapura Village.

15. Deed of Rectification to the Partition Deed dated 07.12.2020, registered as Document No.1634/2020-2021, of Book I, stored in C.D.No.629 before the office of the Senior Sub-Registrar Malleshwaram (Gandhinagar) entered into between Sri. Munirajaiah. N, Sri. A.N.Krishna Reddy and Sri. A. N.Muni Reddy sons of Late Sri.N.Nallappa Reddy and Smt. K B Shivamma, wife of late Sri. A.N.Gopal Reddy, Mrs. A.N.Manjula, daughter of Late Sri.A.N.Gopal Reddy and Sri. A.G.Madhu Kumar Reddy, son of Late Sri. A.N.Gopal Reddy.
16. Gift Deed dated 08/05/2009, registered as Document No.YAN-1-00227/2009-10, stored in C D No.YAND 316, Book I, registered before the office of the Sub-Registrar, Yelahanka, Bangalore, executed by Sri. M. Nallappa Reddy in favour of his sons Sri.N.Munirajaiah, Sri.A.N.Krishna Reddy and Sri.A.N.Muni Reddy in respect of Property bearing New No.51/2 (Old Survey Number 51), measuring 1 Acre 17 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
17. Mutation Register Extract bearing No.38/2008-09 in the name of Sri.Munirajaiah. N, Sri. A.N.Krishna Reddy and Sri. A.N.Muni Reddy sons of Sri. M. Nallappa Reddy in respect of land in Survey Number-51/2 measuring 19 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk.
18. Deed of Rectification to the Gift Deed dated 07.12.2020, registered as Document No.1637/2020-21 of Book I, stored in C.D.No.629, in the office of the Sub-Registrar Malleshwaram (Gandhinagar) executed by Smt. K.B. Shivamma, wife of late Sri. A.N.Gopal Reddy and others in faovur of Sri.Munirajaiah and others.
19. Hissa Survey Tippiany dated 11.04.2009 showing the bifurcation of Survey Number-51/2 measuring 3 Acres 32 Guntas situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, into four sub-divisions ie., 51/2, 51/3, 51/4 and 51/5.
20. RR Balabagada Nakalu in respect of Land in 51/2, 51/3, 51/4 and 51/5 situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.





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21. RTC for the period from 1965-66 to 1972-73, 1986-87 to 1994-95 in respect of Survey Number 51 measuring 7 Acres 24 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
22. RTC for the period from 1996-97 to 1999-2000, 2001-02 to 2007-08 in respect of Survey Number 51/2 measuring 3 Acres 32 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
23. RTC for the period from 2009-10 and 2013-14 in respect of Survey Number 51/2 measuring 2 Acres 15 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
24. RTC for the period from 2009-10 and 2013-14, 2019-20 in respect of Survey Number 51/3 measuring 19 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
25. Akarband in respect of Land in Survey Number-51/1, 51/2 and 51/3 situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
26. Endorsement dated 08.03.2010 stating that there are no tenancy cases in respect of Land in Survey Number-51/3 and Survey number-51/4, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
27. Endorsement dated 08.07.2010, issued by Bangalore Development Authority stating that land bearing Survey Number-51/3 measuring 19 Guntas are not acquired by BDA.
28. Intimation letter dated 02.07.2017, bearing No.ALN (NAY) SR 2/2010-11 to pay conversion fine and phodi fee in respect of Survey Number 51/3 measuring 19 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
29. Challan for having paid conversion fine and phodi fee in respect of Survey Number 51/3 measuring 19 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore.
30. Official Memorandum dated 07.08.2010 bearing No. ALN(NAY)SR:2/2010-11, issued by Special Deputy Commissioner, Bangalore District in the name of Sri. A.N.Krishna Reddy for conversion from agricultural purpose to non-agricultural residential purpose in respect

of Survey Number 51/3 measuring 19 Guntas, situated at Ananthapura Village, Yelahanka, Bangalore.

31. Khata Certificate dated 03.03.2015 issued by BBMP in the name of Sri. A.N.Krishna Reddy in respect of Schedule Property.
32. Khata Extract for the year 2014-15 issued by BBMP in the name of Sri. A.N.Krishna Reddy in respect of Schedule Property.
33. Deed of Absolute sale dated 07.12.2020, registered as document no. 16329/2020-21, stored in C.D.No.MLSD260 of Book I, in the office of the Sub-registrar Malleswaram, Bangalore executed by Sri. A.N.Krishna Reddy, son of Late Sri. M. Nallappa Reddy in favour of M/s. Allegro Mahabaleshwara Ventures LLP, represented by its Partners Mr. Dharmendra Bansilal Mehta and Mr.Sanjit Naik in respect of Schedule Property.
34. Tax paid receipt for the year 2014-15 in respect of Schedule Property.
35. Encumbrance Certificate for the period 1.04.2004 till 07.03.2022 in respect of Schedule Property.
36. Building License bearing L.P.No.BBMP/Addl.Dir/JDNorth/0013/2021-22, issued by BBMP for construction over Schedule Property.

III Title Review

On verification of the photocopies of the above documents, it would indicate that Sri.Muniyappa, son of Sri.Nallappa Reddy was the owner in possession of land bearing Survey Number 51- measuring 7 Acres 24 Guntas, having acquired the same vide the Order dated 09/10/1963 in Case No.17/1958-59, passed by the Special Deputy Commissioner for Abolition of Inams.

Sri.Nallappa, Sri.Chennappa and Sri.Thimmappa, sons of Sri.Muniyappa Reddy entered into Deed of Partition dated 27.09.1967, registered as Document No.1873/1967-68, Volume 2633, pages 141-150, Book I, before the office of the Sub-Registrar, Bangalore North Taluk, Bangalore and as per the terms of the Partition portion of the land bearing Survey Number





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51- measuring 3 Acres 32 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, was allotted to the share of Sri.M.Thimmappa, son of Sri.Muniyappa Reddy.

The land bearing Survey Number 51 measuring 7 Acres 24 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore came to be phoded into two Sub-divisions ie., Survey Number 51/1 and 51/2 and the land bearing Survey Number 51/2- measuring 3 Acres 32 Guntas, reflects the name of Sri.M.Thimmaiah.

Sri.M.Thimmappa, son of Sri.Muniyappa for self and on behalf of his minor sons Master. Ashok and Master. Anand sold the land bearing Survey Number 51- measuring 3 Acres 32 Guntas, situated at Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore in favour of Sri.M.Nallappa Reddy, son of Sri.Muniyappa vide the Sale Deed dated 24/05/1978, registered as Document No.731/1978-79, Volume 3080, at pages 13-15, Book I, registered before the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

Mr.T.Ashok and Mr.T.Anand Kumar, sons of Mr. M. Thimmappa, had filed an Original Suit for Partition and other reliefs against their father Mr.M.Thimmappa and others in O.S.No.4663/1987 on the file of the XV Additional City Civil Judge at Bangalore. The said suit came to be decreed vide the Judgment and Decree dated 09.10.2002, as per the terms of the Judgment and decree, Mr. M. Thimmappa and his family members were allotted 1/4th share each in the land bearing Survey Number 51- measuring 3 Acres 32 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and 1/4th share of Sri. M.Thimmaiah was allotted to Sri. M. Nallappa Reddy.

Aggrieved by the Judgment and Decree passed in O.S.No.4663/1987, Sri.M.Nallappa Reddy, son of Sri.Muniyappa Reddy filed Regular First Appeal No.1277/2002 before the Hon'ble High Court of Karnataka against Mr.T.Ashok, Mr. T.Anand Kumar and others. The said Appeal came to be partly allowed vide the Judgment and Decree dated 24/03/2006. As per the terms of the Judgment it was Ordered that Mr. M. Thimappa, Mr.T.Ashok and Mr.T.Anand Kumar, are each entitled to one-third right, title and interest in the land bearing Survey Number 51- measuring 3 Acres 32 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and 1/3rd share of Sri.M.Thimappa was allotted to Sri.M.Nallappa Reddy .

Aggrieved by the Judgment and Decree dated 24.03.2006 passed by the Hon'ble High Court of Karnataka in RFA N.1277/2002, a Special Leave Petition (Civil) No.12624/2006 was



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preferred by Sri.M.Nallappa Reddy against Mr.T.Ashok and others, which Special leave came to be granted by the Hon'ble Supreme Court of India and the Civil Appeal No.3823/2007 came to be decreed in terms of the Compromise Petition filed by the parties. As per the terms of the Compromise, Eastern half portion of the land Survey Number 51- measuring 1 Acre 36 Guntas (out of 3 Acres 32 Guntas), situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, was allotted to Mr.T.Ashok and Mr.T.Anand Kumar, and the Western half portion of the land Survey Number 51- measuring 1 Acre 36 Guntas (out of 3 Acres 32 Guntas), situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, was allotted to Sri. M. Nallappa Reddy.

Pursuant to the order passed in the Civil Appeal No.3823/2007 by the Hon'ble Supreme Court of India, FDP No.98/2002 (O.S.No.4663/1987) in the court of the City Civil Judge at Bangalore, (the share of Sri.T.Ashok and Sri.T.Anand Kumar) came to be registered on 16.08.2008, registered as Document No.YAN-1-01295/2008-09 of Book I, stored in C.D.No.YAND308, in the office of the Senior Sub-registrar Yelahanka confirming the allotment of shares of Sri. M. Nallappa Reddy and another.

Sri.M.Nallappa Reddy and his son Sri.A.N.Gopal Reddy entered into a registered Partition Deed dated 22/01/2009, registered as Document No.YAN-1-02691-2008-09, stored in CD No.YAND 314, Book I, registered before the office of the Sub-Registrar, Yelahanka, Bangalore, as per the terms of the Partition Deed, Sri. M. Nallappa Reddy was allotted Northern portion of property bearing New No.51/2 (Old Survey Number 51), measuring 1 Acre 17 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and Sri.A.N.Gopal Reddy was allotted the Southern portion of the larger property bearing New No.51/2 (Old Survey Number 51), measuring 19 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.

The Parties to the above referred Partition Deed dated 22/1/2009 had agreed and undertaken to leave 30 feet road on the Eastern end of land in Survey Number 51/2 measuring 1 Acre 36 Guntas (out of 3 Acres 32 Guntas), situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk running from South to North and another 40 feet road running from south to north passing in the middle of the above said property.

Sri. M. Nallappa Reddy, son of Late Sri. Muniyappa and Sri. A. N. Gopal Reddy entered into Rectification Deed dated 28.07.2012, registered as Document No.YAN-1-02973/2012-13 of Book I, stored in C.D.No.YAND418, in the office of the Senior Sub-Registrar Yelahanka for

deleting 30 feet road on the Eastern end of the Land from south to north in Survey Number-51/2 measuring 1 Acre 36 Guntas, situated at Ananthapura Village.

Owing to an error in the above referred registered Partition deed dated 22/1/2009, the same came to be modified/rectified vide Deed of rectification dated 07.12.2020, registered as Document No.1634/2020-2021, of Book I, stored in C.D.No.MLSD 629, before the office of the Sub-Registrar Malleshwaram (Gandhinagar).

Sri.M.Nallappa Reddy had executed a registered Gift Deed dated 08/05/2009, registered as Document No.YAN-1-00227/2009-10, stored in C D No.YAND 316, Book I, registered before the office of the Sub-Registrar, Yelahanka, Bangalore, in favour of his sons Sri.N.Munirajaiah, Sri.A.N.Krishna Reddy and Sri.A.N.Muni Reddy in respect of Property bearing New No.51/2 (Old Survey Number 51), measuring 1 Acre 17 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, as per the terms of the Gift Deed, the said land was gifted in the following manner:

1. All that piece and parcel Property bearing Survey Number 51/2- measuring 19 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District, Bangalore was allotted in favour of Sri. Munirajaiah.N.
2. All that piece and parcel of Property bearing Survey Number 51/2- measuring 19 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District, Bangalore was allotted in favour of Sri. A. N. Krishna Reddy.
3. All that piece and parcel of Property bearing Survey Number 51/2- measuring 19 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District, Bangalore was allotted in favour of Sri. A. N. Muni Reddy.

The revenue records in respect of the portion of the land gifted to Sri.A.N.Krishna Reddy, was made out in his name vide the Mutation Register Extract bearing MR No.38/2008-09.

Owing to an error in the above referred registered Gift Deed dated 08/05/2009, the same came to be modified/rectified vide Deed of rectification dated 07.12.2020, registered as Document No.1637/2020-2021, of Book I, stored in C.D.No.MLSD629, before the office of the Sub-Registrar Malleshwaram (Gandhinagar).



The Land in Survey Number-51/2 measuring 3 Acre 32 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District, Bangalore came to be phoded and assigned sub-numbers in the following manner:

1. Portion measuring 2 Acres 15 Guntas in Survey Number -51/2 in the name of Sri. Ashok T. M, Sri. T. Anand Kumar, sons of Sri. Thimappa and Sri. A. N. Gopal Reddy, son of Sri. M. Nallappa Reddy;
2. Portion measuring 19 Guntas in Survey Number -51/3 in the name of Sri. A.N. Krishna Reddy;
3. Portion measuring 19 Guntas in Survey Number -51/4 in the name of Sri. A.N. Muni Reddy;
4. Portion measuring 19 Guntas in Survey Number-51/5 in the name of Sri. N. Munirajaiah;

The Land in Survey Number-51/3 measuring 19 Guntas, situated at Ananthapura @ Geddalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District, Bangalore came to be converted vide Official Memorandum bearing No. ALN(NAY)SR:2/2010-11, dated 07.08.2010 from Agricultural Purpose to non-agricultural residential purpose in the name of Sri. A. N. Krishna Reddy.

The property falling within the revenue and administrative limits of the Bruhat Bangalore Mahanagara Palike, Sri.A.N.Krishna Redy, has paid taxes in relation to the same and the property is assigned Bruhat Bangalore Mahanagara Palike Khatha No.276/51/3.

Sri.A.N.Krishna Redy sold Schedule Property in favour of M/s. Allegro Mahabaleshwara Ventures LLP, represented by its Partners Mr. Dharmendra Bansilal Mehta and Mr.Sanjit Naik vide Deed of Absolute sale dated 07.12.2020, registered as document no. 16329/2020-21, stored in C.D.No.MLSD260 of Book I, in the office of the Sub-registrar Malleswaram, Bangalore.

Thus M/s. Allegro Mahabaleshwara Ventures LLP, represented by its Partners Mr. Dharmendra Bansilal Mehta and Mr.Sanjit Naik are the owners of the Schedule Property.

The encumbrance certificates furnished in respect of the Schedule Property would indicate that no registered transactions have taken place in respect of the same since the purchase of the Schedule Property by M/s. Allegro Mahabaleshwara Ventures LLP till the date of this Report.



FINAL OPINION

From a perusal of only the aforementioned documents, I am of the following opinion:

The title to the Schedule Property is clear and M/s. Allegro Mahabaleshwara Ventures LLP have clear and marketable title to the Schedule Property.



Geetha Halliyal,
Advocate