



To,

MR.V.RAJGOPAL REDDY
Res.No.694, 21st Main, 21st Cross,
HSR 2nd Sector, Bangalore-560102.

29.03.2023

LEGAL SEARCH REPORT

All that piece and parcel of the Converted land bearing Sy. No. 5/2, measuring to an extent of 2 Acres 18 Guntas, situated at Andapura Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 5/2, measuring to an extent of 2 Acres 18 Guntas (Converted for agricultural to non-agricultural Industrial Purposes, vide Official Memorandum bearing No. BDS.ALN.SR (A) 208/1996-97, dated 16-09-1997, issued by the Deputy Commissioner, Bangalore District for land measuring to an extent of 1 Acre out of 2 Acres 18 Guntas) and (Converted for agricultural to non-agricultural Industrial Purposes, vide official memorandum for agricultural to non-agricultural residential purposes, the conversion of the property on 16-12-2004, Vide document bearing No. BDS ALN (A) SR: 257:2004-05, with respect to Sy. No: 5/2, measuring to an extent of 1 Acre 18 Guntas out of 2 Acres 18 Guntas) situated at Andapura Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by : Land belonged to Chandra Reddy;
West by : Amulya Layout;
North by : Road;
South by : Ittina Neela Apartment.





DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref of document with date	No. the	Whether original/ certified/ true copy/Photostat
TITLE RELATED DOCUMENTS					
1.	11.04.1930	Sale Deed executed by Sri. Munaiah @ Gulla Reddy S/o Sri. Munaiah in favour of Sri. Nanja Boyi S/o Venkata Boyi with respect to Sy. No. 5, measuring to an extent of 2 Acres and 20 Guntas.	Doc	No.	Photostat
			1672/1929-30		
2.		Inheritance Certificate	IHR		Photostat
			1/91-1992		
3.		Inheritance Certificate	IHC	No	Photostat
			2/1991-92		
4.	05.05.1994	Mutation Register	M.R.	No.	Photostat
			19/1993-94		
5.	29.04.1995	Mutation Register	M.R.	No.	Photostat
			11/1994-95		





6.		Family Tree of Nanjana Bhovi & Nanja Bhovi		Photostat
7.	10.05.1995	Sale Deed executed by Smt. Ramakka W/o Late Sri. Chennarayappa and others in favour of Sri. Rajgopal Reddy S/o Late Sri. Veera Reddy with respect to Sy. No. 5/2, measuring to an extent of 2 Acre 18 Guntas.	Doc No. 614/1995-96	Photostat
8.		Mutation Register	M.R. No. 01/1995-96	Photostat
9.	16.09.1997	Official memorandum of land conversion order issued by the Deputy Commissioner of Bangalore District in favour of Sri. Raj Gopal Reddy S/o Veera Reddy and others with respect to Sy.No. 5/2, measuring to an extent of 1 Acre.	No. BDI:ALN.SR(A) 208/1996-97	Photostat
10.	06.01.1998	Order Sheet in the Court of Prl. Civil Judge and JMFC, Anekal.	O.S 6/98-99	Photostat
11.	23.01.1998	Provisional Registration Certificate issued by the		Photostat





Legal Nexus

Advocates & Consultants

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		Directorate of Industries and Commerce		
12.	13.10.1998	General license issued by the Panchayat	No. 12/98-99	Photostat
13.	23.07.1999	Fee Paid Receipt for the land Conversion Order no. BDIs: ALN. SR (A) 208/1996-97 with respect to Sy.No. 5/2, measuring to an extent of 1 Acre	No. 177	Photostat
14.	13.11.1999	General license issued by the Panchayat	No. 11/1999-2000	Photostat
15.	16.12.2004	Official Memorandum of Land Conversion Order issued by the deputy Commissioner of Bangalore District in favour of Sri. Raj Gopal Reddy S/o Veera Reddy with respect to Sy. No. 5/2, measuring to an extent of 1 Acre 18 Guntas	No. BDIs: ALN(A)SR:257: 2004-05	Photostat
16.		Mutation Register	M.R. No. 28/2004-05	Photostat
17.	17.01.2011	Partition Deed affected between Smt. Muniyamma W/o Late Veera Reddy and others with respect to property bearing Sy No. 5/2	Doc No. SRJ-1-03881-2010-11	Photostat

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		measuring to an extent of 2 Acre and 18 Guntas along with other lands		
18.	06.04.2021	Relinquishment Deed executed by Sri V Rajagopala Reddy S/o Veera Reddy in fvaour of Town Municipal Corporation, Anekal Taluk, Bangalore Urban, 560099	Doc No. ABL-1-00116-2021-22	Photostat
19.	08.04.2021	Approval Letter issued by the Town Municipal Corporation, Anekal Taluk Bangalore Urban	S No. 541/2021-22	Photostat
20.	02.06.2021	Approval Letter issued by the Anekal Planning Authority	S No. APA/Lao/27/2013-14	Photostat
21.	08.06.2021	Katha Certificate issued by the CMC, Chandapura	No.2070/5/2	Photostat
	16.02.2023	E-Katha Certificate issued by the CMC, Chandapura	No.9789570200	Photostat
22.		Tax paid receipt for the year 2022-2023		Photostat
23.	27.02.2023	Commencement Certificate issued by Anekal Planning Authority	APA/CC/602/2022-23	Photostat





24.	27.02.2023	Building Plan issued by Anekal Planning Authority		Photostat
REVENUE RECORDS				
25.		Manual RTC for the Period of 1969-70 to 1971-72, 1972-73 to 1973-74, 1974-75 to 1975-76, 1976-77 to 78, 1978-79 to 1979-80, 1980-81 to 1981-82, 1982-83 to 1983-84, 1984-85 to 1985-86, 1987-88 to 1988-89, 1989-90 to 1991-92, 1992-93 to 1993-94, 1994-95 to 1995-96, 1996-97 to 1997-98, 1998-99 to 1999-2000, 2001-02 with respect to Sy. No. 5/2		Photostat
26.		Computerized RTC for the period of 2000-01 to 2001-02, 2002-2003, 2003-2004, 2005-06, 2006-2007, 2007-08, 2008-2009, 2009-2010, 2010-2011, 2011-12 to 2012-13, 2016-17, 2019-2020 with respect to Sy. No. 5/2		Photostat
ENDORSEMENTS				



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27.	16.05.1994	Endorsement issued by the Office of the Tahsildar regarding nil-tenancy with respect to Sy No. 5/2 measuring to an extent of 2 acre and 18 guntas	Doc No. LRF/NOC/76/93-94	Photostat
28.	10.04.1995	Form 7 issued by the Tahsildar, Anekal with respect to Sy. No. 5/2	No. LRF.NOC36/199495	Photostat
29.	27.01.1996	Nil-tenancy Certificate issued by the Tahsildar with respect to Sy No. 5/2 measuring to an extent of 2 acre and 18 Guntas.	Doc No. LRF/NOC/244/95-96	Photostat
30.	26-04-2006	Nil-tenancy Certificate issued by the Tahsildar with respect to Sy No. 5/2 measuring to an extent of 2 acre and 18 Guntas.	Doc.No.LRS.C. R.199/2006-07	Photostat
31.	24.11.2021	No Objection Certificate (Consent Order) issued by the Karnataka State Pollution Control Board	Order No. CTE-328327	Photostat
SURVEY RECORDS				
32.		Index of Lands		Photostat
33.		Hadbastu Sketch		Photostat





34.		Moola Tippani with respect to Sy No. 5		Photostat
35.		Hissa Tippani		Photostat
ENCUMBRANCE CERTIFICATE				
36.	02.05.2006	Encumbrance Certificate for the period 01.04.1960 to 21.04.2006 with respect to SY No. 5/2 measuring to an extent of 2 Acre and 18 Guntas	SA No. 2090/06-07	Photostat
37.	15.06.2022	Encumbrance Certificate for the period 01.04.2006 to 15.06.2022 with respect to SY No. 5/2 measuring to an extent of 2 Acre and 18 Guntas	IGR-EC-C-0008397-2022-23	Photostat

FLOW OF TITLE WITH RESPECT TO SY. NO. 5/2, MEASURING TO AN EXTENT of 2 ACRES AND 0-18 GUNTAS:

After the detailed scrutiny of the documents listed above, we observed the following:

The Land bearing Sy. No. 5, measuring to an extent of 2 Acres and 20 Guntas, situated at Andapura Village, Attibele Hobli, Anekal Taluk, originally belonged to one Sri.Nanjana Boyi S/o Sri.Venkata Boyi, he having acquired the same through Sale deed dated 11.04.1930, registered on 31.05.1930, Document No.1672/1930-31, Volume 358, Pages 168-171, Book I, in the office of the Sub Registrar, Anekal.





It could be seen that, Sri. Nanjana Boyi S/o.Venkata Boyi died intestate leaving behind his children viz., Chowdappa, Sri.Channarayappa, Sri.Dodda Venkatappa, Sri.Thimma Boyi, Sri.Chikka Venkatappa to Succeeded intestate estate of the deceased.

It could be seen that, Sri.Channarayappa S/o Late- Nanjana Boyi died intestate leaving behind his wife viz., Smt.Ramakka to Succeeded intestate estate of the deceased. (The Death Certificate of Channarayappa S/o Late- Nanjana Boyi is not available)

Further it could be seen that, Sri. Chowdappa died intestate leaving behind his brothers viz., Sri.Dodda Venkatappa, Sri.Thimma Boyi, Sri.Chikka Venkatappa and Smt.Ramakka W/o. Late- Channarayappa to Succeeded intestate estate of the deceased. Subsequently the katha has been transferred in the name of Sri.Dodda Venkatappa, Sri.Thimma Boyi, Sri.Chikka Venkatappa, Smt.Ramakka W/o. Late- Channarayappa, vide Inheritance Certificate No: 1/1992-92 and Inheritance Certificate No: 2/1992-92 in the concerned revenue records.

It could be seen that, Sri. Thimmaboyi S/o Nanjaboyi died intestate leaving behind his children namely, Sri Venkataswami, Sri. Chowdappa, and Sri. Nanjappa to Succeeded intestate estate of the deceased. Subsequently the katha has been transferred in the name of Sri Venkataswami, Sri. Chowdappa, and Sri. Nanjappa, vide Mutation Register bearing No: 19/1993-94 in the concerned revenue records

It could be seen that, Sri. Chikkavenkatappa S/o Nanjaboyi died intestate leaving behind his wife namely, Smt. Chinamma to Succeeded intestate estate of the deceased. Subsequently the katha has been transferred in the name of Smt. Chinamma w/o Late- Chikkavenkatappa, vide Mutation Register bearing No: 11/1994-95 in the concerned revenue records. The Family tree of Nanja @ Nanjana Bhovi is available for Perusal.





Further it could be seen that Smt.Ramakka W/o. Channarayappa, Sri.Venkataswami S/o Late. Thimmaboyi, Sri. Chowdappa S/o Late. Thimmaboyi, and Sri. Nanjappa S/o Late. Thimmaboyi, Sri. Doddavenkatappa S/o Late.Nanjaboyi and Sri Chinnamma w/o Late. Chikkavenkatappa, jointly conveyed the land bearing Sy.No. 5/2 measuring to an extent of 2 Acres 18 Guntas, situated at Andapura Village, Attibele Hobli, Anekal Taluk in favour of Sri. Rajgopalareddy, S/o Late. Veerareddy, through Sale deed dated 10-05-1995, registered as document No.614/1995-96, pages 86 to 91, Volume 1901, Book I, in the office of the Sub Registrar, Anekal. Sri. Ramappa S/o. Smt.Ramakka, Sri.Babu S/o. Sri.Venkataswamy, Sri.Venkataswamy V., Sri.Nanjappa, Sri.Chowdappa, Sri.Narayana children of Smt.Chinnamma, Sri.H.C.Manjunatha S/o. Sri.Chowdappa, Sri. Venkataswamy Sri.M.V.Nanjappa and Sri. Venkataswamy children of S/o. Dodda Venkatappa are signed as confirming parties in this sale deed for abundant cautions.

Accordingly, the katha has been mutated in the name of Sri. Rajgopalareddy S/o. Late Veerareddy, vide Mutation Register No. 1/1995-96, in the concerned revenue records.

On filing of the application for conversion the Thasildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore District, basing on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter bearing No. BDS.ALN.SR (A) 208/1996-97, intimating to deposit conversion fee. On receipt of Intimation Letter from Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for agricultural to non-agricultural Industrial Purposes, the conversion of the property on 16-09-1997, Vide document bearing No. BDS.ALN.SR (A) 208/1996-97, after paying the Conversion Charges, with respect to Sy. No. 5/2, measuring to an extent of 1 Acre out of 2 Acres 18 Guntas.

Thereafter, Mr. Rajgopalareddy established a Sole Proprietary Business by the name of 'Naveen Concrete Blocks and Tiles' registered before the Directorate of Industries and Commerce on 23-01-1998 on the said land in Sy. No: 5/2





measuring to an extent of 1 Acres and License dated 03.11.1999, issued by the Chandapura Grama Panchayath, Anekal for production Concrete Blocks and Tiles factory purposes.

On filing of the application for conversion the Thasildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore District, basing on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter bearing No. BDS: ALN (A) SR: 257:2004-05, Intimating to deposit conversion fee. On receipt of Intimation Letter from Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for agricultural to non-agricultural residential purposes, the conversion of the property on 16-12-2004, Vide document bearing No. BDS: ALN (A) SR: 257:2004-05, after paying the Conversion Charges, with respect to Sy. No: 5/2, measuring to an extent of 1 Acre 18 Guntas out of 2 Acres 18 Guntas and confirmed in MR No: 28/2004-05 in the concerned revenue records.

It could be seen that, Mr. Rajgopalareddy, S/o Late Veerareddy along with his family members viz., Smt. Muniyamma, W/o Late Veerareddy, Smt. Ramakka, W/o Thimmareddy, Smt. Venkatamma W/o Venkatareddy, Sri Chandrashekhar and Sri. Babureddy, S/o Venkataswamireddy, Sri. A Narayanreddy S/o Veerareddy affected a partition themselves, wherein the land bearing Sy.No.5/2, measuring to an extent of 2 Acres 18 Guntas along with various other lands were allotted to the share of Mr. V. Rajgopalareddy, S/o Late Veerareddy, vide Partition deed dated 17.01.2011, registered as document No.SRJ-1-03881-2010-11, stored in CD No.SRJD56, in the office of the Sub Registrar, Sarjapura. Subsequently the katha has been mutated in the name of Mr. V. Rajgopalareddy, S/o Late Veerareddy, vide M.R. No. 28/2004-05 in the concerned revenue records.

Accordingly Anekal Planning Authority after verification of records and receiving the requisite fee has approved the Single Plot for residential Layout, vide its Order dated 02.06.2021, bearing No. APA/LAO/27/2013-14 and issued a





Layout Plan approval Letter authorizing Mr. V. Rajgopalareddy, S/o Late Veerareddy.

Thereafter, Mr.V. Rajgopalareddy, S/o Late Veerareddy released and relinquished his right and title through a Relinquishment Letter dated 31-03-2021 with Document No: 116/2021-22 of Book I in favour of Chief Officer, Town Municipal Council as per the order of the Governor of the Karnataka for land bearing Sy. No: 5/2 measuring to an extent of 132 Sq. Metres.

Katha Certificate dated 08.06.2021, bearing No.2070/5/2, issued by the CMC, Chandapura, standing in the name of Mr. V. Rajgopalareddy, S/o Late Veerareddy.

E- Katha issued by the CMC, Chandapura, dated 16.02.2023, property bearing No.9789570200 standing in the name of Mr. V. Rajgopalareddy, S/o Late Veerareddy, with respect to Sy. No. 5/2 measuring 5735.9 Square Meters, situated at Andapura Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and Tax paid receipt for the period 2022-23 is available for perusal.

Accordingly Anekal Planning Authority after verification of records and receiving the requisite fee has approved the building Plan vide its Order dated 27.02.2023, bearing No. APA/CC/602/2022-23 and issued a Building Plan approval Letter authorizing .Mr V. Rajgopalareddy, S/o Late Veerareddy to commence the Building with consist of stilt, Ground plus 3 Upper floors, totally 96 Flats over the said land.

REVENUE DOCUMENTS:

- Index of Land and Record of Rights No.174 reflects the name of Sri. Chowdappa, S/o Nanjaboyi as the Khatedar of the land bearing Sy. No: 5/2.
- Manual RTC for the Period of 1969-70 to 1971-72, 1972-73 to 1973-74, 1974-75 to 1975-76, 1976-77 to 78, 1978-79 to 1979-80, 1980-81 to





1981-82, 1982-83 to 1983-84, 1984-85 to 1985-86, 1987-88 to 1988-89, reflects the name of Sri. Chowdappa, S/o Nanjaboyi as the Khatedar of the land bearing Sy. No: 5/2 measuring to an extent of 2 Acres 18 Guntas, situated at Andapura Village, Attibele Hobli, Anekal Taluk.

- Manual RTC for the period of 1989-90 to 1993-94 reflects the name of Smt. Ramakka w/o Channarayappa, Sri. Venkataswami, Sri Chowdappa and Sri. Nanjappa (Sons of Sri. Thimmaboyi), Sri. Doddavenkatappa S/o Nanjaboyi and Smt. Chinnamma w/o Sri Chikkavenkatappa as the Khatedar of the land bearing Sy. No: 5/2 measuring to an extent of 2 Acres 18 Guntas, situated at Andapura Village, Attibele Hobli, Anekal Taluk.
- Manual RTC for the period of 1997-98 to 2001-02 reflects the name of Sri. Rajgopalareddy S/o Veerareddy as the Khatedar of the land bearing Sy. No: 5/2 measuring to an extent of 2 Acres 18 Guntas, situated at Andapura Village, Attibele Hobli, Anekal Taluk.
- Computerized RTC for the period of 2000-01 to 2019-20 reflects the name of Sri. Rajgopalareddy S/o Veerareddy as the Khatedar of the land bearing Sy. No: 5/2 measuring to an extent of 2 Acres 18 Guntas, situated at Andapura Village, Attibele Hobli, Anekal Taluk.

REGARDING ENDORSEMENTS:

- The Office of the Tahsildar has issued an Endorsement dated 16-05-1994 confirming that no tenancy application has been filed under Sec.48(A) before the Tahsildar, Anekal Taluk for seeking occupancy/tenancy rights over the land with respect to Sy No. 5/2 measuring to an extent of 2 acre and 18 Guntas situated at Andapura Village, Attibele Hobli, Anekal Taluk.
- The Office of the Tahsildar has issued an Endorsement dated 10-04-1995 confirming that no tenancy application has been filed under Sec.4(A)





before the Tahsildar, Anekal Taluk for seeking occupancy/tenancy rights over the land with respect to Sy No. 5/2 measuring to an extent of 2 acre and 18 Guntas situated at Andapura Village, Attibele Hobli, Anekal Taluk.

- The Office of the Tahsildar has issued an Endorsement dated 27-01-1996 confirming that no tenancy application has been filed under Sec.48(A) before the Tahsildar, Anekal Taluk for seeking occupancy/tenancy rights over the land with respect to Sy No. 5/2 measuring to an extent of 2 acre and 18 Guntas situated at Andapura Village, Attibele Hobli, Anekal Taluk.
- The Office of the Tahsildar has issued an Endorsement dated 26-04-2006 confirming that no tenancy application has been filed before the authority for seeking occupancy/tenancy rights over the land with respect to Sy No. 5/2 measuring to an extent of 2 acre and 18 Guntas situated at Andapura Village, Attibele Hobli, Anekal Taluk.
- NOC from Karnataka State Pollution Control Board dated 24.11.2021 bearing Order No. CTE-328327.

SURVEY RECORDS:

- ❖ Hadbastu Sketch, Hissa Tippani, Atlas and Akarbandh confirms the shape of the land bearing Sy. No: 5/2, situated at Andapura Village, Attibele Hobli, Anekal Taluk, Bangalore

TRACING OF ENCUMBRANCES:

- **Encumbrance Certificate from 01-04-1960 to 31-03-2006 with respect to Sy. No: 5/2 reflects the following transaction:**
 - Sale Deed dated 10-05-1995 executed by Smt. Ramakka and Others in favour of Sri. Rajgopalareddy S/o Sri Late Veerareddy vide





Document No: 614/1995-96 with respect to Sy. No: 5/2 measuring 2 Acres 18 Guntas

• **Encumbrance Certificate from 01-04-2006 to 15-06-2022 with respect to Sy. No: 5/2 reflects the following transactions:**

- Partition Deed dated 20-12-2010 affected by Smt. Muniyamma, W/o Late Veerareddy, Smt. Ramakka, W/o Thimmareddy, Smt. Venkatamma W/o Venkatareddy, Sri Chandrashekhar and Sri. Babureddy, S/o Venkataswamireddy, Sri. A Narayanreddy S/o Veerareddy and Sri. Rajgopalareddy S/o Veerareddy allotted to Sri. Rajgopalareddy with respect to Sy. No: 5/2 measuring to an extent of 2 Acres 18 Guntas vide Document No: 3881/2010-11.
- Relinquishment Letter dated 31-03-2021 executed by Sri. Rajgopalareddy, S/o Sri Veerareddy in favour of Governor of Karnataka Re Chief Officer, Town Municipal Council with respect to Sy. No: 5/2 measuring to an extent of 132 Sq. Metres.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the opinion that **Mr. V. Rajgopalareddy, S/o. Sri. Veerareddy** is the absolute owner of the Converted land bearing **Sy. No. 5/2, measuring to an extent of 2 Acres 18 Guntas** (Converted for agricultural to non-agricultural Industrial Purposes, vide Official Memorandum bearing No. BDS.ALN.SR (A) 208/1996-97, dated 16-09-1997, issued by the Deputy Commissioner, Bangalore District for land measuring to an extent of 1 Acre out of 2 Acres 18 Guntas) and (Converted for agricultural to non-agricultural Industrial Purposes, vide official memorandum for agricultural





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Vedavathi N BA, LL.B

to non-agricultural residential purposes, the conversion of the property on 16-12-2004, Vide document bearing No. BDS: ALN (A) SR: 257:2004-05, with respect to Sy. No: 5/2, measuring to an extent of 1 Acre 18 Guntas out of 2 Acres 18 Guntas) situated at Andapura Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and holds clear and marketable title over the same.

As per the documents furnished to us for scrutiny, the said land is free from Suit, disputes, Injunction, Lis-pendense etc.,

This legal opinion has been given without any interest, direct or indirect after verifying all the Photostat/certified/Original of the relevant documents as listed in the index.



ADVOCATE