



ADVOCATES & CONSULTANTS

2nd Floor, Shivashankar Plaza, No. 19, Lalbagh Road, Richmond Circle, Bangalore - 560 027.
Tel: +91-80-41680004 / 22114370. Email: admin@agraallegal.com

TITLE SCRUTINY REPORT

Date: 25.04.2023

To,

MR. H R RAVICHANDRA

No. 748, 18th Main, 6th Block,

Koramangala, Bangalore - 560 095

Subject: Title scrutiny of the residentially converted properties bearing Survey No. 116, measuring 1 Acre 26 Guntas, Survey No. 117, measuring 1 Acre 4 Guntas and Survey No. 119/2, measuring 1 Acre 30.08 Guntas, situated at Hulimangala village, Jigani Hobli, Anekal Taluk, Bangalore and Survey no. 4/2, measuring 0.12 Guntas situated at Nanjapura village, Jigani Hobli, Anekal Taluk, Bangalore.

I. DESCRIPTION OF PROPERTY:

Item No. 1:

All that piece and parcel of the residentially converted property bearing Survey No. 116, measuring 1 Acre 26 Guntas situated at Hulimangala village, Jigani Hobli, Anekal Taluk, Bangalore and bounded on:

East by	:	Survey No. 4 of Nanjapura village
West by	:	Jigani-Hulimangala Road
North by	:	Survey No. 117 of Hulimangala village
South by	:	Nanjapura Village boundary

Item No. 2:

All that piece and parcel of the residentially converted property bearing Survey No. 117, measuring 1 Acre 4 Guntas situated at Hulimangala village, Jigani Hobli, Anekal Taluk, Bangalore and bounded on:

East by : Survey No. 4 of Nanjapura village
West by : Jigani-Hulimangala Road
North by : Survey No. 118 of Hulimangala village
South by : Survey No. 116 of Hulimangala village

Item No. 3:

All that piece and parcel of the residentially converted property bearing Survey No. 119/2 (old no. Survey No. 119), measuring 1 Acre 30.08 Guntas situated at Hulimangala village, Jigani Hobli, Anekal Taluk, Bangalore and bounded on:

East by : Survey No. 119/1 of Hulimangala village
West by : Survey No. 118 and 121 of Hulimangala village
North by : Survey No. 120 of Hulimangala village
South by : Survey No. 4 of Nanjapura village

Item No. 4:

All that piece and parcel of the residentially converted property bearing Survey No. 4/2 measuring 0.12 Guntas situated at Nanjapura village, Jigani Hobli, Anekal Taluk, Bangalore and bounded on:

East by : Survey No. 4/1 of Nanjapura village
West by : Survey No. 117 of Hulimangala village
North by : Survey No. 119/2 of Hulimangala village
South by : Survey No. 4/1 of Nanjapura village

(The Item no. 1, Item No. 2, Item No. 3 and Item No. 4 properties are jointly referred to as "*Properties*")

II. DOCUMENTS EXAMINED:

We have examined the following documents for the purpose of title scrutiny of the Properties:

SL. No.	PARTICULARS
1.	Genealogical tree of Mr. Thimma Reddy son of Nadubeedi Thimmaiah;
2.	Mortgage Deed dated 01.03.1938 executed by Mr. Thimmaiah in favour of Mr. Pilla Muneppa registered as Document No. 1423, Book I, Volume no. 449 at pages 23 to 24, in the office of the Sub-Registrar, Anekal, in the respect of Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas;
3.	Exchange Deed dated 22.11.1940 executed by Thimmaiah son of Nadubeedi Muniyappa in favour of Nallaiah son of Muniyappa registered as Document No. 1128, Book I, Volume No. 483, pages 174, in the office of the Sub-Registrar, Anekal in respect of Survey No. 119, measuring 1 Acre 30.08 Guntas;
4.	Memorandum dated 06.04.1968 recording oral partition between Mrs. Eramma, H T Narayana Reddy, H T Pilla Reddy, H T Sidda Reddy and H T Rama Reddy in respect of the joint family properties;
5.	Order in Case no. VOA 112/80-81 dated 12.04.1982 passed by the Court of Tahsildar, Anekal Taluk in respect of Survey no. 4, measuring 4 Acres 10 Guntas;
6.	Sale Deed dated 16.10.1984 executed by H T Narayana Reddy and H T Rama Reddy in favour of N G Nirmala registered as Document No. 1921/84-85, Book I, Volume no. 1391 at pages 75-77, in respect of Survey No. 119, measuring 1 Acre 30.08 Guntas, in the office of the Sub-Registrar, Anekal;
7.	Sale Deed dated 10.03.1988 executed by H T Narayana Reddy son of Thimma Reddy in favour of Mr. Doddalakkappa son of Munishamappa registered as Document No. 2249/87-88, Book I, Volume no. 1488, at pages 58-60, in the office of the Sub-Registrar,

	Anekal, in respect of Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas;
8.	Sale Deed dated 28.06.1988 executed by H T Narayana Reddy in favour of H T Rama Reddy registered as Document No 545, Book I, Volume no. 1495 at pages 91-94, in the office of Sub-Registrar, Anekal, in respect of Survey No. 116, measuring 1 Acre 26 Guntas;
9.	Sale Deed dated 18.01.2006 executed by Mr. Doddalakkappa, Mr. Kempanna, Master Munendra, Master Nagaraj, Ms. Swetha, Mr. Muniswamy, Ms. Swathi, Master Sagar, Master Pavan, Mr. Muniraju, Master Karthik, Master Deepak, Mrs. Manjula, Master Rajappa in favour of Mrs. N G Nirmala registered as Document No. ANK-1-13409-2005-06, in Book I, stored in CD No. ANKD92, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas;
10.	Exchange Deed dated 04.12.2006 executed by Mrs. Dhanalakshmi wife of Mr. Nagaraj and Mrs. N G Nirmala, wife of Vijayaraghava Reddy registered as Document No. ANK-1-28694-2006-07, in Book I, stored in CD No. ANKD181, in the office of the Sub-Registrar, Anekal, in respect of Survey no. 119, measuring 1 Acre 30.08 Guntas and Survey No. 1 Acre 26 Guntas;
11.	General Power of Attorney dated 22.02.2007 executed by Mrs. Shamamma and Mrs. Meenakshi, daughters of Mr. H T Rama Reddy in favour of Mr. H R Sreenivasa Reddy in respect of Survey No. 119, measuring 1 Acre 30.08 Guntas, Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas;
12.	Deed of Confirmation dated 23.02.2007 executed by Mr. H R Srinivasa Reddy, Mr. H R Shekar Reddy, Mrs. Shamamma, Mrs. Meenakshi, represented by GPA Holder, H R Srinivasa Reddy, children of H T Rama Reddy in favour of Mrs. N Dhanalakshmi registered as Document No. ANK-1-31710-2006-07, in Book I, stored in CD No. ANKD190, in the office of the Sub-Registrar, Anekal, in respect of

	Survey No. 119, measuring 1 Acre 30.08 Guntas, Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas;
13.	General Power of Attorney dated 23.06.2007 executed by Mrs. N Radhika, daughter of Nagaraj and Mr. N Hemanth Kumar, son of Nagaraj in favour of Mrs. N Dhanalakshmi in respect of Survey No. 119, measuring 1 Acre 30.08 Guntas, Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas;
14.	Sale Deed dated 25.06.2007 executed by Mrs. N Dhanalakshmi, Mr. Prakash, Mr. Hemanth Kumar, Mrs. N Radhika in favour of Mr. Kodanda Rama Reddy and Mrs. M Chandrakala registered as Document No. JGN-1-01331-2007-08, in Book I, stored in CD No. JGND5, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 119, measuring 1 Acre 30.08 Guntas;
15.	Sale Deed dated 25.06.2007 executed by Mrs. N Dhanalakshmi, Mr. Prakash, Mr. Hemanth Kumar, Mrs. N Radhika in favour of Mr. V Muni Reddy, Mrs. Hemavathi and Mr. B V Srinivasa Reddy registered as Document No. JGN-1-01332-2007-08, in Book I, stored in CD No. JGND5, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas;
16.	Sale Deed dated 30.07.2013 executed by Mr. Nagaraj Rao in favour of Mr. Kodandarama Reddy registered as Document No. JGN-1-02788-2013-14, in Book I, stored in CD No. JGND313, in the office of the Sub-Registrar, Basavangudi, Jigani, in respect of Survey No. 4, measuring 0.12 Guntas out of 4 Acres 10 Guntas;
17.	Agreement of sale dated 06.09.2013 executed by Mr. V Munireddy, Mrs. A Hemavathi, Mr. B V Srinivasa Reddy, Mr. Kodanda Rama Reddy, Mrs. M Chandrakala in favour of Mr. S M Abubakar, in respect of Survey No. 119/2, measuring 1 Acre 30.08 Guntas, Survey

	No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas and Survey No. 4/2, measuring 0.12 Guntas;
18.	Sale Deed dated 26.09.2014 executed by Mr. V Munireddy, Mrs. A Hemavathi, Mr. B V Srinivasa Reddy, Mr. Kodanda Rama Reddy, Mrs. M Chandrakala in favour of Mr. S M Abubakar registered as Document No. JGN-1-02372-2014-15, in Book I, stored in CD No. JGND352, in the office of the Sub-Registrar, Basavangudi, Jigani, in respect of Survey No. 119/2, measuring 1 Acre 30.08 Guntas, Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas and Survey No. 4/2, measuring 0.12 Guntas;
19.	Paper publication dated 18.05.2022 in Indian Express and Kannada Prabha;
20.	Sale Deed dated 22.03.2022 executed by Mr. Abubakar Syed Mohamed, Arshiya Sultana, Umme Ayam Hussain, Syed Mohamed Mannaan Hussain, H P Rajagopala Reddy (Parties 2 to 5 are confirming parties) in favour of H R Ravichandra registered as Document No. BSK-1-13999-2021-22, in Book I, stored in CD No. BSKD1272, in the office of the Sub-Registrar, Basawanagudi in respect of Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas, Survey No. 119/2, measuring 1 Acre 30.08 Guntas and Survey No. 4/2, measuring 0.12 Guntas;
21.	Mortgage Deed dated 04.05.1960 executed by H T Narayana Reddy and others in favour of Land Mortgage Co-operative Society, Anekal registered as Document No. 453/60-61, in Book I, Volume no. 747 at pages 293 to 296, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 116, 117 and 119;
22.	Mortgage Deed/ Assignment deed dated 06.05.1960 executed by Land Mortgage Co-operative Society in favour of Mysore Central Co-operative Land Mortgage Bank registered as Document No. 493/60-61, in Book I, Volume no. 742, at pages 75, in the office of the Sub-Registrar, Anekal;

23.	Discharge Deed dated 02.07.2013 executed by Primary Agriculture Credit Co-operative Bank Limited in favour of Mr. H T Narayana Reddy;
24.	Discharge Deed dated 30.07.2013 executed by Primary Agriculture Credit Co-operative Bank Limited in favour of Mr. H T Rama Reddy registered as Document No. JGN-1-02787-2013-14, in Book I, stored in CD No. JGND313, in the office of the Sub-Registrar, Basavanagudi, Jigani, in respect of Survey No. 116, measuring 1 Acre 26 Guntas, Survey No. 117, measuring 1 Acre 4 Guntas and Survey No. 119, measuring 1 Acre 26 Guntas;
25.	Discharge Deed dated 20.07.2015 executed by Handicrafts Industrial Co-operative Society in favour of H P Thimma Reddy, H N Manoj Kumar, H S Ganesh and H R Srinivas Reddy registered as Document no. ABL-1-02304-2015-16, Book I, stored in CD No. ABLD241, in the office of the Sub-Registrar, Attibele, in respect of Survey No. 116 and 117;
26.	Change of Land Use Order dated 31.01.2023 bearing No. BDA/NYS/CLU-08/2972/2022-23 issued by Bangalore Development Authority in respect of Survey No.116, 117, 119/2, 120/2, 120/3, 120/4 all situated at Hulimangala and Survey No.4/2 situated at Nanjapura Village;
27.	Official Memorandum dated 02.03.2023 bearing No. 474368 issued by the Deputy Commissioner, Bangalore in respect of Survey No.116 measuring 1 Acre 26 Guntas;
28.	Official Memorandum dated 02.03.2023 bearing No. 474365 issued by the Deputy Commissioner, Bangalore in respect of Survey No.117 measuring 1 Acre 04 Guntas;
29.	Official Memorandum dated 02.03.2023 bearing No. 473056 issued by the Deputy Commissioner, Bangalore in respect of Survey No.119/2 measuring 1 Acre 30 ½ Guntas;

30.	Official Memorandum dated 02.03.2023 bearing No. 473061 issued by the Deputy Commissioner, Bangalore in respect of Survey No.4/2 measuring 12 Guntas;
31.	Index of lands in respect of Survey No. 116, 117, 119;
32.	Record of Rights bearing 193, 194, 198, 893, 894 and 895 in respect of Survey No. 116, 117, 119;
33.	Record of Rights, Tenancy and Crops for the period 2000-01 to 2020-21 in respect of Survey No. 116, measuring 1 Acre 26 Guntas;
34.	Record of Rights, Tenancy and Crops (RTCs) for the period 1969-70 to 2022-23 in respect of Survey No. 117, measuring 1 Acre 4 Guntas;
35.	Record of Rights, Tenancy and Crops (RTCs) for the period 1969-70 to 1993-94 in respect of Survey No. 119, measuring 3 Acres 22 Guntas;
36.	Record of Rights, Tenancy and Crops (RTCs) for the period 1994-95 to 2012-13 in respect of Survey No. 119, measuring 3 Acres 28 Guntas;
37.	Record of Rights, Tenancy and Crops (RTCs) for the period 2013-2014 to 2022-23 in respect of Survey No. 119/2, measuring 1 Acre 30.08 Guntas;
38.	Record of Rights, Tenancy and Crops (RTCs) for the period 1969-70 to 2021-22 in respect of Survey No. 117, measuring 1 Acre 4 Guntas;
39.	Record of Rights, Tenancy and Crops (RTCs) for the period 1969-70 to 2021-22 in respect of Survey No. 116, measuring 1 Acre 26 Guntas;
40.	Record of Rights, Tenancy and Crops for the period 1969-70 to 2001-02 and 2012-13 in respect of Survey No. 4, measuring 4 Acres 11 Guntas, including 1 Gunta of kharab;

41.	Record of Rights, Tenancy and Crops for the period 2013-14 to 2021-22 in respect of Survey No. 4/2, measuring 0.12 Guntas;
42.	Mutation Register Extract bearing MR No. 1/54-55;
43.	Mutation Register Extract bearing MR No. 4/54-55;
44.	Mutation Register Extract bearing MR No. 23/57-58;
45.	Mutation Register Extract bearing MR No. 7/76-77;
46.	Mutation Register Extract bearing MR No. 2/87-88;
47.	Inheritance Certificate Register bearing IHC No. 6/1991-92;
48.	Mutation Register Extract bearing MR No. 53/2005-06;
49.	Mutation Register Extract bearing MR No. 86/2006-07;
50.	Mutation Register Extract bearing MR No. 3/2007-08;
51.	Mutation Register Extract bearing MR No. 4/2007-08;
52.	Mutation Register Extract bearing MR No. H29/2014-15;
53.	Mutation Register Extract bearing MR No. H15/2013-14;
54.	Mutation Register Extract bearing MR No. H15/2014-15;
55.	Memorandum dated 12.09.2014 bearing No. LRF Column (80)/J/CR/01/13-14 issued by Assistant Commissioner, Bangalore South;
56.	Village map of Hulimangala village;

57.	Village map of Nanjapura village;
58.	Mula tippani in respect of Survey No. 116, 117 and 119;
59.	Form 10/ RR Balabagada nakal in respect of Survey No. 119;
60.	Form 10/RR Balabagada nakal in respect of Survey No. 4;
61.	Karnataka Revision Settlement Akarband in respect of Survey no. 116, 117 and 119;
62.	Encumbrance certificate from 01.04.1920 to 31.03.2004 in respect of Survey No. 116, 117 and 119;
63.	Encumbrance certificate from 01.04.2004 to 06.08.2014 in respect of Survey No. 116 and 117;
64.	Encumbrance certificate from 01.04.2004 to 06.08.2014 in respect of Survey No. 119;
65.	Encumbrance certificate from 01.04.2004 to 09.09.2019 in respect of Survey No. 116, 117 and 119;
66.	Encumbrance certificate from 01.04.2004 to 09.01.2023 in respect of Survey No. 119;
67.	Encumbrance certificate from 01.04.2004 to 09.09.2019 in respect of Survey No. 4;
68.	Endorsement dated 21.03.2007 bearing no. LRF/CR/2090/2006-07 issued by Special Tahsildar, Anekal stating that stating that no tenancy proceedings have been filed in respect of Survey No. 116, 117 and 119;

69.	Endorsement dated 13.07.2007 issued by Special Tahsildar, Anekal stating MR No. 35 and 31/84-85 in respect of Survey No. 116 and 115 is not available;
70.	Endorsement dated 12.08.2014 bearing no. RRT/Copy/CR/9/14-15 issued by Special Tahsildar, Anekal stating that IHC No. 1/87-88, in respect of Survey No. 119 is not available;
71.	Endorsement dated 08.08.2014 bearing no. RRT/Copy/CR/109/14-15 issued by Special Tahsildar, Anekal stating that MR No. 2/87-88 in respect of Survey No. 119;
72.	Endorsement dated 08.08.2014 bearing no. RRT/Copy/CR/109/14-15 issued by Special Tahsildar, Anekal stating that MR No. 35/86-87 in respect of Survey No. 119;
73.	Endorsement dated 12.08.2014 bearing no. RRT/Copy/CR/9/14-15 issued by Special Tahsildar, Anekal stating that MR No. 35/84-85, in respect of Survey No. 119 is not available;

III. COMMENTS ON THE DOCUMENTS EXAMINED:

- On the examination of the above mentioned documents, it is observed that immovable properties bearing Survey No. 116, measuring 1 Acre 26 Guntas, Survey No. 117, measuring 1 Acre 4 Guntas, Survey No. 119/2 (old no. Survey No. 119), measuring 1 Acre 30.08 Guntas, situated at Hulimangala village, Jigani Hobli, Anekal Taluk, Bangalore and Survey No. 4/2, measuring 0.12 Guntas situated at Nanjapura village, Jigani Hobli, Anekal Taluk, Bangalore, are agricultural properties. The flow of title in respect of the Properties are mentioned below:

Re: Survey no. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas:

2. Originally, Survey no. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas belonged to Mr. Thimmaiah son of Muneppa, having acquired the same by way of inheritance, as gathered from Index of Land records and Record of Rights bearing no. 193 and 194.
3. Record of Rights bearing no. 893 and 894 read with Mutation Register Extract bearing MR No. 23/57-58 records that based on an application made by Mr. H T Narayana Reddy, son of Thimmaiah, the khata was transferred in his name in respect of Survey No. 116 and 117.
4. We have been furnished with genealogical tree of Late Mr. Thimma Reddy son of Nadubeedi Thimmaiah dated 03.07.2013 which reflects that Late Thimma Reddy was married to Late Mrs. Eeramma and they had 4 children, namely,
 - a. H T Narayana Reddy (dead) married to Sundaramma and they have one son, Narendra Babu, who is married to Gajalakshmi
 - b. H T Pilla Reddy is married to Papamma
 - c. H T Sidda Reddy is married to Munitayamma
 - d. H T Rama Reddy is married to Jayamma

We have not been furnished with death certificate of Thimma Reddy, Eeramma and H T Narayana Reddy. It is observed that the genealogical tree records the name as Thimma Reddy, whereas the revenue records the name as Thimmaiah. It is recommended to obtain an affidavit confirming that they are one and the same person.

5. Upon the death of Mr. Thimmaiah, the property was inherited by his legal heirs, namely, Mrs. Eeramma, H T Narayana Reddy, H T Pilla Reddy, H T Sidda Reddy and H T Rama Reddy. On 06.04.1968, the said legal heirs have entered into a memorandum recording the oral partition between the family members pertaining to all the joint family properties, including Survey No. 116 and 117. As per the said memorandum, Survey No. 116 and 117 fell into the share of Mr. H T Narayana Reddy.

6. Mr. H T Narayana Reddy, son of Mr. Thimma Reddy sold Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas in favour of Mr. Doddalakkappa vide Sale Deed dated 10.03.1988.
7. Mr. Doddalakkappa along with his family members sold Survey No. 116 and Survey No. 117 in favour of Mrs. N G Nirmala vide Sale Deed dated 18.01.2006. The said sale transaction was mutated in the revenue records vide Mutation Register Extract bearing MR No. 53/2005-06.
8. Mrs. N G Nirmala executed an exchange deed dated 04.12.2006 wherein property bearing Survey No. 116 and Survey No. 117 were exchanged and conveyed to Mrs. Dhanalakshmi. The said transaction was mutated in the revenue records vide Mutation Register Extract bearing MR No. 86/2006-07.
9. Mr. H R Srinivasa Reddy, Mr. H R Shekar Reddy, Mrs. Shamamma, Mrs. Meenakshi, (daughters of Mr. H T Rama Reddy), represented by POA Holder, H R Srinivasa Reddy (as per unregistered Power of Attorney dated 22.02.2007) executed Deed of Confirmation dated 23.02.2007 in favour of Mrs. N Dhanalakshmi confirming her ownership in respect of Survey No. 116 and 117, as they had not joined in Sale deed dated 28.06.1988.
10. Mrs. N Radhika, daughter of Nagaraj and Mr. N Hemanth Kumar, son of Nagaraj executed an unregistered general power of attorney dated 23.06.2007 appointing Mrs. N Dhanalakshmi as their attorney in respect of Survey No. 116 and 117.
11. Mrs. Dhanalakshmi along with her family members sold Survey No. 116 and Survey No. 117 in favour of Mr. Muni Reddy and his family members vide Sale Deed dated 25.06.2007. The said sale transaction is mutated in the revenue records vide Mutation Register Extract bearing MR No. 3/2007-08.
12. Mr. Muni Reddy and others entered into an Agreement to Sell dated 06.09.2013 agreeing to convey Survey No. 116 and Survey No. 117 in

favour of Mr. S M Abubakar. Pursuant thereto, Mr. V Munireddy and others executed a Sale Deed dated 26.09.2014 conveying Survey No. 116 and Survey No. 117 along with other properties, in favour of Mr. S M Abubakar. The revenue records were mutated in the name of the Vendor vide MR No. H29/2014-15.

13. We have been furnished with Record of Rights, Tenancy and Crops (RTCs) for the period 2000-2001 to 2020-2021 in respect of Survey No. 116, measuring 1 Acre 26 Guntas. The details mentioned in the RTCs are extracted below:

Period	Name as per Column No. 9	Name as per Column No. 12	Column No. 10/ mode of acquisition	Column No. 11/ Encumbrances
1969-70 to 1978-79	H T Narayana Reddy	H T Narayana Reddy	Nil	Nil
1979-80 to 1986-87	H T Narayana Reddy	H T Narayana Reddy	Nil	MR No. 7/76-77
1987-88 to 2004-05	Doddalakkappa son of Munishamappa	Doddalakkappa	MR 1/88-89	Nil
2005-06	N G Nirmala wife of H N Vijayaraghava Reddy	Doddalakkappa N G Nirmala	MR 53/2005-06	Nil
2006-07	Dhanalakshmi wife of Nagaraj	N G Nirmala	MR 86/2006-07	Nil
2007-08	Dhanalakshmi wife of Nagaraj	Dhanalakshmi	MR 86/2006-07	Nil
2008-2009 To 2013-2014	V Munireddy Son of Late Venkataswami Reddy	V Munireddy Late Venkataswami Reddy	MR 3/2007-2008 18/09/2007	Nil

	Hemavathi Wife of V Munireddy B V Shreenivasa Reddy Son of Late Venkataswami Reddy	Hemavathi V Munireddy B V Shreenivasa Reddy Late Venkataswami Reddy		
2014-2015 To 2021-22	S M Abubakar Son of M Syed Iqbal Hussain	S M Abubakar Son of M Syed Iqbal Hussain	MR H29/2014- 2015 Sale - 25/11/2014	Nil
2022-23	H R Ravichandra son of late Rajashekar Reddy	H R Ravichandra	MR H98/2021- 22 - 28.04.2022 - Sale	Nil

We have not been furnished with Mutation Register Extract bearing MR No. H98/2021-22.

14. We have been furnished with Record of Rights, Tenancy and Crops (RTCs) for the period 1969-70 to 2022-23 in respect of Survey No. 117, measuring 1 Acre 4 Guntas. The details mentioned in the RTCs is extracted below:

Period	Name as per Column No. 9	Name as per Column No. 12	Column No. 10/ mode of acquisition	Column No. 11/ Encumbrances
1969-70 to 1986-87	H T Narayana Reddy	H T Narayana Reddy	Nil	Nil
1987-88 to 2004-2005	Dhoddalakkappa Son of	Dhoddalakkappa a	MR 1/88-89	Nil

	Munishamappa			
2005-2006	N G Nirmala Wife of H N Vijayaraghava Reddy	Dhoddalakkappa N G Nirmala H N Vijayaraghava Reddy	MR 53/2005- 2006 06/03/2006	Nil
2006-2007	Dhanalakshmi Wife of Nagaraj	N G Nirmala H N Vijayaraghava Reddy	MR 86/2006- 2007 22/05/2007	Nil
2007-2008 To 2013-2014	V Menireddy Son of Late Venkataswami Reddy Hemavathi Wife of V Munireddy B V Shreenivasa Reddy Son of Late Venkataswami Reddy	V Munireddy Late Venkataswami Reddy Hemavathi V Munireddy B V Shreenivas Reddy Late Venkataswami Reddy	MR 3/2007- 2008 18/09/2008	Nil
2014-2015 to 2021-2022	S M Abubakar Son of M Syyed Iqbal Hussain	S M Abubakar Son of M Syyed Iqbal Hussain	MR H29/2014- 2015 25/11/2014	Nil

2022-23	H R Ravichandra son of late R Rajashekar Reddy	H R Ravichandra	MR H98/2021- 22 - 28.04.2022 - Sale	Nil
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15. The village map of Hulimangala village discloses the shape and location of Survey no. 116 and 117. It further discloses that Survey No. 116 is bounded on the East by village boundary, West by road, North by Survey no. 117 and South by village boundary. Survey no. 117 is bounded on the East by village boundary, West by Road, North by Survey no. 118 and South by Survey no. 116.
16. The Karnataka Revision Settlement Akarband in respect of Survey No. 116 reflects the total extent as 1 Acre 26 Guntas, there being no kharab.
17. The Karnataka Revision Settlement Akarband in respect of Survey No. 117 reflects the total extent as 1 Acre 4 Guntas, there being no kharab.
18. We have been furnished with endorsement dated 13.07.2007 issued by Special Tahsildar, Anekal stating MR No. 35 and 31/84-85 in respect of Survey No. 116 is not available.

Survey No. 119, measuring 1 Acre 30.08 Guntas:

19. Originally, Survey no. 119, measuring 3 Acres 22 Guntas belonged to Mr. Thimmaiah son of Muneppa, having acquired the same by way of inheritance, as gathered from Index of Land records and Record of Rights bearing no. 198.
20. Record of Rights bearing no. 895 read with Mutation Register Extract bearing MR No. 23/57-58 records that based on an application made by Mr. H T Narayana Reddy son of Thimmaiah, the khata was transferred in his name in respect of Survey No. 119.

21. We have been furnished with genealogical tree of Late Mr. Thimma Reddy son of Nadubeedi Thimmaiah dated 03.07.2013 which reflects that Late Mr. Thimma Reddy was married to Late Mrs. Eeramma and they had 4 children, namely,
- a. H T Narayana Reddy (dead) married to Sundaramma and they have one son, Narendra Babu, who is married to Gajalakshmi
 - b. H T Pilla Reddy is married to Papamma
 - c. H T Sidda Reddy is married to Munitayamma
 - d. H T Rama Reddy is married to Jayamma

We have not been furnished with death certificate of Thimma Reddy, Eeramma and H T Narayana Reddy. It is observed that the genealogical tree records the name as Thimma Reddy, whereas the revenue records the name as Thimmaiah. It is recommended to obtain an affidavit confirming that they are one and the same person.

22. Upon the death of Mr. Thimmaiah, the property was inherited by his legal heirs, namely, Mrs. Eramma, H T Narayana Reddy, H T Pilla Reddy, H T Sidda Reddy and H T Rama Reddy. On 06.04.1968, the said legal heirs have entered into a memorandum recording the oral partition between the family members pertaining to all the joint family properties, including Survey No. 119. As per the said memorandum, Survey No. 119, measuring 1 Acre 30.08 Guntas fell into the share of Mr. H T Narayana Reddy.
23. Mr. H T Narayana Reddy sold Survey No. 119 measuring 1 Acre 30.08 Guntas to Mrs. N G Nirmala vide Sale Deed dated 16.10.1984.
24. Mrs. N G Nirmala executed an exchange deed dated 04.12.2006 wherein property bearing Survey No. 119 was exchanged and conveyed to Mrs. Dhanalakshmi. The said transaction was mutated in the revenue records vide Mutation Register Extract bearing MR No. 86/2006-07.
25. Mrs. Dhanalakshmi along with her family members sold Survey No. 119 measuring 1 Acre 30.08 Guntas in favour of Mr. Kodanda Rama Reddy

and others vide Sale Deed dated 25.06.2007. The said sale transaction was mutated in the revenue records vide Mutation Register Extract bearing MR No. 4/2007-08.

26. We observe from the RTCs that property bearing Survey No. 119, measuring 3 Acres 28 Guntas was phodied and portion belonging to Mr. Kodanda Rama Reddy, measuring 1 Acre 30.08 Guntas was assigned Survey No. 119/2.
27. Mr. Kodanda Rama Reddy and others entered into an Agreement to Sell dated 06.09.2013 agreeing to convey Survey No. 119/2, measuring 1 Acre 30.08 Guntas in favour of Mr. S M Abubakar. Pursuant thereto, Mr. Kodanda Rama Reddy and other along with owners of adjacent properties executed Sale Deed dated 26.09.2014 in favour of Mr. S M Abubakar, in respect of properties, including Survey No. 119/2 measuring 1 Acre 30.08 Guntas. The revenue records were mutated in the name of the Vendor vide MR No. H29/2014-15.
28. We have been furnished with Record of Rights, Tenancy and Crops (RTCs) for the period 1969-70 to 1993-94 in respect of Survey No. 119, measuring 3 Acres 22 Guntas including 1 Gunta of kharab. The details mentioned in the RTCs are extracted below:

Period	Name as per Column No. 9	Name as per Column No. 12	Column No. 10/ mode of acquisition	Column No. 11/ Encumrbanc es
1969-70	H T Narayana Reddy	Rama Reddy, Nallaiah	Nil	Nil
1970-71	H T Narayana Reddy	Rama Reddy, Abbaiah son of Neelaiah	Nil	Nil
1971-72 to 1978-79	H T Narayana Reddy	Rama Reddy, Nallaiah	Nil	Nil

1979-80 to 1983-84	H T Narayana Reddy (1A 30.08G) Nallaiah son of Muniyappa (1A 30.08G)	Rama Reddy Jaikrishnappa Gopala Reddy Jayarama Reddy	MR 8/40-41	Nil
1984-85 to 1986-87	N G Nirmala N A Jaikrishnappa Reddy	Rama Reddy Jaikrishnappa Gopala Reddy Jayarama Reddy	MR No. 35/84-85 IHC 2/87- 88	Nil
1987-88 to 1993-94	N G Nirmala wife of Vijayaraghava Reddy N A Jaikrishnappa Reddy	N G Nirmala Jaikrishnappa Reddy	MR No. 35/84-85 IHC 2/87- 88	Nil

29. We have been furnished with Record of Rights, Tenancy and Crops (RTCs) for the period 1994-95 to 2012-2013 in respect of Survey No. 119, measuring 3 Acres 28 Guntas. The details mentioned in the RTCs are extracted below:

Period	Name as per Column No. 9	Name as per Column No. 12	Column No. 10/ mode of acquisition	Column No. 11/ Encumbrances
1994-95 To 2005-2006	N.G. Nirmala Wife of Vijayaraghava Reddy	N.G. Nirmala	MR35/84-85 IHC1/87-88	Nil

	N.A. Jai Krishna Reddy Son of Abbayya	N.A. Jai Krishna Reddy		
2006-2007	N.A. Jai Krishna Reddy Son of Abbayya Dhanalakshmi Wife of Nagaraj	N.G.Nirmala N.A.Krishna Reddy	IHC1/87-88 MR 86/2006- 2007 22/05/2007	Nil
2007-2008 to 2011-2012	N.A. Jai Krishna Reddy Son of Late Abbayya U Muniswamy Kodandarama Reddy Son of Late Venkataswami Reddy M Chandrakala Wife Of Kodandarama Reddy	N.A. Jai Krishna Reddy Kodandarama Reddy Late Venkataswami Reddy M Chandrakala Kodandarama Reddy	IHC1/87-88 MR4/2007- 2008 18/09/2008	Nil
2012-2013	Kodandarama Reddy Son of Venkataswami Reddy M Chandrakala Wife of	Kodandarama Reddy Late Venkataswami Reddy	MR 4/2007- 2008 18/09/2007	Nil

	Kodandarama Reddy			Nil
	Jai Krishna Reddy Son of Late Abbayya U Muniswamy	Jai Krishna Reddy Son of Late Abbayya U Muniswamy	MR H47/2012-2013 (Partition) 30/11/2012	Nil
	Jayalakshamma Wife of Krishna Reddy	Jayalakshamma Wife of Krishna Reddy	MR H47/2012-2013 (Partition) 30/11/2012	

30. We have been furnished with Record of Rights, Tenancy and Crops (RTCs) for the period 2013-2014 to 2022-23 in respect of Survey No. 119/2, measuring 1 Acre 30.08 Guntas. The details mentioned in the RTCs are extracted below:

Period	Name as per Column No. 9	Name as per Column No. 12	Column No. 10/ mode of acquisition	Column No. 11/ Encumbrances
2013-2014	Kodandarama Reddy Son of Late Venkatakaswami Reddy M Chandrakala Wife of Kodandarama Reddy	Kodandarama Reddy Late Venkataswami Reddy M Chandrakala Kodandarama Reddy	MR 4/2007-2008 18/09/2007	Nil
2014-2015 to 2021-2022	S M Abubakar Son of M Syeed Iqbal Hussain	S M Abubakar Son of M Syeed Iqbal Hussain	MR H29/2014-2015 25/11/2014	Nil

2021-22 to 2022- 23	H R Ravichandra son of Late Rajashekar Reddy	H R Ravichandra	MR H98/2021-22 - Sale	Nil
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31. The village map of Hulimangala village discloses the shape and location of Survey no. 119. It further discloses that Survey No. 119 is bounded on the East by village boundary, West by Survey No. 118 and 121, North by Survey no. 120 and South by village boundary.
32. We have been furnished with Form 10 in respect of Survey No. 119, which reflects that Survey No. 119 was phodied into two portions, i.e. Survey No. 119/1, measuring 1 Acre 31.08 Guntas and Survey No. 119/2, measuring 1 Acre 30.08 Guntas. Mr. Jaikrishana Reddy held 1 Acre 29 Guntas in Survey No. 119/1, Jayalakshamma wife of Krishnareddy held 1.08 Guntas in Survey No. 119/1 and Kodandarama Reddy son of late Venkataswamy Reddy and M Chandrakala wife of Kodandarama Reddy held 1 Acre 30.08 Guntas in Survey No. 119/2.
33. The Karnataka Revision Settlement Akarband in respect of Survey No. 119 reflects the total extent as 3 Acres 22 Guntas, including 1 Gunta kharab. The akarbandh does not specify the nature of kharb.
34. We have been furnished with endorsement dated 12.08.2014 bearing no. RRT/Copy/CR/9/14-15 issued by Special Tahsildar, Anekal stating that MR No. 35/84-85, in respect of Survey No. 119 is not available.
35. Endorsement dated 08.08.2014 bearing no. RRT/Copy/CR/109/14-15 issued by Special Tahsildar, Anekal stating that MR No. 2/87-88 in respect of Survey No. 119.
36. We have been furnished with endorsement dated 12.08.2014 bearing no. RRT/Copy/CR/9/14-15 issued by Special Tahsildar, Anekal stating that IHC No. 1/87-88, in respect of Survey No. 119 is not available.

Re: Survey No. 4/2, measuring 0.12 Guntas:

37. Survey No. 4/2 was a part of larger extent in Survey No. 4, measuring 4 Acres 10 Guntas and was an Inamti land as gathered from RTCs for the period 1969-70 to 1983-84.
38. In the year 1980-81, Mr. Nagaraja Rao son of Rama Rao and Sarojamma wife of Raja Rao filed a petition bearing Case no. VOA No. 112/80-81 before the Tahsildar, Anekal Taluk seeking regrant of various Shanubhogi service inam lands, including Survey no. 4, measuring 4 Acres 10 Guntas. The Tahsildar vide order dated 12.04.1982 allowed the petition and Survey no. 4, measuring 4 Acres 10 Guntas was regranted in favour of Mr. Nagaraja Rao and Mrs. Sarojamma.
39. We gather from Inheritance Certificate Register bearing IHC No. 6/1991-92 that upon the death of Mrs. Sarojamma, wife of late Rajarao, the name of her nephew, Mr. Nagaraja Rao was mutated in the revenue records.
40. Mr. Nagaraj Rao sold a portion of Survey No. 4, measuring 0.12 Guntas in favour of Mr. Kodandarama Reddy vide Sale Deed dated 30.07.2013. The revenue records of Survey No. 4/2, measuring 0.12 Guntas were mutated in the name of Mr. Kodandarama Reddy vide MR No. H15/2013-14.
41. Mr. Kodandarama Reddy and others entered into an Agreement to Sell dated 06.09.2013 agreeing to convey Survey No. 4/2, measuring 0.12 Guntas along with other properties in favour of Mr. S M Abubakar.
42. Pursuant thereto, Mr. Kodandarama Reddy along with owners of adjacent properties executed Sale Deed dated 26.09.2014 in favour of Mr. S M Abubakar, in respect of various properties, including Survey No. 4/2, measuring 0.12 Guntas. The revenue records were mutated in the name of the Vendor vide MR No. H15/2014-15.
43. Record of Rights, Tenancy and Crops for the period 1969-70 to 2001-02 and 2012-13 in respect of Survey No. 4, measuring 4 Acres 11 Guntas, including 1 Gunta of kharab:

Period	Name as per Column No. 9	Name as per Column No. 12	Column No. 10/ mode of acquisition	Column No. 11/ Encumbrances
1969-70 to 1983-84	Inamti	N R Nagaraja Rao	Nil	Nil
1984-85 to 1988-89	Inamti N R Nagaraja Rao son of Ramarao Sarojamma wife of Rajarao	N R Nagaraja Rao	Tahsildar order VOA/2/81-82 dated 12.04.1982	MR 7/85-86
1989-90 to 1996-97	N R Nagaraja Rao son of Ramarao	N R Nagaraja Rao	IHC 6/91-92	MR 7/85-86 15 years non-alienation period
1997-98 to 2001-02	N R Nagaraja Rao son of Ramarao	N R Nagaraja Rao	IHC 6/91-92	Nil
2012-13	N R Nagaraj Rao son of Ramarao	N R Nagaraj Rao	IHC No. 6/91-92	15 years non-alienation

44. Record of Rights, Tenancy and Crops for the period 2013-14 to 2021-22 in respect of Survey No. 4/2, measuring 0.12 Guntas.

Period	Name as per Column No. 9	Name as per Column No. 12	Column No. 10/ mode of acquisition	Column No. 11/ Encumbrances

2013-14	Kodandarama Reddy son of Venkataswamy	Kodandaram a Reddy	MR H15/2013-14 (sale)	15 years non alienation
2014-15 to 2021-22	SM Abubakar son of M Syed	S M Abhubakar	MR H15/2014-15	15 years non alienation

We observe that the RTCs for the period 1989-90 to 1996-97, 2012-13 to 2021-22 reflect that there is 15 year non-alienation period in respect of the property. It is observed that the Inam regrant order was passed on 12.04.1982. Therefore, the period of 15 years has lapsed in the year 1997. It is recommended to get the entry of non-alienation period removed from the revenue records.

45. The village map of Nanjappa village discloses the location and shape of Survey no. 4. It further discloses that Survey no. 4 is bounded on the East by Survey No. 5, West by village boundary, North by village boundary and South by Survey No. 3 and 2.
46. The Form 10 reflects that Survey No. 4 is phodied into two portions, i.e. Survey no. 4/1 and 4/2. Portion measuring 4 Acre 10.04 Guntas held by N R Nagaraja Rao was numbered as Survey No. 4/1 and portion measuring 0.12 Guntas held by Kodandarama was numbered as Survey No. 4/2.

Mortgage:

47. We gather from Record of Rights bearing RR No. 193, 1060, 1068 and 1073 that the Properties were mortgaged. *We have not been furnished with the mortgage deed or discharge deed thereof.*
48. Mr. Thimaaiah executed a Mortgage Deed dated 01.03.1938 in favour of Mr. Pilla Muneppa in the respect of Survey No. 116, measuring 1 Acre 26 Guntas and Survey No. 117, measuring 1 Acre 4 Guntas. *We have not been furnished with the discharge deed thereof. We note that Limitation expired has expired. Hence, we are not insisting on the same.*

49. Mutation Register Extract bearing MR No. 1/54-55 reflects that Narayana Reddy son of Thimmaiah has mortgaged Survey No. 119, measuring 3 Acres 21 Guntas in favour of Rural Industrial Co-operative Society Limited. Subsequently, the said mortgage was assigned and the same is recorded vide Mutation Register Extract bearing MR No. 4/54-55.
50. H T Narayana Reddy and others executed a Mortgage Deed dated 04.05.1960 in favour of Land Mortgage Co-operative Society, Anekal in respect of Survey No. 116, 117 and 119. Mortgage Deed/ Assignment deed dated 06.05.1960 executed by Land Mortgage Co-operative Society in favour of Mysore Central Co-operative Land Mortgage Bank. The said mortgages were discharged by way of Discharge Deed dated 02.07.2013 and 30.07.2013.
51. Mutation Register Extract bearing MR No. 7/76-77 reflects that Mr. H T Narayana Reddy has mortgaged Survey No. 116 in favour of LSCS Bank.
52. Handicrafts Industrial Co-operative Society executed Discharge Deed dated 20.07.2015 in favour of H P Thimma Reddy, H N Manoj Kumar, H S Ganesh and H R Srinivas Reddy in respect of Survey No. 116 and 117. The said deed records discharge of mortgage deed dated 20.08.1954.

Common flow:

53. Mr. Munireddy and other along with owners of adjacent properties executed Sale Deed dated 26.09.2014 in favour of Mr. S M Abubakar, (i.e. Vendor herein) in respect of various properties, including Survey No. 116 and Survey No. 117. The revenue records were mutated in the name of the Vendor vide MR No. H29/2014-15.
54. We observe that the last page of the original sale deed dated 26.09.2014 is missing. Therefore, Mr. Abubakar had issued a public notice dated 18.05.2022 in Kannada Prabha and Indian Express.
55. Mr. Abubakar Syed Mohamed conveyed Survey No. 116, 117, 119/2 and 4/2 in favour of H R Ravichandra by way of Sale Deed dated 22.03.2022.

The family members of Mr. Abubakar Syed Mohamed, i.e. wife, Mrs. Arshiya Sultana and children, Umme Ayam Hussain and Syed Mohamed Mannaan have joined as confirming parties to the sale deed to morefully conveyed the Properties. Further, Mr. H P Rajagopala Reddy, an unregistered agreement holder has joined as confirming party to the sale deed.

56. We have been furnished with memorandum/endorsement dated 12.09.2014 bearing No. LRF Column (80)/J/CR/01/13-14 issued by Assistant Commissioner, Bangalore South under Section 80 of Karnataka Land Reforms Act, 1961 for purchase of the Properties. The memorandum states that in case the purchaser discontinues agriculture within a period of five years, the land will be vested with the Government.
57. We have been furnished with encumbrance certificate from 01.04.1920 to 31.03.2004, 01.04.2004 to 06.08.2014 and 01.04.2004 to 09.01.2023 in respect of the Properties, which reflect the transactions mentioned above.
58. We have been furnished with endorsement dated 21.03.2007 bearing no. LRF/CR/2090/2006-07 issued by Special Tahsildar, Anekal stating that stating that no tenancy proceedings have been filed in respect of Survey No. 116, 117 and 119.
59. We have been informed that there are no litigations pending in respect of the Properties.
60. We have been furnished with the Change of Land Use Order dated 31.01.2013 bearing No. BDA/NYS/CLU-08/2972/2022-23 issued by Bangalore Development Authority stating the land usage of the properties in Survey Nos.116, 117, 119/2, 120/2, 120/3, 120/4 all situated at Hulimangala Village and Survey No.4/2 situated at Nanjapura Village, is changed from agricultural zone to residential purposes.
61. On an application made by H.R. Ravichandra, and payment of necessary fee, the Properties were converted from agricultural to non-agricultural layout-residential purpose vide the following conversion orders:

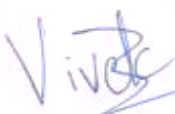
- a. Official Memorandum dated 02.03.2023 bearing No. 474368 issued by the Deputy Commissioner, Bangalore in respect of Survey No.116 measuring 1 Acre 26 Guntas
- b. Official Memorandum dated 02.03.2023 bearing No. 474365 issued by the Deputy Commissioner, Bangalore in respect of Survey No.117 measuring 1 Acre 04 Guntas
- c. Official Memorandum dated 02.03.2023 bearing No. 473056 issued by the Deputy Commissioner, Bangalore in respect of Survey No.119/2 measuring 1 Acre 30 ½ Guntas
- d. Official Memorandum dated 02.03.2023 bearing No. 473061 issued by the Deputy Commissioner, Bangalore in respect of Survey No.4/2 measuring 12 Guntas

IV. CONCLUSION:

62. On the basis of examination of the above mentioned documents, and subject to our observations, we are of the opinion that **Mr. H R Ravichandra is the absolute owner having marketable right, title and interest in respect of the Properties.**

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

Yours truly,




M/S AGRAA LEGAL

Advocates & Consultants

:Disclaimer:

Our report is prepared and written based on the documents provided to us, information provided to us and on the basis of the existing laws. The documents are analysed based

on the year of its execution and the law prevailing at that point of time. Wherever, we felt that certain documents or information are required, we have sought your indulgence towards the same to clarify us the said information and/or to provide us the said documents. On submission of those documents and/or on providing our information, our report on the title and marketability of the Item Properties may differ/change.