



ATRIUM JURIS ADVOCATES & LEGAL CONSULTANTS

SCRUTINY REPORT ON TITLE DEEDS

	1. Name of the Present Proposed Purchaser		: M/s. SHRI. MARUTHI PROPERTIES
	2. Constitution of the Proposed Purchaser		: Partnership Firm
	3. Type of property		: Residential Converted
	4. Description of the documents/title deeds scrutinized		
Sl. No	Date of issue	Nature of document	Where original/ certified copy/ photo copy
1.	10.07.1926	Sale Deed executed by Mr. Durga S/o. Hanumantha in favour of Mr. Muniga S/o. Lachuma, registered as Document No.874/1926-27 of Book-I, in Volume No.66 at pages 8-13 before Sub-Registrar, Rajaji Nagar (Peenya) Bangalore.	Photo Copy
2.	16.03.1981	Sale Deed executed by Mr. Hanumantharayappa S/o. Late Mr. Chikkaiah, in favour of Mrs. Kempakka W/o. Maaregowda, registered as Document No.19028/1980-81 of Book-I, in Volume No.3445 at pages 165-167 before Sub-Registrar, Rajaji Nagar (Peenya) Bangalore.	Photo Copy
3.	01.03,2018	Death Certificate of Mrs. Kempakka W/o. Maaregowda.	Photo Copy
4.	30.10.2008	Order passed by Assistant Commissioner, Bangalore North in proceedings No. LRF(BNA)51/2008-09.	Photo Copy
5.	08.04.2022	Order passed by Tahasildar, Yalahanka Taluk, Bangalore in proceedings No. RRT CR/258/2021-22.	Photo Copy
6.	17.05.2022	Order passed by Tahasildar, Yalahanka Taluk, Bangalore in proceedings No. RRT CR/478/2021-22.	Photo Copy
7.	13.12.2021	Family Tree of Late Mr. Maaregowda and Late Mrs. Kempakka.	Photo Copy
8.	24.10.2008	Extract of Mutation Register bearing MR No. T91/2021-22.	Photo Copy

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9.	20.03.2023	Official Memorandum of Conversion Order bearing Application No.474256, issued by Deputy Commissioner, Bangalore Urban District.	Photo Copy
10.	20.05.2024	Sale Deed executed by Sri. Manjunath M., and others in favour of M/s. Shri Maruthi Properties, registered as Document No.BYP-1-02275/2024-25 of Book No.I at the office of the Sub-Registrar Office, Byatarayanapura in respect of Sy. No.103/8.	Photo Copy
11.	18.07.2024	Joint Development Agreement executed by M/s. Shri Maruthi Properties in favor of Atmos Construction Pvt. Ltd., registered as Document No.BYP-1-05471/2024-25 of Book-I, in the office of the Sub-Registrar, Byatarayanapura, Bangalore.	Photo Copy
12.	18.07.2024	General Power of Attorney executed by Sri. Sivakumar Reddy in favor of M/s. Shri Maruthi Properties and Atmos Construction Pvt. Ltd., registered as Document No.BYP-4-00314/2024-25 of Book-IV, in the office of the Sub-Registrar, Byatarayanapura, Bangalore.	Photo Copy
13.		Challan for having paid the land conversion fee.	Photo Copy
14.		ADLR Plan Sanction approval Sketch approved.	Photo Copy
15.		RTC from 1972-73 to 76-77, 1981-82 to 1986-87, 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2020-21, 2021-22 and 2022-23 in respect of Sy. No. 103/8, measuring 21 guntas.	Photo Copy
16.	28.10.2022	Endorsement issued by the Tahsildar stating that RTC for the year 1977-78 to 1981-82, IL, RR No.2122, 2123 are dilapidated.	Photo Copy

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17.	23.11.2021	Encumbrance Certificate from 01.04.1923 to 31.05.1989.	Photo Copy
18.	17.12.2016	Encumbrance Certificate from 01.04.1950 to 31.05.1989.	Photo Copy
19.	28.10.2022	Encumbrance Certificate from 01.06.1989 to 31.03.2004.	Photo Copy
20.	15.03.2023	Encumbrance Certificate from 01.04.2004 to 14.03.2023.	Photo Copy
21.		Karnataka Revision Settlement Akarband for Sy. No. 103/8, measuring 21 guntas.	Photo Copy
22.		Revenue Documents such as Survey Tippani, Hissa Survey Tippani, RR Balabhaga, RR Edabhaga.	Photo Copy
23.	12.10.2021	Endorsement issued by the Revenue Department, Govt. of Karnataka, confirming that no cases are registered under Form 2, 7, 7A of KLR Act in respect of Sy. No. 103/8, measuring 21 guntas.	Photo Copy
24.	05.11.2022	Endorsement issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore confirming that no cases registered under 79 A and B of KLR Act in respect of Sy. No. 103/8, measuring 21 guntas.	Photo Copy
25.		Village Map of Addevishwanathapura Village.	Photo Copy
26.	04.11.2023	Plan Sanction letter issued Planning Authority, Doddaballapur.	Photo Copy
27.		Approved Layout Plan.	Photo Copy

5. Description of property:

All that piece and parcel of residentially converted land bearing **Sy. No. 103/8, measuring 2½ Guntas** out of 21 guntas, situated at **Addevishwanathapura Village**, Hesaraghatta Hobli, earlier Bangalore North Taluk, presently Yelahanka Taluk, Bangalore Urban District converted vide official memorandum Application

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bearing No.474256 dated 20/03/2023 and bounded on:

East by : Land in Sy. No.103/4,

West by : Land in Sy. No.103/2,

North by : Land in Sy. No.103/7,

South by : Remaining portion of same Sy. No.103/8.

6. Derivation of title :

Based on the documents mentioned in Col.No.4. (Effect of specific legislation affecting the rights, condition stipulated in the title documents affecting the rights, risks, precautions and safe guards, if any, to be taken may be mentioned) Flow of titles of the intended mortgagor and his/its predecessors in interest from the Mother deed to the latest title deed.

7. FLOW OF TITLE

Originally land measuring 21 Guntas in Sy. No. 103/8, situated at Addevishwanathapura Village, Hesaraghatta Hobli, Bangalore North Taluk, **hereinafter called as the SUBJECT PROPERTY** was belonged to one Mr. Hanumantharayappa S/o. Late Mr. Chikkaiah and he had conveyed the same in favour of Mrs. Kempakka W/o. Maaregowda, under sale deed dated 16.03.1981, registered as Doc. No. 19028/1980-81 of Book No.I in volume No.3455 at pages 165-167 at the office of the Sub Registrar, Rajaji Nagar (Peenya) Bangalore.

Whereas Mrs. Kempakka W/o. Maaregowda had died intestate by leaving behind two children namely Mr. Manjunath and Mr. Nagaraju as her legal heirs to succeed her properties by virtue of provisions under Hindu Succession Act. Thus after the death of Mrs. Kempakka, the mutation of land measuring 21 guntas in Sy. No. 103/8 transferred in the names of Mr. Manjunath and Mr. Nagaraju jointly vide MR. No. T91/2021-22 which was Ordered on 17/05/2022 in the proceeding No. RRT CR/478/2021-22 passed by Tahasildar, Yalahanka Taluk, Bangalore.

Whereas Mr. Manjunath S/o. Maaregowda had applied to the Government seeking permission of the SUBJECT PROPERTY along with certain other survey numbers of Addevishwanathapura Village and Arakere Village for change of land use from agricultural to residential purposes. In this regard the Government Order bearing No. UDD 47 BMR 2022 dated 23.05.2022 passed by Under Secretary to Government, Urban Development Department and imposed certain conditions for the change of land use in the residential sector. Based on said Government Order,

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Doddaballapura Planning Authority has directed them to pay certain charges under Section 18 of the Karnataka Town and County Planning Act 1961 towards betterment charges and other miscellaneous charges vide Demand Letter dated 28.03.2023. Later the said land owners have remitted the said charges to Doddaballapura Planning Authority on _____ and on receipt of the said charges, the Doddaballapura Planning Authority has issued Commencement Certificate bearing No. _____ dated _____ and permitted to the said land owners to use **SUBJECT PROPERTY** along with certain other survey numbers of Addevishwanathapura Village and Arakere Village for residential purpose.

Whereas Mr. Manjunath S/o. Maaregowda being an absolute owner got converted the **SUBJECT PROPERTY** from agriculture to residential purpose vide Official Memorandum Application bearing No. 474261 dated 20.03.2023 issued by Deputy Commissioner, Bangalore Urban District.

The copies of RTC/s for the period RTC from 1972-73 to 76-77, 1981-82 to 1986-87, 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2020-21, 2021-22 and 2022-23 issued by the Tahasildar/Village Accountant, Bangalore North Taluk corroborates the names of erstwhile owner/s as kathedars and occupants in respect of Sy. No. 103/8, measuring 21 guntas of Addevishwanathapura Village, Hesaraghatta Hobli, earlier Bangalore North Taluk, presently Yelahanka Taluk.

The Tahsildar has issued an endorsement dated 28.10.2022 stating that RTC for the year 1977-78 to 1981-82, IL, RR No.2122, 2123 are dilapidated.

The Karnataka Revision Settlement Akarband produced is confirming the extent of the land measuring 21 guntas in Sy. No.103/8 of Addevishwanathapura Village.

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The KIADB has issued endorsement dated 26.04.2016 confirming that the **SUBJECT PROPERTY** along with certain other survey numbers of Addevishwanathapura Village and Arakere Village was not acquired by it for any developmental projects.

The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued endorsement dated 26.05.2016 confirming that no case has been registered under PTCL Act in respect of **SUBJECT PROPERTY** along with certain other survey numbers of Addevishwanathapura Village.

The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has also issued endorsement dated 05.11.2022 confirming that no cases pending in respect of **SUBJECT PROPERTY** under Sec 79 A and B of KLR Act.

Encumbrance Certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charge in or upon the subject property for the period covered in the E.C/s.

On perusal of the documents provided and information furnished, we are of the opinion that **Mr. Manjunath and Mr. Nagaraju** are the absolute owners of the **SUBJECT PROPERTY** and title is legally valid, clear and marketable.

Encumbrance Certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

7. ENCUMBRANCES:

There are no encumbrances or minor claims over the **SUBJECT PROPERTY**.

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8. EVIDENCE OF POSSESSION

All the documents and above sale deeds produced for the verification, evidence the ownership & possession of subject property in the names of M/s. Shri Maruthi Properties.

9. CERTIFICATE:

On perusal of the documents provided and information furnished, we are of the opinion that **Mr. Manjunath and Mr. Nagaraju** are the absolute owners of **Sy. No. 103/8** of the **SUBJECT PROPERTY** and title is legally valid, clear and marketable, they can deal with the property as she deems fit.

Note:

The above certificate is subject to the below conditions:

1. All the Photocopies of the documents should be verified with the Original documents.
2. Encumbrance certificate from 14.03.2023 to till date.
3. Khata and tax paid receipt for the subject property.

Place : Bangalore
Date : 02-08-2024

For ATRIUM JURIS

Authorised Signatory

Prakash Patil & Devendra Naik
Advocates

ATRIUM JURIS Advocates & Legal Consultant's