

MALLIKARJUNA B.K
ADVOCATE

B.A., LL.B.,



Mahadeshwara Complex,
1st Floor, Attibele Road,
Anekal Town, Bangalore - 562 106.

EMail:- mbkadd@gmail.com

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TO WHOM SO EVER CONCERN

LEGAL SCRUTINY REPORT

Dear Sir/Madam,

SUBJECT:- Legal opinion in respect of converted land bearing Sy No.8/2 measuring to an extent 2 acre 27 guntas situated at, Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY

All that piece and parcel of the immovable residentially converted land bearing Sy No.8/2 measuring to an extent 2 acre 27 guntas, converted from agricultural purpose to non agricultural purpose as per order passed by District commissioner, Bangalore district vide official memorandum order No.ALN(A&K)SR:197/2021-22, dated.29.03.2022, Situated at, Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban district, bounded on:

East by : Property belongs to Pillappa
West by : Property belongs to Papaiah
North by : Property belongs to Muniyellappa
South by : Property belongs to Pillappa

DOCUMENTS SCRUTINIZED:

Sl No.	Date/year of the document	Name/type of document	Registered/ Reference no. of the document with date	Whether original /certified/true copy/photo copy
1.		Preliminary record		Photocopy
2.	1969 - 70 to 1973-74	Manual extracts	RTC in	Photocopy

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19-12-22

		respect of Sy No. 8/2 (2 in No.s)		
3.	1984-85	Mutation register extract	MR No. 4/1984-85	Photocopy
4.	1984-85 to 1999-2000	Manual RTC extracts in respect of Sy NO. 8/2 (3 in No.s)		Photocopy
5.	2001-02 to 2007-08	Computerized RTC extracts in respect of Sy No.8/1 (6 in No.s)		Photocopy
6.	03.08.2006	Certified copy of the orders passed by Assistant commissioner	RA(S)193/2004-05	Photocopy
7.	04.04.2008	Certified copy of the orders passed by Spl. Tahasildar	RRT(D)CRNO. 81/2006- 07	Photocopy
8.	2008-09 to 2009-10	Computerized RTC extracts in respect of Sy No.8/2		Photocopy
9.	05.05.2015	Copy of the orders passed by Assistant commissioner	RA (A)73/200-09	Photocopy
10.	2009-10 to 2014-15	Computerized RTC extracts In		Photocopy


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		respect of Sy No. 8/2		
11.	28.09.2015	Notice issued by Assistant commissioner	RA(A).219/2015-16	Photocopy
12.	26.05.2014	Registered release deed	Doc No.ANK-1-00789- 2014-15, CD No.ANKD371 registered on 29.05.2014	Photocopy
13.	24.03.2018	Case withdraw memo and order sheet	RA(A).219/2015-16	Photocopy
14.	26.05.2014	Registered release deed	Doc No.ANK-1-00771- 2014-15, CD No.ANKD371 registered on 28.05.2014	Photocopy
15.	29.05.2014	Cancellation of agreement	Doc No.ANK-1-00793- 2014-15, CD No.ANKD371 registered on 29.05.2014	Photocopy
16.	02.06.2014	Unregistered agreement of sale		Photocopy
17.	02.06.2014	Registered General power of attorney	Doc No.ANK-4-00460- 2014-15, CD No.ANKD371 registered on 02.06.2014	Photocopy
18.	2016-17 to 2017-18	Computerised RTC extracts in respect of Sy No. 8/2 (2 in No.s)		Photocopy
19.	01.03.2018	Registered General power	Doc No.ANK-4-00412- 2017-18, CD	Photocopy

15-12-22

		of attorney	No.ANKD434 registered on 01.03.2018	
20.	28.09.2018	Registered sale deed	Doc No.ABL-1-05928/2018-19, CD No.ABLD329 registered on 24.11.2018	Photocopy
21.	18.11.2019	Registered sale deed	Doc No.ANK-1-05662-2019-20 CD No.ANKD676 registered on 18.11.2019	Photocopy
22.	2018-19 to 2022-23	Computerised RTC extracts in respect of Sy No. 8/2 (4 in No.s)		Photocopy
23.	08.11.2021	Mutation register extract	MR No. T7/2021-22	Photocopy
24.	29.03.2022	Copy of the conversion order	ALN(A&K)SR/197/2021-22	Photocopy
25.	01.04.1940 to upto date	Encumbrance certificate		Photocopy
26.	13.03.2015	Endorsement issued by Special Tahsildar	PTCL/CR(A).2255/2014—15	Photocopy
27.	13.03.2015	Endorsement issued by Special Tahsildar	LRF/CR.325/2014-15	Photocopy
28.		Survey documents and akarbandh		Photocopy


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FLOW OF THE TITLE WITH SCHEDULE PROPERTY

- The above referred document No.1 is the copy of the preliminary record in respect of land bearing Sy No.8/2, wherein it was reflects that the said landed property to an extent of 2 acre 28 guntas stands in the name of Muganna S/o Sidda Reddy.
- The referred document No. 2 i.e., RTC extract for the year 1969-70 to 1978-79, the name of Nyatha Reddy reflected in column No. 9 by way of mortgage. In substance for the same the referred document No. 25 The above said Mugaiah along with Nyathaiah, Munishami and Muniyappa were jointly executed mortgage deed dated. 10.06.1945 vide registered document No. 2008.
- The referred document No. 3 reflects that one Chikkachinnappa S/o Chikkagopalappa had been purchased the land to an extent of 0.30 guntas in Sy No. 8/2 and accordingly his name was reflected in the revenue records vide MR No. 4/1984-85.
- The referred document No. 4 the name of Mortgagee -Nyatha Reddy had been continued in the column No. 9 of the RTC extract for the year 1984-85 to 1999-2000. Further the referred document No. 5 are the RTC extracts for the year 2001-02 to 2007-08 the name of Nyatha Reddy continued in the column No. 9 of the RTC extract to an extent of 1 acre 37 guntas and remaining reflects in the name of Krishna Reddy S/o Mugaiah.
- The referred document No. 6 i.e., orders passed by the Assistant Commissioner, Bangalore South in case RA(S) 193/2004-05 dated. 03.08.2006 wherein one Nanja Reddy S/o Late Nyatha Reddy filed revenue appeal against the Krishna Reddy S/o Mugalai and others by questioning the mutation entry in respect of land bearing Sy No. 8/2 in the name of said Krishna Reddy. The said appeal came to be allowed and the Assistant

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19-12-22

commissioner set aside the mutation entry stands in the name of Krishna Reddy and remand the matter to Tahasildar for fresh consideration.

- The referred document No. 7 i.e., orders passed in RRT (D) CR No. 81/2006-07 dated. 04.04.2008 passed by the Spl. Tahasildar, Anekal wherein the applicant Nanja Reddy S/o Nyatha Reddy, since his death, his Lrs on record i.e., Ramesh Reddy and others against Krishna Reddy S/o Mugaiah in respect of revenue entry of land bearing Sy No. 8/2 measuring 2 acre 27 guntas, wherein the Spl. Tahasildar referred the earlier order of RA (S) 193/2004-05 verified and perused the records and finally pass the order in favour of Ramesh Reddy S/o Nanja Reddy in pursuance of transfer khatha Sy no.8/2 measuring 2 acre 27 guntas. Based on the registered partition deed dated. 25.01.2006 between the family members of Nanja Reddy. Accordingly vide referred document No. 8 the revenue records transferred and stands in the name of R.N. Ramesh S/o Late Nanja Reddy in respect of land bearing Sy No. 8/2 measuring 2 acre 27 guntas vide MR No. 24/2007-08.
- The referred document No. 9, the above said Krishna Reddy S/o Mugaiah filed a appeal before Assistant commissioner, Bangalore South sub division in case RA(A) 73/2008-09 against said Ramesh Reddy by challenging the mutation entry in his favour and same is dismissed on 05.05.2015. Further verification of document No. 10 RTC extract 2010-11 to 2013-14, the name of R.N. Ramesh had been reflected in column No. 9 and 12.
- It could be seen from ordersheet in case RA(A) 219/2015-16, wherein one Smt. Ammayamma W/o Late Gullalah, Narayanappa S/o Late Mugaiah, Krishna Reddy S/o Mugaiah have preferred an appeal before Assistant commissioner against said Ramesh Reddy and others in respect of land bearing Sy no. 8/2 disputing the MR No. 24/2007-08. Further noticed in the said appeal that, the appellants have filed a memo dated. 24.03.2018 stating that, the dispute between them settled out of the court and they have withdrawn the said appeal and same has been permitted by the said authority. And accordingly the said appeal has been disposed.


15/12/22

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- The referred document No. 12 and 14 i.e., registered release deeds even dated. 26.05.2014 wherein one Smt. Muniyamma W/o Late Yallappa, her childrens namely Gowramma, Muniyappa and Muniraju were relinquished their rights in respect of Sy no. 8/2 measuring 2 acre 27 guntas in favour of R.N. Ramesh Reddy stating that they being the legal heirs of deceased Mugaiah, Nyathaiah, Muniswamy and Muniyappa and admitting the mortgage deed dated. 10.06.1945 before SRO, Anekal vide document No. ANK-1-00789/2014-15 on 29.05.2014. Similarly the others members of late Muniswamappa i.e., Ramakka, Ramesh, Sidda Reddy, Bhagyamma, Manjunath and Radhamma were executed release deed vide document No. ANK-1-00771/2014-15 on 28.05.2014. Which confers the right of Ramesh Reddy from the heirs of Mugaiah and others which was referred document No.1.
- Referred document No. 15 registered cancellation of agreement reflects that, said R.N. Ramesh earlier on 25.01.2006 executed agreement of sale in favour of K. Rajesh Kumar and same inturn cancelled by him dated. 29.05.2014 before SRO, Anekal vide doc No. 00793/2014-15.
- The referred document No. 16 and 17 i.e., sale agreement dated. 02.06.2014 and registered GPA dated. 02.06.2014 wherein the present owner MR. P. Anil Kumar purchased the land bearing Sy No. 8/2 measuring 2 acre 27 guntas from the R.N. Ramesh and his family members same ^{with} has been acquired by him under the registered partition deed dated. 06.02.2006 vide registered document No. ANK-1-15331/2005-06 and secured registered GPA vide document No. ANK-4-00060/2014-15 on 02.06.2014. The said GPA coupled with interest of sale agreement.
- The referred document No. 18 the RTC extracts reflects the name of R.N. Ramesh which clears that as on the day of execution of sale agreement and GPA the said R.N. Ramesh being the owner of the schedule property.

17-12-22

- It could be seen from another GPA dated. 01.03.2018 executed by Krishna Reddy S/o Mugaiah, Childrens of Krishnappa, Ammalah W/o Late Gullalah and her son Lokesh have jointly executed registered GPA before SRO Anekal vide doc No. ANK-4- 00412/2017-18, which clears that though the dispute between the Mugaiah family and Nyatha Reddy family both were attesting their right under registered deeds in favour of present owner P. Anil Kumar. And accordingly the present owner P. Anil Kumar secured registered absolute sale deed in his vide referred document No. 20 and 21. Accordingly the name of P. Anil Kumar S/o Prabhakaran transferred and stands in his name vide MR No. T7/2021-22.
- The referred document No. 24, the conversion order passed by the Deputy commissioner, Bangalore Urban District, wherein the schedule property has been converted from agriculture purpose to non agriculture purpose vide order No. ALN (A&K) SR No. 197/2021-22 on the representation of present owner P. Anil Kumar.
- The referred document No. 25, encumbrance certificate 3 in No.s from 01.04.1940 to upto date, wherein the encumbrances reflected in the EC same has been discussed above.
- The referred document No.26 endorsement dated 13.03.2018 issued by Assistant commissioner, Bangalore South Sub-division, Bangalore vide ref No. PTCL/CR (A). 2255/2014-15. It's clear that the schedule property is not the subject matter to any disputes under PTCL Act.
- The referred document No.27 endorsement dated 16.03.2015 issued by Assistant commissioner, Bangalore South Sub-division, Bangalore vide vide ref No/LRF CR/325/2014-15. It's clear that the schedule property is not the subject matter to any disputes under section 79 (A) (B) of the Karnataka Land Reforms Act.


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- The referred document No. 28 Akarbandh and survey records. The Sy No.8/2 total extent of 2 acre 27 guntas and which has been tallied with the above referred documents.

CONCLUSION

1. From the above referred documents and observations made, I certify that Sri. Dr. P. Anil Kumar is the absolute owner of the schedule property and his title is good, marketable and subsisting and he is in peaceful possession and enjoyment of the schedule property.
2. The schedule property is not subject to any encumbrances.


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LEGAL SCRUTINY REPORT

Dear Sir/Madam,

SUBJECT :- Legal opinion in respect of undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-15 guntas out of 1 acre, vide conversion order No. BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk and Bangalore Urban District and bounded as follows;

SCHEDULE PROPERTY

All that piece and parcel of the undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-15 guntas out of 1 acre, vide conversion order No: BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District on:

East by : Land belongs to Chikka Puttamma
West by : Land belongs to N. Ramesh Reddy
North by : Land belongs to Manjula
South by : Remaining portion in same Sy.No.9/1 belongs to P.
Suresh Now Dr. P. Anil Kumar

DOCUMENTS SCRUTINIZED:

Sl No	Date/year of the document	Name/type of document	Registered/ Reference no. of the document with date	Whether original /certified/true copy/photo copy
1.		Khetuwaru and RR		Photocopy

2.	05.11.1962	Sale deed	Registered Document No.2036/62-63	Photocopy
3.	1966-67	Mutation register extract	MR No. 6/1966-67	Photocopy
4.	1969-70 to 1987-1988	Manual RTC extracts	In respect of Sy.No.9/1 (4 In.No's)	Photocopy
5.	1990-91	Mutation register extract	MR No. 1/1990-91	Photocopy
6.	1990-91	Mutation register extract	MR No. 2/1990-91	Photocopy
7.	1990-91	Mutation register extract	MR No. 4/1990-91	Photocopy
8.	1989-90 to 1992-93	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
9.	1992-93	Endorsement issued by the Spl. Tahasildar Dated:14.01.2022		Photocopy
10.	1994-95 to 1999-2000	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
11.	2000-01 to 2005-06	Computerised RTC extracts (6 No's)	In respect of Sy.No.9/1	Photocopy
12.	2006-07 to 2009-10	Computerised RTC extracts (4 No's)	In respect of Sy.No.9/1	Photocopy
13.	2010-2011 to 2013-14	Computerized RTC extracts (3 No's)	In respect of Sy.No.9/1	Photocopy





14.	13.11.2014	Registered General Power of Attorney	Vide Doc No. ANK-4-00336/2014-15 registered on 13.11.2014	Photocopy
15.	2014-15	Computerized RTC extract	In respect of Sy.No.9/1	Photocopy
16.		Genealogical Tree		Photocopy
17.	09.01.2015	Registered agreement of sale	Vide Doc No. ANK-1-05337/2014-15 registered on 11.02.2015	Photocopy
18	09.01.2015	Registered General Power of Attorney	Vide Doc No. ANK-4-460/2014-15 registered on 11.02.2015	Photocopy
19	02.07.2015	Conversion order	ALN(A&K)SR/259/2014-15	Photocopy
20	2015-16 and 2016-17	Computerized RTC extracts(2 in No.s)	In respect of Sy.No.9/1	Photocopy
21	20.02.2017	Registered Supplementary Deed	Vide Doc No. ANK-1-07037/2016-17	Photocopy
22	20.02.2017	Registered Supplementary Deed	Vide Doc No. ANK-4-00469/2016-17	Photocopy
23	29.08.2017	Memorandum of Deposit of Title deeds	Vide doc No. ANK-1-103097/2017-18 CD No. ANKD426	Photocopy
24	2017-18	Computerized RTC extract	In respect of Sy.No.9/1	Photocopy

25	23.11.2018	Registered sale deed	Vide doc No. ABL-1-05906/2018-19 CD NO. ABLD329 DATED 23.11.2018.	Photocopy
26	21.08.2019	Confirmation deed	Vide doc No. ANK-1-103632/2019-20	Photocopy
27	2018-19 to 2021-22	Computerized RTC extracts	In respect of Sy.No.9/1	Photocopy
28	01.04.1960 to 31.03.2004	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
29	01.01.2004 to 29.11.2021	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
30		Survey Sketch		Photocopy
31		Akarbandh	In respect of Sy.No.9/1	Photocopy

FLOW OF THE TITTLE OF SCHEDULE PROPERTY.

1. The referred Document No.1 i.e., kethuwar& Records of rights reflects that, Sy.No.9 totally measuring 5 acres 30 guntas and reflects the name of one Halliga S/o Sidda, Buddiga, S/o Hale Halliga and Balagaipoduriiga S/o Hale Halliga.

2. It could be seen from the referred Document No.2 registered Sale deed Dated 05-11-1962 Document No2036/62-63, wherein one Allelappa S/o Podurappa was executed absolute sale deed in favour of one Muniswamappa S/o Chikkanna in respect of Sy.No.9/1 to an extent of 1 acre 20 guntas.





3. The referred document No.3 reflects that, under a registered Sale Deed Dated 17-02-1996 vide Document No.2824/1965-66, one Muniyappa S/o Ramaiah was sold land bearing Sy.No.9/1 measuring 1 acre 20 guntas in favour of one Dodda Kamaiah, accordingly Katha has been transferred and stands in his name vide MR-6/1966-67.

4. It could be seen from the referred Document No.4 old RTC Extracts in respect of Sy.No.9/1 reflects the name of Hallelliga for the year 1969-70 to 1972-73. Further the name of Allellappa reflects in the RTC Extracts during 1974-75 to 1987-88 and also the name of DoddaKamaiah was reflected during 1979-80 to 87-88. However, in colum No.12 the names of Kamaiah and Scoolappa reflects in the RTC extracts.

5. The referred document No.5 is the Mutation registered extract vide MR.No.1/1990-91 the Katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of Venkatareddy S/o Papareddy on the basis of registered sale deed dated 22-04-1964 vide registered document No.303 executed by Allellappa S/o Podurappa.

6. The referred document No.6 is the Mutation registered extract MR.No.2/1990-91 on the basis of sale deed dated 28-03-1966 the katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of Allellappa S/o Podurappa in respect of land bearing Sy.No.9/1 measuring 1 acre 20 guntas executed by Venkatareddy S/o Papareddy under registered sale deed dated 28-03-1966 vide registered as Docment.No.3137/1965-66.

7. The referred Document No.7 Mutation registered extract vide MR.No.4/1990-91, wherein based on registered sale deed dated 19-11-1990 executed by Allellappa S/o. Podurappa the land bearing Sy.No.9/1

measuring 1 acre 20 guntas has been transferred in the name of K. Pullappa S/o Kakkappa vide registered as document.no.1534/1990-91.

8. It could be seen from the referred document No.8 old RTC extract during 1989-90 to 92-93 in respect of Sy.No.9/1 the names of Allelappa, Dodakamayya, Venkatarreddy have been removed and purchaser/K.Pullappa name has been reflected in RTC extracts.

9. The refereed document No.9 endorsement issued by Special Tahasildar for non-availability of IHC.No.29/1992-93.

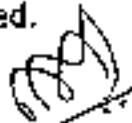
10. The refereed document No. 10 old RTC extracts for the year 1994-95 to 1999-2000 reflects the names of K.Pullappa and Smt. Puttamma to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.

11. The refereed document No.11 computerized RTC extracts for the year 2000-01 to 2005-06 in the respect of Sy.No.9/1 the names of K.Pullappa and Smt. Puttamma reflected to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.

12. The refereed document No.12 and 13 - computerized RTC extracts for the year 2006-07 to 2013-14 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.

13. The referred document No. 14 is the registered General Power of Attorney dated: 13.11.2014 registered as document No. ANK-4-0336/2014-15 registered in the office of SRO, Anekal executed by Sri. K.Pullappa S/o Late Kakappa in favour of his son Sri. P. Venkatesh to do and act on behalf of his father in respect of schedule property.

14. The refereed document No.15 - computerized RTC extracts for the year 2014-15 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.



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15. The referred document No.16 is the Genealogical tree belongs to the family of Sri. Pullappa had wife namely Smt. Jayamma who had 5 sons and two daughter namely Muniyallappa, Venkatesh, Nagamma, Muniraju, Munikrishna @ Krishna, Suresh and Manjula Respectively. Muniyallappa had wife namely Nagamma and 3 childrens namely Danalakshmi, Sudha and Manikanta. Venkatesh had wife namely Sunandamma and two sons Sathish and Sanjay. Muniraj had wife namely Susheelamma and two children's namely Bhushan and Rachana and Suresh had wife namely Kanthamma and two daughters Lekhana and Neha.

16. The above referred Document No. 17 is the registered agreement of sale Dated:09.01.2015 registered document No.ANK-1-05337/2014-15 registered in the office of Sub-registrar, Anekal on 11.02.2015 executed by Sri. K. Pullappa, his Wife Smt. Jayamma and his Son P. Venkatesh in favour of Dr. P. Anil Kumar agreed to sell the schedule property.

17. The above referred document No. 18 is the registered General Power of Attorney dated. 09.01.2015 registered document No.ANK-4-00460/2014-15 registered in the office of Sub - registrar, Anekal on 11.02.2015 executed by Sri. K. Pullappa, his Wife Smt. Jayamma and his Son P. Venkatesh in favour of Dr. P. Anil Kumar to do and act on behalf of them in respect of schedule property.

18. The referred Document No.19 is the Conversion Order passed by the District Commissioner, Bangalore District. Based on the representation/application made by the Katha holder/owners Sri. K. Pullappa S/o Kakappa (extent of 1 acre), Smt. Nagamma, W/o Srinivas (0.20 guntas) and others. Wherein land bearing Sy.No.9/1 measuring 1 acre 20 guntas of Chennena Agrahara village, Kasaba Hobli, Anekal Taluk

(include schedule property) was converted for non agricultural residential purpose vide its order Dated:02.07.2015, Bearing No: A.L.N(A&K)SR/259/2014-15.

19. The refereed document No.20 - computerized RTC extracts for the year 2015-16 and 2016-17 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an extent of 1.00 acre reflected.

20. The above referred Document No.21 is the registered supplementary Deed Dated: 20.02.2017 registered-Document No.ANK-1-07037/2016-17 registered in the office of Sub -registrar, Anekal on 20.02.2017 executed by Smt. Sunanda and her son Sanjay who are son and daughter of above said Sri. P. Vekatesh S/o Pullappa in favour of Dr. P. Anil Kumar admitted the referred doc No. 18 and agreed to sell the schedule property.

21. The above referred document No.22 is the registered supplementary deed dated. 20.02.2017 registered document No.ANK-4-00469/2016-17 registered in the office of Sub -registrar, Anekal on 20.02.2017 executed by Smt.Sunanda and her son Sanjay who are son and daughter of above said Sri. P. Vekatesh S/o Pullappa in favour of Dr. P. Anil Kumar admitted the referred doc No. 21.

22. It could be seen from the referred Document No.23 is the registered Memorandum of Deposit of Title Deeds Dated 29.08.2017, wherein Sri. Pullappa obtained loan sum of Rs.50,000/- under a Ganga Kalyana Scheme from the Govt of Karnataka by Deposit of Title Deeds. Wherein schedule property is also included.

23. The referred Document No.24- computerized RTC extracts for the year 2017-18 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.



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24. The referred document No. 25 is the registered absolute sale deed dated. 23.11.2018 registered as document No. ABL-1-05906-2018-19 CD NO. ABLD329 executed by registered GPA holders of Sri. K. Pullappa, his wife Smt. Jayamma, P. Venkatesh and his wife and children in favour of the Agreement holder Dr. P. Anil Kumar. On the basis of the said registered sale deed Dr.P.Anil Kumar became the absolute owner & possession over the Schedule property.

25. The referred document No. 26 is the Registered confirmation Deed executed by family members of Sri. K. Pullappa registered as document No. ANK-1-3632/2019-20 registered on 21.08.2019 in favour of present owner Dr. P. Anil Kumar by confirming and admitting the referred document No. 22 and other portions in the same Sy.No. On the basis of the said registered confirmation deed Dr.P.Anil Kumar became the absolute owner in possession and enjoyment of the schedule property.

26. The above referred document No.27 is the computerised RTC extracts in respect of Sy.No.9/1 for the year 2018-19 to 2021-22 wherein the name of Sri. K. Pullappa S/o Late Kakappa to an extent of 1.00 acre continuously stands in his name. Based on the sale deed dt:23.11.2018 Katha has required to be change/transfer in favour of the present owner Dr. P. Anil Kumar.

27. The above referred Document No.28 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.1960 to 31.03.2004 which reflects the transactions mention above referred documents, except thus no other third party interest/encumbrance created over the schedule property.

28. The above referred document No.29 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.2004 to 29.11.2021 which reflects the transactions mention in the above referred documents.

29. The referred document No. 30 and 31 Akarband, survey records. The Sy.No.9/1 total extent of 3 Acre 01 guntas and which has been tallied with the above referred documents.

CONCLUSION

From the above referred documents and observations made, I certify that Sri, Dr. P. Anil Kumar is the absolute owner of the schedule property and his title is good; marketable and subsisting and he is in lawful possession and enjoyment of the schedule property.

The schedule property is not subject to any encumbrances.

Katha of the schedule property is required to be transferred.

Memorandum of Deposit of Title Deeds Dated 29.08.2017. required to Discharged.


08/13/22
Advocate



TO WHOM SO EVER CONCERN

LEGAL SCRUTINY REPORT

Dear Sir/Madam,

SUBJECT :- Legal opinion in respect of undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-20 guntas out of 01 acre 20 guntas, vide conversion order No. BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows;

SCHEDULE PROPERTY

All that piece and parcel of the undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-20 guntas out of 01 acre 20 guntas, vide conversion order No. BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District bounded on:

East by : Land belongs to Puttamma
West by : Land belongs to Mugaiah's Krishnappa
North by : Land belongs to Muniyallappa
South by : Land belongs to K. Pullappa now P. Anil Kumar

DOCUMENTS SCRUTINIZED:

Sl No.	Date/year of the document	Name/type of document	Registered/ Reference no. of the document with date	Whether original /certified/true copy/photo copy
1.		Khetuwaru and		Photocopy

		RR		
2.	05.11.1962	Sale deed	Registered Document No.2036/62-63	Photocopy
3.	1966-67	Mutation register extract	MR No. 6/1966-67	Photocopy
4.	1969-70 to 1987-1988	Manual RTC extracts	In respect of Sy.No.9/1 (4 in No's)	Photocopy
5.	1990--91	Mutation register extract	MR No. 1/1990-91	Photocopy
6.	1990-91	Mutation register extract	MR No. 2/1990-91	Photocopy
7.	1990-91	Mutation register extract	MR No. 4/1990-91	Photocopy
8.	1989-90 to 1992-93	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
9.	1992-93	Endorsement issued by the Spl. Tahasildar Dated. 14.01.2022		Photocopy
10.	1994-95 to 1999-2000	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
11.	2000-01 to 2005-06	Computerised RTC extracts (6 No's)	In respect of Sy.No.9/1	Photocopy
12.	27.12.2006	Absolute Sale deed	Vide doc No. ANK-1- 30441/2006-07	Photocopy
13.	16.01.2007	Mutation register extract	MR No. 13/2006-07	Photocopy
14.	2006-07 to 2009-10	Computerised RTC extracts (4 No's)	In respect of Sy.No.9/1	Photocopy

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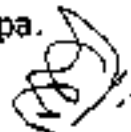
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15.	13.10.2010	Loan Mortgage Deed	Vide Doc No. ANK-1-01971/2010-11 CD NO. ANKD263	Photocopy
16.	12.11.2014	Redemption of Mortgage Deed	Vide Doc No. ANK-1-03697/2014-15 CD NO. ANKD383	Photocopy
17.	2010-2011 to 2013-2014	Computerized RTC extracts (4 No's)	In respect of Sy.No.9/1	Photocopy
18.	15.04.2010 & 26.09.2014	Genealogical tree	Affidavit	Photocopy
19.	29.09.2014	Registered Sale Agreement	Document No:ANK-1-02958/2014-15	Photocopy
20.	2014-15 to 2018-19	Computerized RTC extracts	In respect of Sy.No.9/1	Photocopy
21.	02.07.2015	Conversion order	ALN(A&K)SR/259/2014-15	Photocopy
22.	23.11.2018	Absolute sale deed	Vide doc No. ABL-1-05905/2018-19, CD NO. ABLD329	Photocopy
23.	2019-2020 to 2021-22	Computerized RTC extracts	In respect of Sy.No.9/1	Photocopy
24.	01.04.1960 to 31.03.2004	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
25.	01.01.2004 to 29.11.2021	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
26.		Survey Sketch		Photocopy
27.		Akarbandh	In respect of Sy.No.9/1	Photocopy

FLOW OF THE TITLE OF SCHEDULE PROPERTY.

1. The referred Document No.1 i.e., kethuwar & Records of rights reflects that, Sy.No.9 totally measuring 5 acres 30 guntas and reflects the name of one Halliga S/o Sidda, Buddiga, S/o Hale Halliga and Balagaipoduriiga S/o Hale Halliga.
2. It could be seen from the referred Document No.2 registered Sale deed Dated 05-11-1962 Document No.2036/62-63, wherein one Allellappa S/o Podurappa was executed absolute sale deed in favour of one Muniswamappa S/o Chikkanna in respect of Sy.No.9/1 to an extent of 1 acre 20 guntas.
3. The referred document No.3 reflects that, under a registered sale deed dated 17-02-1996 vide document No.2824/1965-66, one Muniyappa S/o Ramaiah was sold land bearing Sy.No.9/1 measuring 1 acre 20 guntas in favour of one Dodda Kamaiah, accordingly katha has been transferred and in his name vide MR-6/1966-67.
4. It could be seen from the referred document No.4 old RTC Extracts in respect of Sy.No.9/1 reflects the name of Hallelliga for the year 1969-70 to 1972-73. Further the name of Allellappa reflects in the RTC Extracts during 1974-75 to 1987-88 and also the name of Dodda Kamaiah was reflected during 1979-80 to 87-88. However, in colum No.12 the names of Kamaiah and Scoolappa reflects in the RTC extracts.
5. The referred document No.5 is the Mutation registered extract vide MR.No.1/1990-91 the Katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of Venkatarreddy S/o Papareddy on the basis of registered sale deed dated 22-04-1964 vide registered document No.303 executed by Allellappa S/o Podurappa.





6. The referred document No.6 is the Mutation registered extract MR.No.2/1990-91 on the basis of sale deed dated 28-03-1966 the katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of Allelappa S/o Podurappa in respect of land bearing Sy.No.9/1 measuring 1 acre 20 guntas executed by Venkatareddy S/o Papareddy under registered sale deed dated 28-03-1966 vide registered as Document.No.3137/1965-66.
7. The referred document No.7 Mutation registered extract vide MR.No.4/1990-91, wherein based on registered sale deed dated 19-11-1990 executed by Allelappa S/o. Podurappa the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of K. Pullappa S/o Kakkappa vide registered as document.no.1534/1990-91.
8. It could be seen from the referred document No.8 old RTC extract during 1989-90 to 92-93 in respect of Sy.No.9/1 the names of Allelappa, Dodakamayya, Venkatareddy have been removed and purchaser/K.Pullappa name has been reflected in RTC extracts.
9. The refereed document No.9 endorsement issued by Special Tahasildar for non-availability of IHC.No.29/1992-93.
10. The refereed document No. 10 old RTC extracts for the year 1994-95 to 1999-2000 reflects the names of K.Pullappa and Smt. Puttamma to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.
11. The refereed document No.11 computerized RTC extracts for the year 2000-01 to 2005-06 in the respect of Sy.No.9/1 the names of K.Pullappa and Smt. Puttamma reflected to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.

12. The refereed document No.12-registered sale deed Dated : 27-12-2006 executed by K. Pullappa his wife and children's in favour of one Smt. Nagamma wife of Srinivas in respect of land bearing Sy.No.9/1 measuring 0-20 guntas out of 1 acre 20 guntas vide registered Document No.30441/2006-07 and accordingly vide refereed document No.13 the Katha of the land bearing Sy.No.9/1 measuring 0-20 guntas transferred and stands in the name of Smt.Nagamma vide MR.No.13/2006-07.

13. The refereed document No.14 - computerized RTC extracts for the year 2006-07 to 2009-2010 in respect of Sy.No.9/1 the name of Smt. Nagamma W/o Srinivas reflected to an 0-20 guntas.

14. The refereed document No 15 registered Mortgage deed dated 13-10-2010, wherein Smt. Nagamma obtained loan from VSSN Bank Mayasandra by pledged her land bearing Sy.No.9/1 measuring 0-20 guntas vide document No.1971/10-11.

15. The refereed document No.16 reflects that said Smt. Nagamma redeemed the pledged property document from VSSN Bank Mayasandra and as such Schedule property is free from encumbrances.

16. The referred document No.17 - computerized RTC extracts for the year 2010-11 to 2013-14, wherein the name of Smt. Nagamma W/o Srinivas continuously stands to an extent of 0-20 guntas.

17. The referred document No.18 is the notarized genealogical tree belongs to the family of Smt. Nagamma who had a daughter namely Kavya and two sons namely Keerthana and Kiran respectively.

18. The referred document No. 19 is the registered sale agreement dated: 29.09.2014 registered as document No. ANK-1-02958-2014-15 registered in the office of SRO, Anekal executed by Smt. Nagamma and her family





members in favour of Dr. P. Anil Kumar and agreed to sell the schedule property.

19. The above referred document No.20 is the computerised RTC extracts in respect of Sy.No.9/1 for the year 2014-15 to 2018-19 wherein the name of Smt. Nagamma W/o Srinivas to an extent of 0.20 guntas out of 3 acre 1 guntas continuously stands her name.

20. The referred Document No.21 is the Conversion Order passed by the District Commissioner, Bangalore District. Based on the representation/application made by the Katha holder/owners Sri. K. Pullappa S/o Kakappa (extent of 1 acre), Smt. Nagamma W/o Srinivas (0.20 guntas) and others. Wherein land bearing Sy.No.9/1 measuring 1 acre 20 guntas of Chennena Agrahara village, Kasaba Hobli, Anekal taluk (include schedule property) was converted for non agricultural residential purpose vide its order Dated:02.07.2015, Bearing No: A.L.N(A&K)SR/259/2014-15.

21. The referred document No. 22 is the registered absolute sale deed dated. 23.11.2018 registered as document No. ABL-1-05905-2018-19 CD NO. ABLD329 executed by registered GPA holders of Smt. Nagamma and her family members in favour of the Agreement holder Dr. P. Anil Kumar. On the basis of the said registered sale deed Dr.P.Anil Kumar became the absolute owner in possession and enjoyment of the schedule property.

22. The above referred document No. 23 are the computerized RTC extracts for the year 2019-20 to 2021-22 reflects the name of Smt. Nagamma W/o Srinivas for the extent of 0-20 guntas. Based on the sale deed dt:23.11.2018 Katha has required to be change/transfer in favour of the present owner Dr. P. Anil Kumar.

23. The above referred Document No.24 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.1960 to 31.03.2004 which reflects the transactions mention above referred documents, except thus no other third party interest/encumbrance created over the schedule property.

24. The above referred document No. 25 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.2004 to 29.11.2021 which reflects the transactions mention in the above referred documents.

25. The referred document No. 26 and 27 Akarband, survey records. The Sy.No.9/1 total extent of 3 Acre 01 guntas and which has been tallied with the above referred documents.

CONCLUSION

From the above referred documents and observations made, I certify that Sri. Dr. P. Anil Kumar is the absolute owner of the schedule property and his title is good, marketable and subsisting and he is in lawful possession and enjoyment of the schedule property.

The schedule property is not subject to any encumbrances.


Advocate 07-03-22



TO WHOM SO EVER CONCERN

LEGAL SCRUTINY REPORT

Dear Sir/Madam,

SUBJECT :- Legal opinion in respect of undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-10 guntas out of 1 acre, vide conversion order No. BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk and Bangalore Urban District and bounded as follows;

SCHEDULE PROPERTY

All that piece and parcel of the undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-10 guntas out of 1 acre, vide conversion order No: BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District on:

- East by : Land belongs to Chikka Puttamma
West by : Land belongs to N. Ramesh Reddy
North by : Land belongs to P.Anil Kumar
South by : Remaining portion in same Sy.No.9/1 belongs to P.
Now Dr. P. Anil Kumar

DOCUMENTS SCRUTINIZED.

Sl No	Date/year of the document	Name/type of document	Registered/ Reference no. of the document with date	Whether original /certified/true copy/photo copy
1.		Khetuwaru and RR		Photocopy

(Handwritten signature)

2.	05.11.1962	Sale deed	Registered Document No.2036/62-63	Photocopy
3.	1966-67	Mutation register extract	MR No. 6/1966-67	Photocopy
4.	1969-70 to 1987-1988	Manual RTC extracts	In respect of Sy.No.9/1 (4 in No's)	Photocopy
5.	1990-91	Mutation register extract	MR No. 1/1990-91	Photocopy
6.	1990-91	Mutation register extract	MR No. 2/1990-91	Photocopy
7.	1990-91	Mutation register extract	MR No. 4/1990-91	Photocopy
8.	1989-90 to 1992-93	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
9.	1992-93	Endorsement issued by the Spl. Tahasildar Dated:14.01.2002		Photocopy
10.	1994-95 to 1999-2000	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
11.	2000-01 to 2005-06	Computerised RTC extracts (6 No's)	In respect of Sy.No.9/1	Photocopy
12.	2006-07 to 2007-08	Computerised RTC extracts (4 No's)	In respect of Sy.No.9/1	Photocopy
13.	2010-2011 to 2013-14	Computerized RTC extracts (3 No's)	In respect of Sy.No.9/1	Photocopy

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MALLIKARJUNA B.K

ADVOCATE

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14.	12.11.2014	Registered General Power of Attorney	Vide Doc No. ANK-4-00333/2014-15 registered on 12.11.2014	Photocopy
15.	2014-15	Computerized RTC extract	In respect of Sy.No.9/1	Photocopy
16.		Genealogical Tree		Photocopy
17.	12.11.2014	Registered agreement of sale	Vide Doc No. ANK-1-03698/2014-15 registered on 12.11.2014	Photocopy
18	02.07.2015	Conversion order	ALN(A&K)SR/259/2014-15	Photocopy
19	2015-16 and 2016-17	Computerized RTC extracts(2 in No.s)	In respect of Sy.No.9/1	Photocopy
20	29.08.2017	Memorandum of Deposit of Title deeds	Vide doc No. ANK-1-03097/2017-18 CD No. ANKD426	Photocopy
21	2017-18	Computerized RTC extract	In respect of Sy.No.9/1	Photocopy
22	23.11.2018	Registered sale deed	Vide doc No. ABL-1-05902/2018-19 CD NO. ABLD329 DATED 23.11.2018	Photocopy
23	21.08.2019	Confirmation deed	Vide doc No. ANK-1-03632/2019-20	Photocopy
24	2018-19 to 2021-22	Computerized RTC extracts	In respect of Sy.No.9/1	Photocopy

(Signature)

25	01.04.196 0 to 31.03.200 4	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
26	01.01.200 4 to 29.11.202 1	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
27		Survey Sketch		Photocopy
28		Akarbandh	In respect of Sy.No.9/1	Photocopy

FLOW OF THE TITLE OF SCHEDULE PROPERTY.

1. The referred Document No.1 i.e., kethuwar& Records of rights reflects that, Sy.No.9 totally measuring 5 acres 30 guntas and reflects the name of one Halliga S/o Sidda, Buddiga, S/o Hale Halliga and Balagaipoduriiga S/o Hale Halliga.

2. It could be seen from the referred Document No.2 registered Sale deed Dated 05-11-1962 Document No.2036/62-63, wherein one Allellappa S/o Podurappa was executed absolute sale deed in favour of one Muniswamappa S/o Chikkanna in respect of Sy.No.9/1 to an extent of 1 acre 20 guntas.

3. The referred document No.3 reflects that, under a registered Sale Deed Dated 17-02-1996 vide Document No.2824/1965-66, one Muniyappa S/o Ramaiah was sold land bearing Sy.No.9/1 measuring 1 acre 20 guntas in favour of one Dodda Kamaiah, accordingly Katha has been transferred and stands in his name vide MR-5/1966-67.



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4. It could be seen from the referred Document No.4 old RTC Extracts in respect of Sy.No.9/1 reflects the name of Hallelliga for the year 1969-70 to 1972-73. Further the name of Allellappa reflects in the RTC Extracts during 1974-75 to 1987-88 and also the name of Doddakamaiah was reflected during 1979-80 to 87-88. However, in colum No.12 the names of Kamaiah and Scoolappa reflects in the RTC extracts.

5. The referred document No.5 is the Mutation registered extract vide MR.No.1/1990-91 the Katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of Venkatareddy S/o Papareddy on the basis of registered sale deed dated 22-04-1964 vide registered document No.303 executed by Allellappa S/o Podurappa.

6. The referred document No.6 is the Mutation registered extract MR.No.2/1990-91 on the basis of sale deed dated 28-03-1966 the katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred In the name of Allellappa S/o Podurappa In respect of land bearing Sy.No.9/1 measuring 1 acre 20 guntas executed by Venkatareddy S/o Papareddy under registered sale deed dated 28-03-1966 vide registered as Docment.No.3137/1965-66.

7. The referred Document No.7 Mutation registered extract vide MR.No.4/1990-91, wherein based on registered sale deed dated 19-11-1990 executed by Allellappa S/o. Podurappa the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of K. Pullappa S/o Kakkappa vide registered as docment.no.1534/1990-91.

8. It could be seen from the referred document No.8 old RTC extract during 1989-90 to 92-93 in respect of Sy.No.9/1 the names of Allellappa, Dodakamayya, Venkatareddy have been removed and purchaser/K.Pullappa name has been reflected in RTC extracts.

9. The refereed document No.9 endorsement issued by Special Tahasildar for non-availability of IHC.No.29/1992-93.

10. The refereed document No. 10 old RTC extracts for the year 1994-95 to 1999-2000 reflects the names of K.Pullappa and Smt. Puttamma to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.

11. The refereed document No.11 computerized RTC extracts for the year 2000-01 to 2005-06 in the respect of Sy.No.9/1 the names of K.Pullappa and Smt. Puttamma reflected to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.

12. The refereed document No.12 and 13 - computerized RTC extracts for the year 2006-07 to 2013-14 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.

13. The above-referred document No. 14 is the registered General Power of Attorney dated. 12.11.2014 registered document No.ANK-4-0333/2014-15 registered in the office of Sub - registrar, Anekal executed by Sri. K. Pullappa and his family members in favour of Dr. P. Anil Kumar to do and act on behalf of them in respect of schedule property.

14. The refereed document No.15 - computerized RTC extracts for the year 2014-15 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.

15. The referred document No.16 is the Genealogical tree belongs to the family of Sri. Pullappa had wife namely Smt. Jayamma who had 5 sons and two daughter namely Muniyallappa, Venkatesh, Nagamma, Muniraju, Munikrishna @ Krishna, Suresh and Manjula Respectively. Muniyallappa had wife namely Nagamma and 3 childrens namely Danalakshmi, Sudha and Manikanta. Venkatesh had wife namely Sunandamma and two sons



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Sathish and Sanjay, Muniraj had wife namely Susheelamma and two children's namely Bhushan and Rachana and Suresh had wife namely Kanthamma and two daughters Lekhana and Neha.

16. The above referred Document No. 17 is the registered agreement of sale Dated:12.11.2014 registered document No.ANK-1-03698/2014-15 registered in the office of Sub-registrar, Anekal on 12.11.2014 executed by Sri. K. Pullappa & his family members in favour of Dr. P. Anil Kumar Agreed to sell the schedule property.

17. The referred Document No.18 is the Conversion Order passed by the District Commissioner, Bangalore District. Based on the representation/application made by the Katha holder/owners Sri. K. Pullappa S/o Kakappa (extent of 1 acre), Smt. Nagamma, W/o Srinivas (0.20 guntas) and others. Wherein land bearing Sy.No.9/1 measuring 1 acre 20 guntas of Chennena Agrahara village, Kasaba Hobli, Anekal Taluk (Include schedule property) was converted for non-agricultural residential purpose vide its order Dated:02.07.2015, Bearing No: A.L.N(A&K)SR/259/2014-15

18. The refereed document No.19 - computerized RTC extracts for the year 2015-16 and 2016-17 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an extent of 1.00 acre reflected.

19. It could be seen from the referred Document No.20 is the registered Memorandum of Deposit of Title Deeds Dated 29.08.2017, wherein Sri. Pullappa obtained loan sum of Rs.50,000/- under a Ganga Kalyana Scheme from the Govt of Karnataka by Deposit of Title Deeds. Wherein schedule property is also included.

20. The referred Document No.21- computerized RTC extracts for the year 2017-18 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.

21. The referred document No. 22 is the registered absolute sale deed dated, 23.11.2018 registered as document No. ABL-1-05902-2018-19 CD NO. ABLD329 executed by registered GPA holders of Sri. K. Pullappa & his family members in favour of the Agreement holder Dr. P. Anil Kumar. On the basis of the said registered sale deed Dr.P.Anil Kumar became the absolute owner & possession over the Schedule property.

22. The referred document No. 23 Is the Registered confirmation Deed executed by family members of Sri. K. Pullappa registered as document No. ANK-1-3632/2019-20 registered on 21.08.2019 in favour of present owner Dr. P. Anil Kumar by confirming and admitting the referred document No. 22 and other portions in the same Sy.No. On the basis of the said registered confirmation deed Dr.P>Anil Kumar became the absolute owner in possession and enjoyment of the schedule property.

23. The above referred document No.24 is the computerised RTC extracts in respect of Sy.No.9/1 for the year 2018-19 to 2021-22 wherein the name of Sri. K. Pullappa S/o Late Kakappa to an extent of 1.00 acre continuously stands in his name. Based on the sale deed dt:23.11.2018 Katha has required to be change/transfer in favour of the present owner Dr. P. Anil Kumar.

24. The above referred Document No.25 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.1960 to 31.03.2004 which reflects the transactions mention above referred documents, except thus no other third party Interest/encumbrance created over the schedule property.



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25. The above referred document No.26 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.2004 to 29.11.2021 which reflects the transactions mention in the above referred documents.

26. The referred document No. 27 and 28 Akarband, survey records. The Sy.No.9/1 total extent of 3 Acre 01 guntas and which has been tallied with the above referred documents.

CONCLUSION

From the above referred documents and observations made, I certify that Sri. Dr. P. Anil Kumar is the absolute owner of the schedule property and his title is good, marketable and subsisting and he is in lawful possession and enjoyment of the schedule property.

The schedule property is not subject to any encumbrances.

Katha of the schedule property is required to be transferred.

Memorandum of Deposit of Title Deeds Dated 29.08.2017 required to Discharged.


Advocate 07/03/22



TO WHOM SO EVER CONCERN

LEGAL SCRUTINY REPORT

Respected Sir/Madam,

SUBJECT:- Legal opinion in respect of converted land bearing Sy.No.10/1 measuring to an extent 02 acre 32 guntas, Situated at, Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY

All that piece and parcel of the residential converted Land bearing Sy.No.10/1 measuring to an extent 02 acre 32 guntas, converted from agricultural to non agricultural residential purpose as per order passed by Deputy Commissioner, Bangalore Urban District vide official memorandum order No: ALN(A&K)SR:259/2014-15, Situated at, Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban district, bounded on:

East by : Thinnmaiah, Sy.No.10/2 land,
West by : Road and property of Muniyappa
North by : Rachamanahalli Boundary
South by : Property of Muniyappa and others Sy.No.8 and 9.

DOCUMENTS SCRUTINIZED:

Sl No.	Date/year of the document	Name/type of document	Registered/ Reference no. of the document with date	Whether original /certified/true copy/photo copy
1.	11.01.22	Endorsement	With regard to non availability of Preliminary & IL records	Photocopy
2.	05.05.1958	Absolute Sale deed	Vide Doc. No. 601/1958-59	Photocopy

3.	05.05.1959	Absolute Sale deed	Vide Doc. No. 393/1959-60	Photocopy
4.	06.05.1959	Mortgage Deed	Vide Doc. No. 433/1959-60	Photocopy
5.	01.08.1960	Absolute sale deed	Vide Doc.No.1686/1960-61	Photocopy
6.	1969-70 to 1973-74	Manual RTC extract in respect of Sy.No.10/1		Photocopy
7.		Patta/Pass Book	Belongs to Muniyallappa S/o. Late Kunta Muniyappa	Photocopy
8.		IHC.No.88/90-91	Sy.No.10/1	Photocopy
9.	2000-01 to 2011-12	Computerized RTC extracts in respect of Sy.No.10/1 (2 No's)		Photocopy
10	10.09.2012	Registered release deed	Doc No. ANK-1-03524-2012-13 CD NO. ANKD325	Photocopy
11.	2012-2013	Computerized RTC extracts in respect of Sy No. 10/1		Photocopy
12	22.08.2014	Redemption of mortgage Deed	Doc No. ANK-1-02391/2014-15 CD NO. ANKD379	Photocopy
13.	2013-2014	Computerized RTC extracts in respect of Sy No. 10/1		Photocopy
14.		Genealogical tree	Kuntta Muniyappa	Photocopy
15.	29.12.2014	Registered confirmation deed	Vide Doc No. ANK-1-04623/2014-15 CD NO.ANKD385	Photocopy
16.	28.12.2014	Unregistered Sale Agreement		Photocopy

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17.	2014-2015	Computerized RTC extracts in respect of Sy.No 10/1		Photocopy
18.	09.01.2015	Registered General Power of Attorney	ANK-4-00418/14-15	Photocopy
19.	09.01.2015	Registered Agreement of sale	Vide doc No. ANK-1- 04750/2014-15 CD NO. ANKD386	Photocopy
20.	09.01.2015	Full and Final settlement Agreement		Photocopy
21.	19.02.2015	Registered release deed	Vide Doc. No. ANK-1- 05464/2014-15	Photocopy
22.	06.06.2015	Conversion order	ALN (A&K) SR NO. 259/2014-15	Photocopy
23.	24.03.2015	Preliminary certificate issued by Anekal planning authority	APA/169/2014-15	Photocopy
24.	2015-16 to 2017-18	RTC Extracts Sy.No.10/1		
25.	27.01.2018	Absolute sale deed	Doc No.ANK-1- 06031/2017-18	Photocopy
26.	2018-19 to 2021-22.	Computerized RTC extracts in respect of Sy.No.10/1		Photocopy
27.	01.04.1920 to 31.03.2004	Encumbrance certificate		Photocopy
28.	01.04.2004 to 24.11.2014	Encumbrance certificate		Photocopy
29.	24.11.2014 to 20.01.2022	Encumbrance certificate		Photocopy

30	Settlement Akarband (Uttar)	Photocopy
31.	Survey documents	Photocopy
32.	Plaint in OS No. OS NO. 922/2016 922/2016	Photocopy

FLOW OF THE TITLE WITH SCHEDULE PROPERTY

1. The above referred Document No.1 issued by office of the Tahasildar, endorsed that IL and preliminary copies were damaged and same is unable to issue certified copies.

2 The referred document No.2 registered Sale deed dated: 05.05.1958 executed by one Gurreddy S/o Ganga Reddy, in favour of T.Chikkarajappa S/o Chikkathimmaiah in respect of land bearing Sy.No.10/1, measuring 2 acre 30 guntas before SRO, Anekal vide Document No.601/1958-59 and accordingly said T.Chikkarajappa had title over the said landed property.

3. The referred Document No.3 is the registered sale deed dated: 05.05.1959 executed by Gurreddy S/o Gangareddy in favour of Kunta Muniyappa S/o Thotariya in respect of land bearing Sy.No.10/1 measuring 2 acre 30 guntas before SRO, Anekal vide registered Document No:393/1959-60. It is pertinent to note that as referred Document No. 2 the said Gurreddy already sold very same property in favour of said T.Chikkarajappa and as such there was a conflict of title between them.

4. It could be seen from the referred document No.4/Mortgage deed Dated:06.05.1959 wherein said Kunta Muniyappa S/o Thotariya was executed mortgage deed in favour of one Gullareddy S/o Nanja Reddy in respect of Sy.No.10/1 measuring 2 acre 30 guntas.

5. The referred Document No. 5 is the registered absolute sale deed dated: 01.08.1960 the above said Gurreddy S/o Ganga Reddy re-purchased the land bearing Sy.No.10/1 measuring 2 acre 12 guntas from the above said T.Chikkarajappa S/o Chikkathimmaiah before SRO, Anekal vide document No:1686/1960-61, on which



the said T.Chikkarajappa has lost his title acquired under the registered sale deed dated. 05.05.1958 (referred document No. 2).

6. The referred Document No.6 and 7 are the manual RTC extract in respect of Sy.No.10/1 for the year 1969-1970 to 1973-1974 where in the katha column name of Gurreddy S/o Ganga Reddy had been reflected and in cultivators column the names of Ramakka, Muniyappa, Ganga Reddy respectively reflected. Further it could be seen from the krushi passbook issued by Government of Karnataka by Village accountant wherein above said Muniyallappa S/o late Kunta Muniyappa being the land holder bearing Sy.No.10/1 measuring 2 Acre 30 guntas vide katha No.73, Which shows that based on the referred Document No.3 the family of Muniyallappa S/o late Kunta Muniyappa had been in possession and enjoyment of the same.

7. Further it could be seen from the referred document No. 7 and 8 is IHC katha issued by office of the Tahasildar, Anekal Taluk, vide IHC No.88/1991, the land bearing Sy.No.10/1 measuring 2 Acre 30 guntas of katha had been transferred from Kunta Muniyappa to his son Muniyallappa with due process of law and no one disputed for the same and accordingly vide referred Document No.9 revenue records/RTC transferred and stands in the name of Muniyappa as khathadar and cultivator and no one has disputed the revenue records.

8. It could be seen from the referred Document No.10 one Smt. Madduramma W/o Late Muniyappa and Asharani D/o late Muniyappa were jointly executed registered release deed dated 10/09/2012 in favour of Muniyallappa S/o late Kunta Muniyappa and Allellappa S/o Late Kunta Muniyappa before SRO-Anekal vide Document No. ANK-I-03524/2012-13 in respect of Sy.No.10/1 measuring 2 Acre 30 guntas (Schedule Property).

9. The referred Document No.11 even after execution of the Release Deed dated:10/09/2012 revenue records/RTC extracts stands in the name of Muniyappa S/o Late Kunta Muniyappa.

10. The referred Document No.12 is the redemption of mortgage Deed dated:22/08/2014, wherein one Smt. Channamma, W/o Nanja Reddy @ Gulla Reddy was executed said redemption of mortgage deed in favour Sri. Muniyallappa S/o Late Kunta Muniyappa and Allellappa S/o Late Kunta Muniyappa in respect of Sy.No.10/1 measuring 2 Acre 30 guntas. Accordingly the interest created by Kunta Muniyappa in favour of Gulla Reddy under a registered Mortgage deed dated:06/05/1959 (as referred Document No.4) redeemed with Kunta Muniyappa family.

11. The referred Document No.13 even after execution of the redemption mortgage Deed dated 22.08.2014 revenue records/RTC extracts were continuously stands in the name of Muniyappa S/o Late Kunta Muniyappa.

12.The Referred Document No.14 is the Genealogical Tree; which reflects that above said Kunta Muniyappa had 5 children's namely Muniyallappa, Allellappa, Papamma, Yallamma and Muniyappa out of that, Last Son-Muniyappa's Wife and his Daughter relinquished their undivided rights by execution of registered Release Deed dated 10/09/2012 vide referred Document Number 10.

13. The referred Document No.15 is the registered confirmation deed dated:29/12/2014. Wherein family members of the above said Gurreddy and also Ganga Reddy jointly executed confirmation Deed in favour of Muniyallappa and Allellappa sons of Kunta Muniyappa before SRO-Anekal vide Document No.ANK-1-04623/2014-2015 by confirming the right, title interest possession of the Schedule Property and confirming the sale deed dated 06/05/1959 executed in favour of Kunta Muniyappa. As such based on the sale deed dated 01/08/1960 vide referred Document No.5 the family member of Guru Reddy have not claimed right, title interest over the Schedule property and the Kunta Muniyappa's Family members had exclusive right title interest over the Schedule Property.

14. The referred Document No.16 is the unregistered Sale Agreement dated 28/12/2014 above said Muniyallappa and Allellappa sold the Schedule Property in favour of P. Anil Kumar S/o Prabhakaran by receiving advance sale consideration amount and agreed to executed absolute Sale Deed.



15. The referred document No.17 even after execution of the sale agreement dated:28.12.2014 revenue records/RTC extracts continuously stands in the name of Muniyallappa S/o Late Kunta Muniyappa.

16. The referred Document No. 18 and 19 are the Registered General Power of Attorney and Sale Agreement event dt:09.01.2015 executed by Muniyallappa and his family members, Allellappa and his family members and daughter of the late Kunta Muniyappa in favour of Dr. P.Anil Kumar S/o Prabhakaran before SRO-Anekal vide Document No. ANK-4-00418/2014/15 and ANK-1-04750/2014-15 respectively, wherein the purchaser Anil Kumar paid sale consideration amount in favour of land lords by retaining balance of Rs.5,000/-. Further the land lords were executed their all rights and acts through the registered CPA in favour of said P.Anil Kumar.

17. It could be seen from the unregistered full and final Settlement Agreement dated:09/01/2015 vide referred Document No.20 wherein the land lords/parties were received entire sale consideration amount by way of negotiable instruments and acknowledged the receipt of total sale consideration amount.

18. It could be seen from the referred Document No.21 Release Deed dated:19/02/2015 one Manjulamma Daughter of Muniyallappa relinquished her undivided rights in favour of her father Muniyallappa S/o Late Kunta Muniyappa in respect of Schedule Property through the registered Document No.ANK-1-05464/2014-15.

19. The referred Document No.23 Preliminary Certificate issued by Anekal Planning Authority dt:24.03.2015 vide ~~ANK-1-05464/2014-15~~ ANK-1-05464/2014-15. permitted to change land from industrial Zone to residential zone including schedule property.

20. The referred Document No.22 is the Conversion Order passed by the Commissioner, Bangalore District. Based on the representation/application made by the Katha holder/owner Muniyallappa S/o Kunta Muniyappa. Wherein land bearing Sy.No.10/1 measuring 2 acre 30 guntas of Chennena Agrahara village,

Kasaba Hobli, Anekal taluk (schedule property) was converted in to Agricultural purpose to non agricultural residential purpose vide its order Dated:02.07.2015, Bearing No: A.L.N(A&K)SR/259/2014-15 same is reflects in the RTC extract.

21. The referred Document No.24 is the computerised RTC extracts in respect of schedule property/ Land bearing Sy.No.10/1 for the year 2015-16 to 2017-18; reflects the name of Muniyallappa.

22. The referred document No.25 is the registered absolute sale deed dated: 27.01.2018 based on the strength of registered GPA and Agreement dt:09.01.2015. GPA holder executed absolute sale deed in favour of Dr. P. Anil Kumar vide document No ANK-1-06031-2017-18. registered in the office of Sub-registrar, Anekal. On the basis of the above Sale deed dt:23.02.2015 Dr.P.Anil Kumar become the title holder/owner and had possession over the schedule property.

23. The referred Document No.26 is the computerised RTC extracts in respect of schedule property/ Land bearing Sy.No.10/1 for the year 2018-19 to 2021-22; reflects the name of Muniyallappa and reflected the conversion of schedule property.

24. The referred documents No: 27 to 29 are the Encumbrance Certificate from 01.04.1920 to 20.01.2022, ; Wherein Sy.No.10/1 measuring 2 acre 30 reflected above referred documents, except that no other transactions have been made and last title deed stands in the name of Dr.P.Anil Kumar and no other transactions reflected in the encumbrance certificate.

25. The referred document No. 30 and 31 Survey records & Akarband which is make clear that, land bearing Sy.No.No.10/1 existence to an extent of 2 acre 30 guntas. Which is not conflicted with the referred documents.

26. It could be seen from the referred Document No.32 Complaint Copy, One Allellappa, S/o Muniyappa @ Donnemuniyappa and his Brother and Sister were filed a suit in case OS.No.922/16 against Muniyallappa and Allellappa sons of Kunta Muniyappa and others, in respect of schedule property and other properties stated to have been

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they were undivided Hindu joint family members and Schedule property is their ancestral and joint family property. However, it could be seen from all the above referred documents the names of alleged persons not reflects in any revenue or family tree documents. Since the suit is pending before the Hon'ble Senior Civil Judge and JMFC at Anekal and same is outcome of the order/decree in the said suit.

CONCLUSION

From the above referred documents and observations made, I certify that Dr. P. Anil Kumar is the Lawful owner & possession of the schedule property and his title is good, marketable and subsisting. The schedule property is not subject to any encumbrances.


Advocate 14-02-22

O.S.G. Pullappa family
P. J. 22

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TO WHOM SO EVER CONCERN

LEGAL SCRUTINY REPORT

Dear Sir/Madam,

SUBJECT :- Legal opinion in respect of undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-15 guntas out of 1 acre, vide conversion order No. BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk and Bangalore Urban District and bounded as follows;

SCHEDULE PROPERTY

All that piece and parcel of the undeveloped residential converted Land bearing Sy.No.9/1, measuring to an extent 0-15 guntas out of 1 acre, vide conversion order No: BDS.ALN.SR/259/2014-15, Dated: 02.07.2015 situated at: Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District on:

East by : Land belongs to Chikka Puttamma
West by : Land belongs to N. Ramesh Reddy
North by : Remaining portion in the same Sy.No.9/1
South by : Remaining portion in same Sy.No.9/1

DOCUMENTS SCRUTINIZED:

Sl No	Date/year of the document	Name/type of document	Registered/ Reference no. of the document with date	Whether original /certified/true copy/photo copy
1.		Khetuwaru and RR		Photocopy

2.	05.11.1962	Sale deed	Registered Document No.2036/62-63	Photocopy
3.	1966-67	Mutation register extract.	MR No. 6/1966-67	Photocopy
4.	1969-70 to 1987-1988	Manual RTC extracts	In respect of Sy.No.9/1 (4 In No's)	Photocopy
5.	1990-91	Mutation register extract	MR No. 1/1990-91	Photocopy
6.	1990-91	Mutation register extract	MR No. 2/1990-91	Photocopy
7.	1990-91	Mutation register extract	MR No. 4/1990-91	Photocopy
8.	1989-90 to 1992-93	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
9.	1992-93	Endorsement issued by the Spl. Tahasildar Dated:14.01.2022		Photocopy
10.	1994-95 to 1999-2000	Manual RTC extracts	In respect of Sy.No.9/1	Photocopy
11.	2000-01 to 2005-06	Computerised RTC extracts (6 No's)	In respect of Sy.No.9/1	Photocopy
12.	2006-07 to 2009-10	Computerised RTC extracts (4 No's)	In respect of Sy.No.9/1	Photocopy
13.	2010-2011 to 2013-14	Computerized RTC extracts (3 No's)	In respect of Sy.No.9/1	Photocopy



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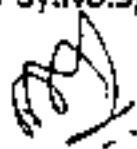
14.	13.11.2014	Registered General Power of Attorney	Vide Doc No. ANK-4-00337/2014-15 registered on 13.11.2014	Photocopy
15.	2014-15	Computerized RTC extract	In respect of Sy.No.9/1	Photocopy
16.		Genealogical Tree		Photocopy
17.	09.01.2015	Registered agreement of sale	Vide Doc No. ANK-1-05336/2014-15 registered on 11.02.2015	Photocopy
18	09.01.2015	Registered General Power of Attorney	Vide Doc No. ANK-4-459/2014-15 registered on 11.02.2015	Photocopy
19	02.07.2015	Conversion order	ALN(A&K)SR/259/2014-15	Photocopy
20	2015-16 and 2016-17	Computerized RTC extracts(2 in No.s)	In respect of Sy.No.9/1	Photocopy
21	20.02.2017	Registered Supplementary Deed	Vide Doc No. ANK-1-07038/2016-17	Photocopy
22	20.02.2017	Registered Supplementary Deed	Vide Doc No. ANK-4-7039/2016-17	Photocopy
23	29.08.2017	Memorandum of Deposit of Title deeds	Vide doc No. ANK-1-103097/2017-18 CD No. ANKD426	Photocopy
24	2017-18	Computerized RTC extract	In respect of Sy.No.9/1	Photocopy

25	23.11.2018	Registered sale deed	Vide doc No. ABL-1-05908/2018-19 CD NO. ABLD329 DATED 23.11.2018	Photocopy
26	21.08.2019	Confirmation deed	Vide doc No. ANK-1-103632/2019-20	Photocopy
27	2018-19 to 2021-22	Computerized RTC extracts	In respect of Sy.No.9/1	Photocopy
28	01.04.1960 to 31.03.2004	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
29	01.01.2004 to 29.11.2021	Encumbrance certificate	In respect of Sy.No.9/1	Photocopy
30		Survey Sketch		Photocopy
31		Akarbandh	In respect of Sy.No.9/1	Photocopy

FLOW OF THE TITTLE OF SCHEDULE PROPERTY.

1. The referred Document No.1 i.e., kethuwar& Records of rights reflects that, Sy.No.9 totally measuring 5 acres 30 guntas and reflects the name of one Halliga S/o Sidda, Buddiga, S/o Hale Halliga and Balagaipoduriiga S/o Hale Halliga.

2. It could be seen from the referred Document No.2 registered Sale deed Dated 05-11-1962 Document No2036/62-63, wherein one Allellappa S/o Podurappa was executed absolute sale deed in favour of one Muniswamappa S/o Chikkanna in respect of Sy.No.9/1 to an extent of 1 acre 20 guntas.



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3. The referred document No.3 reflects that, under a registered Sale Deed Dated 17-02-1996 vide Document No.2824/1965-66, one Muniyappa S/o Ramaiah was sold land bearing Sy.No.9/1 measuring 1 acre 20 guntas in favour of one Dodda Kamaiah, accordingly Katha has been transferred and stands in his name vide MR-6/1966-67.

4. It could be seen from the referred Document No.4 old RTC Extracts in respect of Sy.No.9/1 reflects the name of Hallelliga for the year 1969-70 to 1972-73. Further the name of Allellappa reflects in the RTC Extracts during 1974-75 to 1987-88 and also the name of Dodda Kamaiah was reflected during 1979-80 to 87-88. However, in column No.12 the names of Kamalah and Scoolappa reflects in the RTC extracts.

5. The referred document No.5 is the Mutation registered extract vide MR.No.1/1990-91 the Katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of Venkatareddy S/o Papareddy on the basis of registered sale deed dated 22-04-1964 vide registered document No.303 executed by Allellappa S/o Podurappa.

6. The referred document No.6 is the Mutation registered extract MR.No.2/1990-91 on the basis of sale deed dated 28-03-1966 the Katha of the land bearing Sy.No.9/1 measuring 1 acre 20 guntas has been transferred in the name of Allellappa S/o Podurappa in respect of land bearing Sy.No.9/1 measuring 1 acre 20 guntas executed by Venkatareddy S/o Papareddy under registered sale deed dated 28-03-1966 vide registered as Document.No.3137/1965-66.

7. The referred Document No.7 Mutation registered extract vide MR.No.4/1990-91, wherein based on registered sale deed dated 19-11-1990 executed by Allellappa S/o. Podurappa the land bearing Sy.No.9/1

measuring 1 acre 20 guntas has been transferred in the name of K. Pullappa S/o Kakkappa vide registered as document.no.1534/1990-91.

8. It could be seen from the referred document No.8 old RTC extract during 1989-90 to 92-93 in respect of Sy.No.9/1 the names of Allellappa, Dodakamayya, Venkatreddy have been removed and purchaser/K.Pullappa name has been reflected in RTC extracts.

9. The refereed document No.9 endorsement issued by Special Tahasildar for non-availability of IHC.No.29/1992-93.

10. The refereed document No. 10 old RTC extracts for the year 1994-95 to 1999-2000 reflects the names of K.Pullappa and Smt. Puttamma to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.

11. The refereed document No.11 computerized RTC extracts for the year 2000-01 to 2005-06 in the respect of Sy.No.9/1 the names of K.Pullappa and Smt. Puttamma reflected to an extent of 1 acre 20 guntas each out of 3 acre 1 guntas.

12. The refereed document No.12 and 13 - computerized RTC extracts for the year 2006-07 to 2013-14 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.

13. The referred document No. 14 is the registered General Power of Attorney Dated: 13.11.2014 registered as document No. ANK-4-0337/2014-15 registered in the office of SRO, Anekal executed by Sri. K.Pullappa S/o Late Kakappa in favour of his son Sri. P. Suresh to do and act on behalf of his father in respect of schedule property.

14. The refereed document No.15 - computerized RTC extracts for the year 2014-15 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.



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15. The referred document No.16 is the Genealogical tree belongs to the family of Sri. Pullappa had wife namely Smt. Jayamma who had 5 sons and two daughter namely Muniyalleppa, Venkatesh, Nagamma, Muniraju, Munikrishna @ Krishna, Suresh and Manjula Respectively. Muniyallappa had wife namely Nagamma and 3 childrens namely Danalakshmi, Sudha and Manikanta. Venkatesh had wife namely Sunandamma and two sons Sathish and Sanjay, Muniraj had wife namely Susheelamma and two children's namely Bhushan and Rachana and Suresh had wife namely Kanthamma and two daughters Lekhana and Neha.

16. The above referred Document No. 17 is the registered agreement of sale Dated:09.01.2015 registered document No.ANK-1-05336/2014-15 registered in the office of Sub-registrar, Anekal on 11.02.2015 executed by Sri. K. Pullappa, his Wife Smt. Jayamma and his Son P. Suresh in favour of Dr. P. Anil Kumar agreed to sell the schedule property.

17. The above referred document No. 18 is the registered General Power of Attorney dated. 09.01.2015 registered document No.ANK-4-00459/2014-15 registered in the office of Sub - registrar, Anekal on 11.02.2015 executed by Sri. K. Pullappa, his Wife Smt. Jayamma and his Son P. Suresh in favour of Dr. P. Anil Kumar to do and act on behalf of them in respect of schedule property.

18. The referred Document No.19 is the Conversion Order passed by the District Commissioner, Bangalore District. Based on the representation/application made by the Katha holder/owners Sri. K. Pullappa S/o Kakappa (extent of 1 acre), Smt. Nagamma, W/o Srinivas (0.20 guntas) and others. Wherein land bearing Sy.No.9/1 measuring 1 acre 20 guntas of Chennena Agrahara village, Kasaba Hobli, Anekal Taluk

(include schedule property) was converted for non agricultural residential purpose vide its order Dated:02.07.2015, Bearing No: A.L.N(A&K)SR/259/2014-15.

19. The refereed document No.20 - computerized RTC extracts for the year 2015-16 and 2016-17 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an extent of 1.00 acre reflected.

20. The above referred Document No.21 is the registered supplementary Deed Dated: 20.02.2017 registered Document No.ANK-1-07038/2016-17 registered in the office of Sub -registrar, Anekal on 20.02.2017 executed by Smt. Kanthamma herself and on behalf of minors who is wife of said Sri. P. Suresh S/o Pullappa in favour of Dr. P. Anil Kumar admitted the referred doc No. 18 and agreed to sell the schedule property.

21. The above referred document No.22 is the registered supplementary deed dated. 20.02.2017 registered document No.ANK-4-7039/2016-17 registered in the office of Sub -registrar, Anekal on 20.02.2017 executed by Smt. Kanthamma herself and on behalf of minors who is wife of above said Sri. P. Suresh S/o Pullappa in favour of Dr. P. Anil Kumar admitted the referred doc No. 21.

22. It could be seen from the referred Document No.23 is the registered Memorandum of Deposit of Title Deeds Dated 29.08.2017, wherein Sri. Pullappa obtained loan sum of Rs.50,000/- under a Ganga Kalyana Scheme from the Govt of Karnataka by Deposit of Title Deeds. Wherein schedule property is also included.

23. The referred Document No.24- computerized RTC extracts for the year 2017-18 in respect of Sy.No.9/1 the name of Sri. K. Pullappa S/o Kakappa to an 1.00 acre is reflected.



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24. The referred document No. 25 is the registered absolute sale deed dated. 23.11.2018 registered as document No. ABL-1-05908-2018-19 CD NO. ABLD329 executed by registered GPA holders of Sri. K. Pullappa, his wife Smt. Jayamma, P. Suresh in favour of the Agreement holder Dr. P. Anil Kumar. On the basis of the said registered sale deed Dr.P.Anil Kumar became the absolute owner & possession over the Schedule property.

25. The referred document No. 26 is the Registered confirmation Deed executed by family members of Sri. K. Pullappa registered as document No. ANK-1-3632/2019-20 registered on 21.08.2019 in favour of present owner, Dr. P. Anil Kumar by confirming and admitting the referred document No. 22 and other portions in the same Sy.No. On the basis of the said registered confirmation deed Dr.P.Anil Kumar became the absolute owner in possession and enjoyment of the schedule property.

26. The above referred document No.27 is the computerised RTC extracts in respect of Sy.No.9/1 for the year 2018-19 to 2021-22 wherein the name of Sri. K. Pullappa S/o Late Kakappa to an extent of 1.00 acre continuously stands in his name. Based on the sale deed dt:23.11.2018 Katha has required to be change/transfer in favour of the present owner Dr. P. Anil Kumar.

27. The above referred Document No.28 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.1960 to 31.03.2004 which reflects the transactions mention above referred documents, except thus no other third party interest/encumbrance created over the schedule property.

28. The above referred document No.29 is the encumbrance certificate in respect of Sy.No.9/1 from 01.04.2004 to 29.11.2021 which reflects the transactions mention in the above referred documents.

29. The referred document No. 30 and 31 Akarband, survey records. The Sy.No.9/1 total extent of 3 Acre 01 guntas and which has been tallied with the above referred documents.

CONCLUSION

From the above referred documents and observations made, I certify that Sri. Dr. P. Anil Kumar is the absolute owner of the schedule property and his title is good, marketable and subsisting and he is in lawful possession and enjoyment of the schedule property.

The schedule property is not subject to any encumbrances.

Katha of the schedule property is required to be transferred.

Memorandum of Deposit of Title Deeds Dated 29.08.2017 required to Discharged.


07/12/22
Advocate

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TO WHOM SO EVER CONCERN

LEGAL SCRUTINY REPORT

Respected Sir/Madam,

SUBJECT:- Legal opinion in respect of land bearing Sy.No.8/1 measuring to an extent 2 acre 29 Guntas situated at, Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY

All that piece and parcel of the converted Land bearing Sy.No.8/1 measuring to an extent of 2 acre 29 guntas, converted from Agricultural purpose to Non agricultural residential purpose as per the order passed by District Commissioner, Bangalore District vide official memorandum order No.ALN(A&K)SR:23/2015-16, Situated at, Channena Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, bounded on:

East by : Property bearing Sy.No. 8/2, belongs to Sri. P. Anil Kumar
West by : Road and properties bearing Sy No. 7 & 3
North by : Property bearing Sy.No. 10/1 belongs to Sri. P. Anil Kumar
South by : Property bearing Sy.No. 13

DOCUMENTS SCRUTINIZED:

Sl No.	Date/year of the document	Name/type of document	Registered/ Reference no. of the document with date	Whether original /certified/true copy/photo copy
1.	11.01.1937	Absolute sale deed	Doc No. 890/196-37	Photocopy
2.		Preliminary	Sy.No.8	Photocopy
3.	1969-70 to 1988-89	Manual RTC extracts in respect of Sy.No.8/1 (4 in No.s)		Photocopy
4.	1988-89	Mutation register extract	MR No. 15/188-89	Photocopy

5.	1989-90 to 1993-94	Manual RTC extract in respect of Sy no. 8/1		Photocopy
6.	31.08.1991	Absolute sale deed	Doc No. 1105/91-92 volume 1614 and pages 36 to 39	Photocopy
7.	02.11.1995	Absolute Sale deed	Doc No. 4963/95-96 volume 2040 and pages 157 to 160	Photocopy
8.	1995-96	Mutation register extract	MR No. 9/1995-96	Photocopy
9.	1994-95 to 1999-2000	Manual RTC extract in respect of Sy no. 8/1		Photocopy
10	2000-01 to 2010-11	Computerized RTC extracts in respect of Sy No.8/1 (11 in No.s)		Photocopy
11.	25.03.2011	Genealogical Tree		Photocopy
12	13.06.2011	Registered sale deed	Doc No.ANK1-00806- 2011-12, CD No.ANKD276	Photocopy
13.	03.11.2011	Mutation register extract	MR No.H15/2011-12	Photocopy
14.	2011-12 to 2013-14	Computerized RTC extracts in respect of Sy No.8/1 (2 in No.s)		Photocopy
15	16.03.2015	No tenancy certificate		Photocopy
16	23.02.2015	Absolute sale deed	Doc No.ANK-1-05710- 2014-15, CD No.ANKD388 registered on 04.03.2015	Photocopy
17	17.04.2015	Mutation register extract	MR No. H9/2014-15	Photocopy
18	2014-15	Computerized RTC extracts in respect of Sy No.8/1		Photocopy

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19.	02.07.2015	Conversion order	ALN (A&k)SR/23/2015-16	Photocopy
20.	2015-16 TO 2021-22	Computerised RTC extracts in respect of Sy No. 8/1 (6 in No.s)		Photocopy
21.	1-04-1935 to 31.03.2004	Manual encumbrance certificate		Photocopy
22.	01.04.2004 to 31.03.2011	Encumbrance certificate		Photocopy
23.	01.04.2004 to 10.03.2015	Encumbrance certificate		Photocopy
24.	01.01.2015 to 01.01.2022	Encumbrance certificate		Photocopy
25.	15.04.2011	Endorsement	L.R.F.C.R/54/2011-12	Photocopy
26.		Survey Documents		Photocopy
27.		Akarbandh		Photocopy
28.	11.01.2022	Endorsement issued by tahasildar		

FLOW OF THE TITLE WITH SCHEDULE PROPERTY

The above referred Document No.1 is the registered Sale deed dated. 11.01.1937 executed by One Girithimma in favour of Muneppa S/o. Kamaiah in respect of land bearing Sy No.8/1. Based the said registered sale deed Muneppa S/o. Kamayyya has got Title/owner of the said extent of land.

The referred Document No.2 is the preliminary record, which is reflects the name of said Muneppa S/o Kamaiah in respect of land bearing Sy No.8/1 measuring 2 acre 28 guntas and also reflects the registered sale deed (Referred document No.1) Dt:11.01.1937.

It could be seen from referred document No.3 i.e., Old RTC extracts for the year 1969-70 to 1989-90; wherein the column No.9/Kathedar reflects the name of Muneppa S/o Kamaiah continuously. However in the column No.12- possession/cultivate column reflects in the name of Papayya.

It could be seen from referred Documents No.4 and 5 i.e., Mutation register extract vide MR.No.15/88-89 reflects that, based on the partition dt:10.06.1970 taken place between sons of Muniyappa namely Dodda Kamaiah, Chikka Kamaiah, Papaiah and Chinnaswamy were partitioned their properties and accordingly present mutation order was passed. Wherein the said partition Papaiah S/o. Muniyappa has got Land bearing Sy.No.8/1 measuring 02 acre 29 guntas in his share. Based on the partition Papaiah S/o. Muniyappa has been lawful possession & enjoyment of the schedule property as referred document No.3 and based on the partition Katha has been transferred and stands in the name of Papaiah S/o Muniyappa under referred Document No.5.

It could be seen from referred Document No.6 is that; Under the absolute Sale Deed Dated:31.08.1991, Vide Document No:1105/1991-92 registered in the office of Sub-registrar, Anekal wherein said Papaiah S/o. Muniyappa his sons were executed sale deed in favour of one Ramaiah S/o Muniyappa @ Hotteppa in respect of land bearing Sy.No.8/1 measuring 01 acre. By virtue of the said sale deed revenue records transferred and stands in the name of Ramaiah S/o. Muniyappa @ Hotteppa vide MR.No.4/95-96 and said Ramaiah had Title over the said extent of land.

It could be seen from referred Document No.7, 8 & 9 is that; said Ramaiah S/o. Muniyappa @ Hotteppa in turn sold back to Muniyappa S/o Papaiah under registered absolute sale deed dated.02.11.1995 Vide registered document No. 4963/1995-96 registered in the office of Sub-registrar, Anekal in respect of land bearing Sy.No.8/1 measuring 1 acre. Based on the said sale deed the revenue records were transferred and stands in the name of purchaser/Muniyappa S/o. Papaiah vide MR.No.9/1995 -96 (Referred Document No.8 & 9).



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The referred Document No. 10 is the RTC extracts in respect of Sy.No.8/1 for the year 2000-01 to 2010-11 (7 No's) reflects the name of Papaiah S/o. Muniyappa and Muniyappa S/o. Papaiah to an extent of 2 acre 29 guntas excluding 0.03 guntas Kharab. And also names of said persons have been reflects in the column No.9 & 12 of the RTC. Which shows that, based on the above said partition & Sale deed names of Papaiah and Muniyappa continued in the revenue records and they being lawful owners and law possession over the schedule property.

The referred document No. 11 is the notarized Genealogical tree belongs to the family said Papaiah S/o Muniyappa, wherein Papaiah had a wife namely Smt. Lakshamma, three sons and one daughter namely Muniyappa, Chowdamma, Rajappa and Narayanaswamy respectively. Above said 1st son Muniyappa had a wife Neelamma and two Daughters namely Narasamma and Nethravathi. 2nd son of Rajappa had Wife namely Renukamma, one son namely Mallesha and one Daughter Mamatha. 3rd son Narayanaswamy had wife namely Smt. Bhagyamma and three Daughters namely Keerthana, Divya and Bharathi respectively.

The referred document No. 12 is the absolute Sale Deed dated. 13.06.2011 executed by khathedars Mr. Papiiah S/o. Muniyappa and Muniyappa S/o. Papaiah along with their family members in favour of K.Y.Venkataswamy Reddy S/o. Yallappa Reddy in respect of land bearing Sy.No.8/1 measuring 2 acre 29 guntas/Schedule property, Vide registered Document No. ANK-1-00806/2011-12, registered in the office of Sub-registrar, Anekal. By virtue of the above said Sale Deed K.Y.Venkataswamy Reddy had title/owner and in possession over schedule property.

The referred document No. 13 and 14 are the Mutation register extract vide MR No. H15/2011-12; based on the Sale deed vide referred Document No.12 the revenue records were transferred and stands in the name of K.Y.Venkataswamy Reddy. Further it could been seen from RTC extracts for the year 2011-12 to 2013-14 name of K.Y.Venkataswamy Reddy reflects in column No. 9 and 12 K.Y.Venkataswamy Reddy being lawful owner and possession over the schedule property.

The referred document No. 15 issued by Tahasildar, Anekal Taluk, Anekal Dated: 16.03.2015 endorsed that, land bearing Sy.No.8/1 measuring 2 acre 29 guntas/schedule property is not comes under the Tenancy Act and also endorsed that no applications pending on the Tenancy Act.

The referred document No. 16 is the registered absolute sale deed dated: 23.02.2015 executed by above said K.Y.Venkataswamy Reddy in favour of Dr. P. Anil Kumar vide document No. ANK-1-05710-2014-15, registered in the office of Sub-registrar, Anekal. On the basis of the above Sale deed dt:23.02.2015 Dr.P.Anil Kumar become the title holder/owner and had possession over the schedule property.

The referred document No. 17 and 18 are the Mutation register Extract & RTC; wherein based on the Sale deed Dt:23.02.2015 revenue records transferred and stands in the name of purchaser/Dr. P.Anil Kumar vide MR No. H9/2014-1, further could be seen from column No. 9 and 12 of the RTC extracts the name of Dr.P.Anil Kumar reflected in Kathedar & possession column. Which shows that, present owner/Dr.P.Anil Kumar derived valid right, title & possession over the schedule property.

The referred Document No.19 is the Conversion Order passed by the Commissioner, Bangalore District. Based on the representation/application made by the Katha holder/owner Dr.P.Anil Kumar. Wherein land bearing Sy.No.8/1 measuring 2 acre 29 guntas of Chennena Agrahara village, Kasaba Hobli, Anekal taluk (schedule property) was converted in to Agricultural purpose to non agricultural residential purpose vide its order Dated:02.07.2015, Bearing No: A.L.N(A&K)SR/23/2015-16 same is reflects in the RTC extracts.

The referred Document No.20 is the computerised RTC extracts in respect of schedule property/converted Land bearing Sy.No.8/1 for the year 2015-16 to 2021-22; reflects the name of Dr.P.Anil Kumar in Katha column and possession column as on current year.



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The referred documents No. 21 to 24 are the Encumbrance Certificate from 01.04.1935 to 01.01.2022; Wherein Sy.No.8 measuring 5 acre 16 guntas sold by Thimmayya in favour of Nyathayya and Mugaiah on 07.09.1936. Further, Sy.No.8 measuring 2 acre 28 guntas sold by Girithimma in favour of Muneppa on 11.01.1937 the referred Document No.1, Sy.No.8/1 measuring 1 acre sold by Papaiah and others in favour of Ramaiah on 31.08.1991 the referred Document No.6, Sy.No.8/1 measuring 1 acre sold by Ramaiah in favour of Muniyappa on 02.11.1995 the referred document No.7, Sy.No.8/1 measuring 2 acre 29 guntas sold by Papaiah and his family members in favour of K.Y.Venkataswamy Reddy on 13.06.2011 the referred document No.12 and Sy.No.8/1 measuring 2 acre 29 guntas sold by Sri. K.Y.Venkataswamy Reddy in favour of Dr. P. Anil Kumar on 04.03.2015 the referred document No.16 Apart from the above referred documents there are no other transactions reflected in the encumbrance certificate.

The referred document No.25 endorsement dated 15.04.2011 issued by Special Tahasildar, Anekal vide ref No/LRF CR/54/2011-12. It's clear that the schedule property is not the subject matter to any disputes Under Karnataka Land Reforms Act.

The referred document No. 26 and 27 Survey & Akarband which is make clear that, land bearing Sy.No.No.8/1 existence to an extent of 2 acre 29 guntas excluding 0.03 guntas Karab. Which is not conflicted with the referred documents.

CONCLUSION

From the above referred documents and observations made, I certify that Dr. P. Anil Kumar is the Lawful owner & possession of the schedule property and his title is good, marketable and subsisting. The schedule property is not subject to any encumbrances.


Advocate 07-02-22