



Jayanth M. Pattanshetti
ADVOCATE

Bengaluru | Mumbai

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File No: 05/21
Date: 26-10-2021

To,

M/s BCM Infrastructure Private Limited
No. M/1 to M/3, BCM Heights,
PU-4, Scheme No.54,
Indore, Madhya Pradesh,
India - 452010

Sirs,

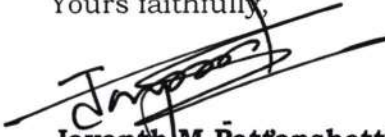
Sub: Scrutiny and Title Report with respect to property bearing BBMP Khatha No. 608/68/2,70/2,71/2, earlier bearing Survey Nos. 68/2B, 70/2 and 71/2 (converted vide Official Memorandum dated 29-10-1991 in No. B. Dis. ALN. SR (N) 60/91-92 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru), situated at Allalasandra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, measuring 01 acre 26.82 guntas or 72,766.98 Square Feet.

The title search with respect to the property mentioned hereabove is being furnished by us at your request to assist in finalizing the proposed transaction by you. After you have reviewed the title search report you must include the prior title evidences, necessary representations, warranties and covenants you find necessary from your analysis of the transaction.

This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Property described in the title search report. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,


Jayanth M. Pattanshetti
Advocate



Encl: Title Search Report.



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I.		<u>Description of Property</u>
Property No.	:	BBMP Khatha No. 608/68/2,70/2,71/2, (earlier bearing Survey Nos. 68/2B, 70/2 and 71/2)
PID No.	:	Nil
Located at	:	Village: Allalasandra Hobli: Yelahanka Taluk: Bengaluru North District: Bengaluru Urban
Extent	:	01 acre 26.82 guntas or 72,766.98 Square Feet
Kharab Land (if any)	:	Nil
Boundaries	:	East: Land bearing Survey No. 71/1 and 12 mtrs wide road in Sy. No. 71/1
		West: Kaluve and Remaining Portion of Survey No. 68/2B owned by Central Institute of Medical and Aromatic Plants;
		North: Remaining Portion of Survey No. 68/2B(P) owned by Central Institute of Medical and Aromatic Plants and Remaining Portion of 71/2 owned by the Owners; and
		South: Land bearing Survey Nos. 68/2A and 71/1
Type of Land	:	Freehold
Nature of usage	:	Converted for residential use vide the Official Memorandum dated 29-10-1991 in No. B. Dis. ALN. SR (N) 60/91-92 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru.
Revenue Jurisdiction	:	Bruhat Bengaluru Mahanagara Palike, Bengaluru
Planning Authority	:	Bengaluru Development Authority
Zonal Area as per CDP of Planning Authority	:	Residential
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of building	:	Nil





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II. <u>Chain of Title Information</u>				
Sl. No.	Date of Instrument	Transferor/s	Transferee/s	Obtained by virtue of
1.	22-07-1971	Sri. Y.V. Ayya	Sri. Muniswamy alias Muniswamappa	Sale
2.	22-02-1978	Sri. Muniswamy alias Muniswamappa	Smt. Bachchamma and Sri. Subbanna	Sale
3.	18-04-2005	Smt. Bachchamma and Sri. Subbanna	Smt. Bhagya, Sri. Kiran, and Sri. Kishore	Partition

III. <u>Discussion on Title</u>	
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- a) On perusal of the documents furnished to us for scrutiny, it is observed that, the lands bearing Survey No. 68, 70, 71, 72, 79 and 80 measuring in total 16 acres 29 guntas, situated at Allalasandra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, was originally owned by Sri. Y.V. Ayya son of Sri. Y. Veerasangappa. The said lands had been tenanted to one Sri. Muniswamy alias Muniswamappa son of Late Munisubbanna who was cultivating the same. Sri. Y.V. Ayya filed a Petition in R.L.C 369/1967 before the Land Tribunal for resumption of the aforesaid lands under Section 14 of the Mysore Land Reforms Act for non-agricultural use against Sri. Muniswamy alias Muniswamappa. Sri. Y.V. Ayya and Sri. Muniswamy alias Muniswamappa settled the matter and Sri. Muniswamy alias Muniswamappa has agreed to surrender his right, title and interest over 12 acres 29 guntas of land (out of 16 acres 29 guntas) to Sri. Y.V. Ayya and pursuant to the same, Sri. Muniswamy alias Muniswamappa filed an application on 16-04-1971 under Section 25, 27 and 113 of the Mysore Land Reforms Act before the Court of the Second Munsiff, Bengaluru seeking permission to surrender 12 acres 29 guntas of land (out of 16 acres 29 guntas) to Sri. Y.V. Ayya and to retain 4 acres of land for himself. The





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- Land Tribunal by the Order dated 16-04-1971 granted permission to surrender 12 acres 29 guntas of land in favour of Sri. Y.V. Ayya and declared 4 acres of land retained by Sri. Muniswamy alias Muniswamappa as non-agricultural land. The copy of the Application dated 16-04-1971 filed by Sri. Muniswamy alias Muniswamappa before the Court of the Second Munsiff, Bengaluru could be evidenced from **Document No. 1.**
- b) Pursuant to the Order dated 16-04-1971, Sri. Y.V. Ayya executed the Sale Deed dated 22-07-1971 in favour of Sri. Muniswamy alias Muniswamappa, conveying the title with respect to lands bearing Survey No. 68/2 measuring 2 acres 3 guntas, Survey No. 70 measuring 38 guntas and Survey No. 71 measuring 39 guntas, measuring in total 4 acres ("Said Property"). The said Sale Deed is registered vide Document No. 431/1971-72 of Book I, Volume 2778, at Pages 93 to 95, in the office of the sub-Registrar, Bengaluru Taluk (North). The copy of the said Sale Deed could be evidenced from **Document No. 2.**
- Observation:** There are no documents as to show how Sri. Y.V. Ayya acquired title to the Said Property. The name of Sri. Y.V. Ayya is entered as the owner of the Said Property in the revenue records as the owner thereof from the year 1966. Further, we are not furnished with the copies of the Petition filed by Sri. Y.V. Ayya in R.L.C 369/1967 before the Land Tribunal for resumption of the aforesaid lands and Orders passed therein. And also, we are not furnished with the copy of Order dated 16-04-1971 granting permission to Sri. Muniswamy alias Muniswamappa to surrender 12 acres 29 guntas of land in favour of Sri. Y.V. Ayya and to retain 4 acres of land for himself.
- c) By virtue of the Sale Deed 22-02-1978 Sri. Muniswamy alias Muniswamappa, son of Sri. Munisubbanna along with his son Sri. M. Nanjappa sold the Said Property in favour of Smt. Bachchamma wife of Sri. Channarayappa and Sri. Subbanna, son of Sri. Channarayappa. The said Sale Deed is registered vide Document No. 3209/1977-78 of Book I, Volume 3065, at Pages 150 to 153, in the office of the Sub-Registrar, Bengaluru





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North Taluk. The copy of the said Sale Deed could be evidenced from **Document No.3.**

- d) Sri. Muniswamy alias Muniswamappa filed an application in LRF No. 1986/75-76 before the Land Tribunal, Bengaluru North Taluk, Bengaluru seeking an order to grant occupancy right with respect to the portion of Survey No. 68, 70, 71, 72, 79 and 80 situated at Allalasandra Village. The Chairman, the Land Tribunal, Bengaluru North Taluk, Bengaluru has observed that, Sri. Muniswamy alias Muniswamappa was cultivating the said lands from the year 1936 and in the year 1967, Sri. Y.V. Ayya had filed an application for resumption of the land and the Court has allowed the resumption of 12 acres 29 guntas and the balance 4 acres of land left for Sri. Muniswamy alias Muniswamappa. On 01-03-1974, when the amended Land Reforms Act has come into force, Sri. Muniswamy alias Muniswamappa was not cultivating the said lands and also the said extent of 4 acres has been sold by him and hence, the Tribunal by the Order dated 31-07-1979 rejected the claim of Sri. Muniswamy alias Muniswamappa on the ground that he was not a lawful tenant on the date of amendment of the Land Reforms Act. The copy of the said Order dated 31-07-1979 could be evidenced from **Document No.4.**
- e) It is observed from the revenue records that, out of 2 acres 3 guntas in Survey No. 68/2B, belonging to Sri. Muniswamy alias Muniswamappa and his family, an extent of 1 acre 2 guntas and out of 36 guntas in Survey No. 70/2, the extent of 8 guntas was acquired by the Government for Central Institute of Medical and Aromatic Plants. Thus Sri. Muniswamy alias Muniswamappa and his family were left with the portion of the Survey No. 68/2B, measuring 1 acre 1 gunta, Survey no. 70/2 measuring 28 guntas and Survey No. 71/2 measuring 39 guntas, totally measuring 2 acres 28 guntas ("Composite Property").
- f) Smt. Bhagya wife of Sri. C. Jayaram filed a suit in O.S. No. 4225/1988 before the Court of the Additional City Civil Judge at Bengaluru against Sri.





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Subbanna son of Sri. Channarayappa seeking an order for declaration, declaring that Smt. Bhagya is the absolute owner in possession and enjoyment of the Composite Property. At the intervention of the well-wishers, the parties to the suit settled their dispute and filed a Compromise Petition and Sri. Subbanna concedes that he has no right, title and interest over the Composite Property. Accordingly, on 11-10-1988, the suit is decreed in terms of the Compromise Petition. The copies of the said Complaint, Compromise Petition and Order Sheet could be evidenced from **Document No.5.**

- g) Sri. C. Narayanappa son of Late Chennarayappa had filed a suit in O.S. No. 5816/1999 before the Court of the City Civil Judge, Bengaluru City against Sri. Subbanna and others seeking an order for partition and separate possession of 1/3rd share in Composite Property. During the pendency of the suit, the parties to the suit settled the dispute out of the court by executing the registered Partition Deed and filed a memo seeking an order for withdrawal of the suit. Accordingly, on 26-04-2005 dismissed the suit as withdrawn as settled out of the Court. The copies of the Order Sheet in O. S. No. 5816/1999 could be evidenced from **Document No.6.**
- h) By virtue of the Partition Deed dated 18-04-2005 Smt. Bhagya, Sri. Kiran, and Kishore wife and sons of Late C. Jayaram, respectively, Smt. Munithayamma, Smt. Sujatha, Smt. Veena, Smt. Rekha and Sri. Keshava, wife and children of Late Subbanna, respectively, Sri. C. Narayanappa, son of Late Channarayappa Sri. Santhosh and Sri. Sunil, both sons of Sri. C. Narayanappa, Smt. Narasamma and Smt. Rathnamma both daughters of Late Channarayappa partitioned the family properties. Under the said Partition Deed, the total extent of 3 acres in Survey Nos. 68/2B, 70/2 and 71/2 is allotted to the exclusive share of Smt. Bhagya, Sri. Kiran, and Kishore wife and sons of Late C. Jayaram, respectively. The said Partition Deed is registered vide Document No. YAN-1-01962/2005-06 of Book I, stored in C. D. No. YAND131, in the office of the Sub-Registrar, Yelahanka,





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Bengaluru. The copy of the said Partition Deed could be evidenced from **Document No.7.**

Observation: In the aforementioned Partition Deed, the extent of the land allotted to Smt. Bhagya and others is mentioned as 3 acres. However, after acquisition of land for Central Institute of Medical and Aromatic Plants, the family of Smt. Bhagya were left with only 2 acres 28 guntas in Survey Nos. 68/2B, 70/2 and 71/2. Hence, the family of Smt. Bhagya could not have partitioned more than what they owned and also even though 3 acres is partitioned, Smt. Bhagya and others were in possession of 2 acres 28 guntas which they have dealt with as owners thereof.

- i) On 27-04-2005, Smt. Bhagya, Sri. Kiran and Sri. Kishore entered into a Joint Development Agreement with M/s. Skyline Construction & Housing Private Limited, represented by its Director, Sri. Avinash Prabhu to develop the Composite Property by constructing a residential apartment building, subject to certain terms and conditions mentioned therein. It is agreed between the parties that, Smt. Bhagya and others are collectively entitled to 33% of the super built up area and basement car parking areas and proportional right in common areas agreed to be constructed and M/s. Skyline Construction & Housing Private Limited is entitled to the remaining 67% of the super built up area and basement car parking areas and proportional right in common areas agreed to be constructed. Further, the parties have entered into a Supplementary Agreement on 27-04-2005 and Second Supplementary Agreement to the Joint Development Agreement dated 27-04-2005. The said Joint Development Agreement is registered vide Document No. YAN-1-02105/2005-06 of Book I, in the office of the Sub-Registrar, Yelahanka, Bengaluru. The copies of the Joint Development Agreement, Supplementary Agreement and Second Supplementary Agreement could be evidenced from **Document Nos. 8 to 10.**
- j) In pursuance of the afore-mentioned Joint Development Agreement, the Smt. Bhagya and others by virtue of the General Power of Attorney dated 27-04-2005, have empowered M/s. Skyline Construction & Housing Private Limited to manage the Composite Property, including the power to execute





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deed of sale/deeds with respect to their share of 67% of undivided share in the Composite Property in terms thereof. The said General Power of Attorney is registered vide Document No. YAN-4-00062/2005-06 of Book IV, in the office of the Sub-Registrar, Yelahanka, Bengaluru. The copy of the said General Power of Attorney could be evidenced from **Document No.11.**

- k) By the Deeds of Cancellation and Deed of Revocation of General Power of Attorney both dated 07-07-2021 Smt. Bhagya and others M/s. Skyline Construction & Housing Private Limited have mutually agreed to cancel the aforesaid Joint Development Agreement and General Power of Attorney both dated 27-04-2005. The said Cancellation Deed is registered vide Document No. YAN-1-01105/2021-22 of Book I and YAN-4-00085/2021-22, stored in CD No. YAND1289, in the office of the Sub-Registrar, Yelahanka, Bengaluru and a copy of the said Deed of Cancellation and Deed of Revocation of General Power of Attorney could be evidenced from **Document Nos.12 and 13.**
- l) On 07-07-2021, Smt. Bhagya, Sri. Kiran (for himself and on behalf of his minor children namely, Master Shreyansh and Kumari Chaarvi) and Sri. Kishore ("Owners") entered into a Joint Development Agreement with M/s BCM Infrastructure Private Limited, represented by its authorised signatory, Sri. Krishna Agarwal ("Developer") to develop the portion of the Composite Property, measuring 01 acre 26.82 guntas or 72,766.98 Square Feet ("Subject Property"), by constructing a residential apartment building, subject to certain terms and conditions mentioned therein. It is agreed between the parties that, the Owners are collectively entitled to 40% of the Super Built Up Area in the project, 40% of the car parking spaces, 40% of the exclusive terrace area share along with proportionate undivided share in the common areas. The Developer is entitled to 60% of the Super Built Up Area in the project, 60% of the car parking spaces, 60% of the exclusive terrace area share along with proportionate undivided share in the common areas. The said Joint Development Agreement is registered vide Document





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No. YAN-1-01108/2021-22 of Book I, stored in CD No. YAND1289, in the office of the Sub-Registrar, Yelahanka, Bengaluru. The copy of the Joint Development Agreement could be evidenced from **Document No.14.**

- m) In pursuance of the afore-mentioned Joint Development Agreement, the Owners by virtue of the General Power of Attorney dated 07-07-2021, have empowered the Developer to sell /transfer / lease the Developer's share of saleable area i.e., 60% of the undivided share in the Subject Property. The said General Power of Attorney is registered vide Document No. YAN-4-00086/2021-22 of Book IV, stored in CD No. YAND1289, in the office of the Sub-Registrar, Yelahanka, Bengaluru. The copy of the said General Power of Attorney could be evidenced from **Document No.15.**

IV.

Genealogy

- a) On perusal of the Family Tree of Sri. Channarayappa, it is observed that Sri. Channarayappa is married to Smt. Bachchamma and they are survived by two daughters and three sons namely Smt. Narasamma, Smt. Rathnamma, Sri. Jayaram, Sri. Subbanna and Sri. C. Narayanappa. Sri. Jayaram is married to Smt. B. H. Bhagya and they have two sons namely, Sri. Kiran, and Kishore (unmarried). Sri. Kiran is married to Smt. Sridevi and they have a son and a daughter namely, Shyrehash and Chaanvi. Sri. Subbanna is married to Smt. Munithayamma and they have three daughters and one son namely, Smt. Sujatha, Smt. Veena, Smt. Rekha and Sri. Keshava. Sri. Keshava is married to Smt. Shwetha. Sri. C. Narayanappa is married to Smt. Badramma and they have two sons namely, Sri. Santhosh Gowda and Sri. Sunil Gowda. Sri. Santhosh Gowda is married to Smt. Nandini and they have two sons namely Master Tilan Gowda and Master Tirjal Gowda. Sri. Sunil Gowda is married to Smt. Shruthi and they have a son Master Vishruth Gowda. Further it is observed that, Sri. Channarayappa, Smt. Bachchamma, Smt. Narasamma, Sri. Jayaram, Sri. Subbanna and Smt. Rathnamma are dead. The copy of the said Family Tree





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of Late Sri. Channarayappa could be evidenced from **Document Nos.16 and 17.**

V.

Details of Arbitration cases

- a) M/s. Skyline Construction & Housing Private Limited approached the court for an arbitral proceeding and filed an Application in No. 100/2019, before the Additional City Civil and Sessions Judge, Bengaluru, against the Owners seeking an order to pass interim injunction restraining them from alienating and creating charge over the Composite Property in favour of third parties. During the pendency of the case, the parties have settled their disputes out of court and prayed the Hon'ble Court to dismiss the application as settled out of Court. Accordingly, on 31-07-2021, the Hon'ble Court dismissed the application as settled out of Court. The copies of the said Application, Memo for withdrawal and Order Sheet could be evidenced from **Document No.18.**
- b) The Owners also filed a Petition in C.M.P No.97/2018 before the Hon'ble High Court of Karnataka, Bengaluru seeking an order for the appointment of an Arbitrator/s for resolving the dispute between the owners and M/s. Skyline Construction & Housing Private Limited. It is observed from the Order that, during the pendency of case, the parties have settled their disputes out of Court and prayed the Hon'ble Court to permit the Owners to withdraw the said petition. Accordingly, on 17-09-2021, the Hon'ble Court dismissed the petition as withdrawn. The copies of the said Petition and Order could be evidenced from **Document No.19.** Pursuant to the settlement, the parties to the above case have executed the Deeds of Cancellation (morefully explained in Section III (k) hereabove) and cancelled the aforesaid Joint Development Agreement and General Power of Attorney both dated 27-04-2005.





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VI.

Details of Mortgages

- a) Under the Facility Agreement, Kotak Mahindra Bank Limited had sanctioned/granted the financial facility of Rs. 25,00,00,000/- to M/s Skyline Construction & Housing Private Limited. In order to secure the said facility, M/s Skyline Construction & Housing Private Limited has mortgaged 67% of undivided share in the Composite Property in favour of Kotak Mahindra Bank Limited and deposited the original title Deeds with respect to the said property by the Record of Mortgage by Deposit of title deeds dated 26-05-2012. The said Record of Mortgage by Deposit of title deeds is registered vide Document No. SHV-1-00506/2012-13 of Book I, stored in CD No. SHVD151, in the office of the Sub-Registrar, Shivajinagar, Bengaluru and a copy of the same could be evidenced from the **Document No.20.**
- b) Upon repayment of the aforesaid mortgage amount, Kotak Mahindra Bank Limited has discharged Composite Property mortgage by executing the Deed for Release of Mortgage/Discharge dated 14-06-2021 in favour of M/s Skyline Construction & Housing Private Limited. The said Deed for Release of Mortgage/Discharge is registered vide Document No. KLS-1-00481/2021-22 of Book I, stored in CD No. HLSD755, in the office of the Sub-Registrar, Ulsoor, Bengaluru and a copy of the same could be evidenced from the **Document No.21.**

VII.

Easement Rights Deed

- a) M/s Oikos Apartments Private Limited (the owner of the adjacent property) provided direct access road of a width of 12 meters to the Composite Property, through a portion of their property to Smt. Bhagya and M/s. Skyline Construction & Housing Private Limited or its nominees or anyone claiming through them being the purchasers of apartments, visitors etc. The said Easement Rights Deed is registered vide Document No. KCH-1-00430/2013-14 of Book I, stored in C. D. No. KCHD130, in the office of the





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Sub-Registrar, Gandhinagar (Kacharakanahalli), Bengaluru. The copy of the said Easement Rights Deed could be evidenced from **Document No.22.**

VIII.

Company Documents

- a) Skyline Builders Private Limited incorporated under the Companies Act, 1956 on 14-07-1980 before the Registrar of Companies, Karnataka. The name of Skyline Builders Private Limited was changed to Skyline Construction and Housing Private Limited and a fresh Certificate of Incorporation dated 01-10-2002 was issued in the name of Skyline Construction and Housing Private Limited, consequent to change of name and a copy of the said fresh Certificate of Incorporation could be evidenced from **Document No. 23.**
- b) The object of Skyline Construction and Housing Private Limited is to acquire by purchase or otherwise plot or plots of land, develop, build houses, housing flats, shops, offices etc. The copies of the said Memorandum of Association and Article of Association could be evidenced from **Document No. 24.**
- c) On perusal of the Search Report dated 09-08-2021, issued by Sri. S. Ravishankar, Company Secretary, it is observed that, M/s. Skyline Construction & Housing Private Limited has not created any charge over the Subject Property. The copy of the said Search Report could be evidenced from **Document No. 25.**

IX.

Revenue Records/Mutations

- a) Pursuant to the Order dated 11-10-1988, referred to in Section III (f) here above, the katha / mutation of the Composite Property is transferred and registered in the name of Smt. Bhagya wife of Sri. C. Jayaram in serial No. 2/1989-90 Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No.26.**





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- b) The katha / mutation of the portion of Survey No. 68/2B measuring 1 acre 2 guntas and the portion of Survey No. 70/2 measuring 8 guntas (not a subject matter of this report) is transferred and registered in the name of Central Institute of Medicinal and Aromatic Plants, Bengaluru in serial No. 3/1986-87 Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No.27.**
- c) The R.T.Cs for the period 1966-67 to 1975-76 reflect the total extent of land in Survey No. 68/2 as 4 acres 11 guntas with no kharab land. For the period 1966-67 to 1970-71 the name of Sri. Y. V. Aya is entered as the owner in column No. 9 and in column No. 12 the name of Sri. Munishamappa, son of Sri. Munisubbanna is entered as the cultivator for the period 1966-67 and no names are entered as cultivator for the period 1967-68 and 1968-69 and further the name of Sri. Y. V. Aya is entered as the cultivator in column no.12 for the period 1969-70 and for the period 1970-71 the name of Sri. Appaiah is entered as the cultivator in column No.12. For the period 1971-72 to 1975-76 the names of Sri. Y. V. Aya and Sri. Munishamappa are entered as the owners in column No.9 and in column No.12, the name of Sri. Appaiah is entered for the period 1971-72, the names of Sri. Muniswamappa and Sri. Y. V. Ayah are entered for the period 1972-73 to 1974-75 and the names of Sri. Papaiah, Sri. Subbaiah, Sri. Doddaiiah and Sri. Muniramaiah are entered for the period 1975-76 as the cultivators in column No.12. The copy of the said R.T.Cs could be evidenced from **Document No.28.**
- d) The R.T.Cs for the period 1976-77 to 1999-2000; 2001-02 to 2020-21 reflect the total extent of land in Survey No. 68/2B as 2 acres 03 guntas with no kharab land. For the period 1976-77 to 1980-81 the names of Smt. Bachamma and Sri. Subbanna are entered as the owner's column No. 9 and in column No. 12 the name of Sri. Muniswamappa is entered as the cultivator. For the period 1977-78 no name is entered as cultivator and for the period 1978-79 and 1979-80 the name of Sri. Subbanna is entered as





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the cultivator in column No. 12. For the period 1981-82 to 1987-88 the names of Sri. Muniswamappa, Smt. Bachamma, Sri. Subbanna and there is entry of Central Institute of Medical and Aromatic Plants as the owners in column No.9 and no names have been entered as cultivators in column No.12 during the period 1981-82, 1982-83, 1984-85 to 1987-88 and for the period 1983-84 the name of Smt. Bachamma and Sri. Subbanna are entered as cultivators in column No.12. For the period 1988-89 to 1999-2000 the names of Sri. Muniswamappa, Smt. Bachamma and Sri. Subbanna have been rounded off in column No.9 and there is an entry of Central Institute of Medical and Aromatic Plants and the name of Smt. Bhagya as the owners in column No.9 and there is entry of Central Institute of Medical and Aromatic Plants and the name of Smt. Bhagya as cultivators in column No. 12. For the period 2001-02, to 2020-21 the entry of Central Institute of Medicinal and Aromatic Plants, Bengaluru (with respect to 1 acre 2 guntas) and the name of Smt. Bhagya (with respect to 1 acre 1 gunta) are entered as the owner and cultivators in column Nos. 9 and 12, respectively. The copies of the said R.T.Cs could be evidenced from **Document No.29.**

- e) The R.T.Cs for the period 1966-67 to 1975-76 reflect the total extent of land in Survey No. 70 as 1 acre 36 guntas with 4 guntas kharab land. For the period 1966-67 to 1970-71 the name of Sri. Y. V. Aya is entered as the owner in column No. 9 and the name of Sri. Munishamappa, son of Sri. Munisubbanna is entered as the cultivator in column No. 12. For the period 1971-72 to 1975-76 the names of Sri. Y. V. Aya and Sri. Munishamappa are entered as the owners in column No.9 and for the period 1971-72 the name of Sri. Munishamappa is entered as the cultivator in column No. 12 and thereafter for the period 1972-73 to 1975-76 the names of Sri. Y. V. Aya and Sri. Munishamappa are entered as the cultivators in column No. 12. The copy of the said R.T.Cs could be evidenced from **Document No.30.**
- f) The R.T.Cs for the period 1981-82 to 2020-21 reflect the total extent of land in Survey No. 70/2 as 38 guntas with 2 guntas kharab land. For the period





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1981-82 to 1987-88 the names of Sri. Muniswamappa, Smt. Bachamma, Sri. Subbanna and there is entry of Central Institute of Medical and Aromatic Plants as the owners in column No.9 and for the period 1981-82 to 1983-84 the names of Smt. Bachamma and Sri. Subbanna are entered as the cultivators in column No. 12 and no names have been entered as cultivators in column No.12 during the period 1984-85 to 1987-88. For the period 1988-89 to 2020-21 the names of Sri. Muniswamappa, Smt. Bachamma and Sri. Subbanna have been rounded off in column No.9 and there is an entry of Central Institute of Medical and Aromatic Plants (with respect to 8 guntas) and the name of Smt. Bhagya (with respect to 28 guntas) as the owners in column No.9 and 12, respectively. The copies of the said R.T.Cs could be evidenced from **Document No.31.**

- g) The R.T.Cs for the period 1971-72 to 1975-76 reflect the total extent of land in Survey No. 71 as 3 acres 23 guntas with 2 guntas kharab land. For the said period the names of Sri. Y. V. Aya and Sri. Munishamappa are entered as the owners in column No.9 and for the period 1971-72 the name of Sri. Munishamappa is entered as the cultivator in column No. 12 and thereafter for the period 1972-73 to 1975-76 the names of Sri. Y. V. Aya and Sri. Munishamappa are entered as the cultivators in column No. 12. The copy of the said R.T.Cs could be evidenced from **Document No.32.**
- h) The R.T.Cs for the period 1981-82 to 2020-21 reflect the total extent of land in Survey No. 71/2 as 39 guntas. For the period 1981-82 to 1987-88 the names of Sri. Muniswamappa, Smt. Bachamma and Sri. Subbanna as the owners in column No.9 and for the period 1981-82 to 1983-84 the names of Smt. Bachamma and Sri. Subbanna are entered as the cultivators in column No. 12 and no names have been entered as cultivators in column No.12 during the period 1984-85 to 1987-88. For the period 1988-89 to 2020-21 the names of Sri. Muniswamappa, Smt. Bachamma, Sri. Subbanna and Smt. Bhagya are entered as the owners in column No.9 and





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the name of Smt. Bhagya is entered as the cultivator in column No. 12. The copies of the said R.T.Cs could be evidenced from **Document No.33.**

Observation: In the RTC for the period 1966-67, there is an entry as regards to mortgage of Rs. 2,000/- with Bank and in the subsequent RTC for the period 1971-72, there is an entry of discharge of the mortgage. We have not been furnished with the copies of the Mortgage Deed and Discharge Deed.

X.

Survey Records

- a) As per the Akarband, the total extent of the land in Survey No. 68/2B is 2 acres 3 guntas without kharab land, Survey No. 70/2 is 38 guntas including 2 guntas kharab and Survey No. 71/2 is 39 guntas without kharab land and the same is in conformity with the extent mentioned in the R.T.C's. The copy of the said Akarband could be evidenced from **Document No.34.**
- b) On perusal of the Hissa Tippy and R.R. Pakka Book (Balabthagada Nakalu), it is observed that the composite land bearing Survey No. 68/2 measuring in total 4 acres 11 guntas is bifurcated into two portions i.e., Survey Nos. 68/2A measuring 2 acres 8 guntas and Survey Nos. 68/2B measuring 2 acres 3 guntas. The name of Sri. Muniswamy alias Muniswamappa is entered as the owner of Survey No.68/2B. The copy of the said Hissa Tippy and R.R. Pakka Book (Balabthagada Nakalu) could be evidenced from **Document Nos.35 and 36.**
- c) On perusal of the Hissa Tippy and R.R. Pakka Book (Balabthagada Nakalu), it is observed that the composite land bearing Survey No. 70 measuring in total 1 acre 36 guntas, including 4 guntas kharab is bifurcated into two portions i.e., Survey Nos. 70/1 measuring 38 guntas including 2 guntas kharab and Survey Nos. 70/2 measuring 39 guntas. The name of Sri. Muniswamy alias Muniswamappa is entered as the owner of Survey No.70/2. The copy of the said Hissa Tippy and R.R. Pakka Book (Balabthagada Nakalu) could be evidenced from **Document Nos.37 and 38.**





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- d) On perusal of the Hissa Tippyany and R.R. Pakka Book (Balabhagada Nakalu), it is observed that the composite land bearing Survey No. 71 measuring in total 3 acres 23 guntas, including 2 guntas kharab is bifurcated into two portions i.e., Survey Nos. 71/1 measuring 2 acres 24 guntas including 2 guntas kharab and Survey Nos. 71/2 measuring 39 guntas. The name of Sri. Muniswamy alias Muniswamappa is entered as the owner of Survey No.70/2. The copy of the said Hissa Tippyany and R.R. Pakka Book (Balabhagada Nakalu) could be evidenced from **Document Nos.39 and 40.**
- e) The Atlas, Tippyany Uttaru and Village Map of Allalasandra Village confirms the shape and location of the Survey Nos. 68/2B, 70/2 and 71/2 in the said village. The copies of the said Atlas, Tippyany Uttaru and Village Map of Allalasandra Village could be evidenced from **Document Nos.41 to 45.**

XI.

Conversions / Change of Land use

- a) The Special Deputy Commissioner, Bengaluru District, Bengaluru has converted the Composite Property from agricultural use to non-agricultural / residential purposes vide the Official Memorandum dated 29-10-1991 in No. B.Dis: ALN/SR[N]/60/91-92. The copy of the said Official Memorandum and Challan for having paid the conversion fine could be evidenced from **Document No.46.**

Observation: We have not been furnished with the sketch prepared at the time of conversion of lands.

- b) The Deputy Commissioner, Bengaluru District, Bengaluru has revalidated the earlier conversion order dated 29-10-1991 and issued the Rectified Official Memorandum dated 24-03-2006 in No. B.Dis: ALN (NAY) CR - 02/2005-06. The copy of the said Rectified Official Memorandum and Challan for having paid the conversion fine could be evidenced from **Document No.47.**





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XII.

Statutory Authority – Endorsements

- a) The Shirestheadar on behalf of Thasildar, Yelahanka Taluk, Yelahanka vide the Endorsement dated 22-02-2021 has stated that the Index of Lands and Record of Rights are dilapidated and hence cannot be issued. The copy of the said Endorsement could be evidenced from **Document No.48.**
- b) The Special Thasildar, Bengaluru North Taluk (Additional), Bengaluru vide the Endorsement dated 28-11-2005 has certified that there are no tenancy applications filed with respect to the Survey Nos. 68/2B, 70/2 and 71/2 under Section 48A and 77A of the Karnataka Land Reforms Act, 1961. The copy of the said Endorsement could be evidenced from **Document No.49.**
- c) The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru vide the Endorsement dated 04-01-2006 in No. LRF:BN (A) CR: 168/2005-06 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to the Survey No. 68/2B measuring 1 acre 1 gunta, Survey No. 70/2 measuring 28 guntas and Survey No. 71/2 measuring 39 guntas. The copy of the said Endorsement could be evidenced from **Document No. 50.**

XIII.

Katha & Property Taxes

- a) The Composite Property was earlier assessed to taxes by the City Municipal Council, Yelahanka and the name of Smt. Bhagya is registered as the owner of the Composite Property. The copy of the said Tax Assessment Register could be evidenced from **Document No.51.**
- b) The property taxes for the period 2006-07 is paid to the City Municipal Council, Yelahanka with respect to the Composite Property in the name of Smt. Bhagya. The copy of the said Property Tax paid receipt for the period 2006-07 could be evidenced from **Document No.52.**
- c) The Composite Property comes under the jurisdiction of the Bruhat Bengaluru Mahanagara Palike and assigned with new katha No.





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608/68/2,70/2,71/2 measuring in total 2 acres 28 guntas or 1,17,612 square feet. The said Special Notice dated 15-01-2012 in No. KTR 263/2011-12 M.R/9/11-12 issued by the Revenue Officer, Byatarayanapura, Bengaluru Mahanagara Palike and a copy of the same could be evidenced from **Document No.53.**

- d) The katha of the Composite Property is registered in names of Smt. Bhagya, Sri. Kiran and Sri. Kishore in the records of the Bruhat Bengaluru Mahanagara Palike. The copies of the said katha certificate and katha assessment extract both dated 24-02-2012 could be evidenced from **Document No.54 and 55.**
- e) Smt. Bhagya and others have paid the Betterment/Improvement charges of Rs. 15,02,383/- to the Bruhat Bengaluru Mahanagara Palike vide the Receipt dated 30-03-2013. The copy of the said Receipt could be evidenced from **Document No.56.**
- f) The property taxes for the period 2008-09, 2009-10, 2011-12 and 2015-16 to 2021-22 is paid to the Bruhat Bengaluru Mahanagara Palike with respect to the Composite Property in the name of Smt. Bhagya and others. The copy of the said Property Tax paid receipt for the period 2006-07 could be evidenced from **Document No.57.**

Observation: The party is advised to get the Subject Property bifurcated from the Composite Property and to register the katha of the Subject Property in the name of Smt. Bhagya, wife of Late C. Jayaram, Sri. Kiran, son of Late C. Jayaram and Sri. Kishore, son of Late C. Jayaram in the records of Bruhat Bengaluru Mahanagara Palike.

XIV.

Encumbrance Certificates & Search Reports

- a) On perusal of the Encumbrance Certificates for the period 01-01-1971 to 22-01-2021 with respect to the Survey No. 68/2B, for the period 01-01-1971 to 22-01-2021 with respect to Survey No. 70/2; for the period 01-01-1971 to 22-01-2021 with respect to Survey No. 71/2 and for the period 01-





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01-2021 to 21-10-2021 with respect to Survey No. 68, 70 and 71, it is observed that there are seven entries. The first entry being execution of the Sale Deed dated 22-07-1971 by Capt. Sri. Y. V. Aya in favour of Sri. Muniswamappa. The second entry being execution of the Sale Deed dated 22-02-1978 by Sri. M. Munishamappa and another in favour of Smt. Bachchamma and another. The third entry being execution of the Partition Deed dated 18-04-2005 entered between Smt. Bhagya and others. The fourth entry being execution of the Joint Development Agreement dated 27-04-2005 entered between Smt. Bhagya and M/s. Skyline Construction & Housing Private Limited. The fifth entry being execution of the Deed for Release of Mortgage/Discharge dated 14-06-2021 by Kotak Mahindra Bank Limited in favour of M/s Skyline Construction & Housing Private Limited. The sixth entry being execution of the Deed of Cancellation dated 07-07-2021 entered between Smt. Bhagya and others and M/s. Skyline Construction & Housing Private Limited. The seventh entry being execution of the Joint Development Agreement dated 07-07-2021 entered between Smt. Bhagya and others with M/s. BCM Infrastructure Private Limited. Apart from the said entries, there are no other entries for having encumbered the said period. The copies of the said Encumbrance Certificates could be evidenced form **Document Nos.58 to 71.**

We have conducted inspection of the original title deeds pertaining to the Subject Property and a separate report to that effect is furnished to you.

Observation: We have not been furnished with the following;

- a) Endorsements from BDA, KIADB and KHB regarding notification issued, if any for the acquisition of Subject Property for any of their development purposes.
- b) Endorsement from the National, State Highway Authority and District Authority that no acquisition proceedings have been initiated for road widening.





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XV.

Opinion

- a) On perusal of the above documents and subject to the observations made above, I am of the opinion that Smt. Bhagya, wife of Late C. Jayaram, Sri. Kiran, son of Late C. Jayaram, Master Shreyansh and Kumari Chaarvi, both children of Sri. Kiran and Sri. Kishore, son of Late C. Jayaram are the absolute owners of the property bearing BBMP Khatha No. 608/68/2,70/2,71/2, earlier bearing Survey Nos. 68/2B, 70/2 and 71/2 (converted vide Official Memorandum dated 29-10-1991 in No. B. Dis. ALN. SR (N) 60/91-92 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru), situated at Allalasandra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, measuring 01 acre 26.82 guntas or 72,766.98 Square Feet. Further, in terms of the Joint Development Agreement dated 07-07-2021, M/s. BCM Infrastructure Private Limited, a Company registered under the Companies Act 2013, is entitled to develop the Subject Property and is entitled to 60% of the total development made on the Subject Property and the Owners are collectively entitled to 40% of the total development made on the Subject Property.



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Annexure - 'A'

Standard Exceptions to the Title Search

- i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.
- ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.
- iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- iv) Rights or claims of a person not shown by the public records.
- v) Any easements, lien or a right to lien not shown in the public records or that may be ascertained by person in possession of the land.
- vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing liens in the public records.
- vii) All corporate matters.
- viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.





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Annexure - 'B'

This title search report is prepared based on examination of the photocopies of the title deeds, revenue records, survey records and search reports furnished to us that are described here below and based thereon, the title to the Property is vested in this current owner.

Doc. No.	Date of execution /issue	Description of Documents
1.	16-04-1971	Application in No. RLC No. 369 of 1967 filed by Sri. Muniswamy alias Muniswamappa before the Court of the Second Munsiff, Bengaluru.
2.	22-07-1971	Sale Deed executed by Capt. Sri. Y. V. Aya in favour of Sri. Muniswamappa, son of Sri. Munisubbanna, registered vide Document No. 431/1971-72 of Book I, Volume 2778, at Pages 93 to 95, in the office of the sub-Registrar, Bengaluru Taluk (North).
3.	22-02-1978	Sale Deed executed by Sri. M. Munishamappa, son of Sri. Munisubbanna and Sri. M. Nanjappa, son of Sri. M. Munishamappa in favour of Smt. Bachchamma and Sri. Subbanna, wife and son of Sri. Channarayappa, registered vide Document No. 3209/1977-78 of Book I, Volume 3065, at Pages 150 to 153, in the office of the Sub-Registrar, Bengaluru North Taluk.
4.	31-07-1979	Order in Case No. LRF: 1986/75-76 passed by the Land Tribunal, Bengaluru North Taluk, Bengaluru.
5.	--	Plaint, Compromise Petition and Order Sheet in O. S. No. 4225/1988 filed before the Court of the Additional City Civil Judge at Bengaluru.
6.	--	Order Sheet in O. S. No. 5816/1999 filed before the Court of the City Civil Judge, Bengaluru City.
7.	18-04-2005	Partition Deed executed between Smt. Bhagya Jayaram, wife of Late C. Jayaram and others registered vide Document No. YAN-1-01962/2005-06 of Book I, stored in C. D. No. YAND131, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
8.	27-04-2005	Joint Development Agreement executed between Smt. Bhagya Jayaram and others and M/s. Skyline Construction & Housing Private Limited, represented by





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Doc. No.	Date of execution /issue	Description of Documents
		its Managing Director, Sri. Avinash Prabhu, registered vide Document No. YAN-1-02105/2005-06 of Book I, stored in C. D. No. YAND131, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
9.	27-04-2005	Supplementary Agreement executed between Smt. Bhagya Jayaram and others and M/s. Skyline Construction & Housing Private Limited, represented by its Managing Director, Sri. Avinash Prabhu.
10.	26-11-2009	Second Supplementary Agreement to the Joint Development Agreement dated 27-04-2005 executed between Smt. Bhagya Jayaram and others and M/s. Skyline Construction & Housing Private Limited, represented by its Managing Director, Sri. Avinash Prabhu.
11.	27-04-2005	General Power of Attorney executed by Smt. Bhagya Jayaram and others in favour of M/s. Skyline Construction & Housing Private Limited, represented by its Managing Director, Sri. Avinash Prabhu, registered vide Document No. YAN-4-00062/2005-06 of Book I, stored in C. D. No. YAND131, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
12.	07-07-2021	Deed of Cancellation executed between Smt. Bhagya and others and M/s. Skyline Construction & Housing Private Limited, represented by its Managing Director, Sri. Avinash Prabhu, registered vide Document No. YAN-1-01105/2021-22 of Book I, stored in CD No. YAND1289, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
13.	07-07-2021	General Power of Attorney executed by Smt. Bhagya and others in favour of M/s. Skyline Construction & Housing Private Limited, represented by its Managing Director, Sri. Avinash Prabhu, registered vide Document No. YAN-4-00085/2021-22 of Book I, stored in CD No. YAND1289, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
14.	07-07-2021	Joint Development Agreement entered between Smt. Bhagya and others with M/s. BCM Infrastructure Private Limited represented by its authorised signatory, Sri. Krishna Agarwal, registered vide Document No. YAN-1-





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Doc. No.	Date of execution /issue	Description of Documents
		01108/2021-22 of Book I, stored in CD No. YAND1289, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
15.	07-07-2021	General Power of Attorney executed by Smt. Bhagya and others in favour of M/s. BCM Infrastructure Private Limited represented by its authorised signatory, Sri. Krishna Agarwal, registered vide Document No. YAN-4-00086/2021-22, stored in CD No. YAND1289 of Book IV, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
16.	05-08-2016	Family Tree of Late Channarayappa sworn before the Notary.
17.	23-03-2021	Family Tree of Sri. Jayaram C sworn before the Notary.
18.	31-07-2021	Application, Memo for withdrawal and Order Sheet in No. 100/2019 passed by the Additional City Civil and Sessions Judge, Bengaluru.
19.	17-09-2021	Civil Miscellaneous Petition and Order in No. 97/2018 passed by the Hon'ble High Court of Karnataka at Bengaluru.
20.	26-05-2012	Record of Mortgage by Deposit of title deeds executed by M/s Skyline Construction & Housing Private Limited in favour of Kotak Mahindra Bank Limited, registered vide Document No. SHV-1-00506/2012-13 of Book I, stored in CD No. SHVD151, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
21.	14-06-2021	Deed for Release of Mortgage/Discharge executed by Kotak Mahindra Bank Limited in favour of M/s Skyline Construction & Housing Private Limited, registered vide Document No. KLS-1-00481/2021-22 of Book I, stored in CD No. HLSD755, in the office of the Sub-Registrar, Ulsoor, Bengaluru
22.	20-04-2013	Easement Rights Deed executed by and between M/s. Oiks Apartments Private Limited, Smt. Bhagya Jayaram and others, M/s. Skyline Constructions & Housing Private Limited and M/s. Renaissance Real Asset Developers India LLP., registered vide Document No. KCH-1-00430/2013-14 of Book I, stored in C. D. No. KCHD130,





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Doc. No.	Date of execution /issue	Description of Documents
		in the office of the Sub-Registrar, Gandhinagar (Kacharakanahalli), Bengaluru.
23.	01-10-2002	Fresh Certificate of Incorporation of Skyline Construction and Housing Private Limited.
24.	--	Memorandum of Association and Article of Association of Skyline Construction and Housing Private Limited
25.	09-08-2021	Search Report issued by Sri. S. Ravishankar, Company Secretary.
26.	11-09-1989	Mutation Register extract in serial No. 2/89-90 issued by the Revenue Inspector, Yelahanka Hobli, Bengaluru North Taluk.
27.	--	Mutation Register extract in serial No. 3/1986-87 issued by the Revenue Inspector on behalf of Thasildar, Yelahanka Taluk, Yelahanka.
28.	--	R.T.Cs for the period 1966-67 to 1975-76 issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to 68/2 measuring 4 acres 11 guntas.
29.	--	R.T.Cs for the period 1976-77 to 1999-2000; 2001-02 to 2020-21 issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No.68/2B measuring 2 acres 3 guntas.
30.	--	R.T.Cs for the period 1966-67 to 1975-76 issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 70 measuring 1 acre 36 guntas.
31.	--	R.T.Cs for the period 1981-82 to 2020-21 issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 70/2 measuring 38 guntas.
32.	--	R.T.Cs for the period 1971-72 to 1975-76 issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 71 measuring 3 acres 23 guntas.
33.	--	R.T.Cs for the period 1981-82 to 2020-21 issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 71/2 measuring 39 guntas.





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Doc. No.	Date of execution /issue	Description of Documents
34.	--	Akarband, issued by the Assistant Director of Land Records, Bengaluru North Taluk, Bengaluru.
35.	--	Hissa Tippyany issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 68/2B.
36.	--	RR Pakka Book (Balabthagada Nakalu) issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 68/2B.
37.	--	Hissa Tippyany issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 70/2.
38.	--	RR Pakka Book (Balabthagada Nakalu) issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 70/2.
39.	--	Hissa Tippyany issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 71/2.
40.	--	RR Pakka Book (Balabthagada Nakalu) issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 71/2.
41.	22-08-2007	Atlas issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 68/2B.
42.	22-08-2007	Atlas issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 70/2.
43.	22-08-2007	Atlas issued by the Tahsildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 71/2.
44.	22-03-1991	Tippyany issued by the Assistant Director of Land Records, Bengaluru Sub-Division, Bengaluru.
45.	--	Village map of Allalasandra village.
46.	29-10-1991	Official Memorandum in No. B. Dis. ALN. SR (N) 60/91-92, issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru along with challan for having paid the conversion fees.
47.	24-03-2006	Rectified Official Memorandum in No. B. Dis: ALN (NAY) CR -02/2005-06 issued by the Deputy Commissioner,





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Doc. No.	Date of execution /issue	Description of Documents
		Bengaluru District, Bengaluru along with challan for having paid the conversion fees.
48.	22-02-2021	Endorsement issued by the Shirestheadar on behalf of Thasildar, Yelahanka Taluk, Yelahanka.
49.	28-11-2005	Endorsement in No. LRF:CR:471/2005-06 issued by the Special Thasildar, Bengaluru North Taluk, Bengaluru.
50.	04-01-2006	Endorsement in NO. LRF:BN(A) CR: 168/2005-06 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
51.	--	Tax Assessment Register in the name of Smt. Bhagya issued by the City Municipal Council, Yelahanka.
52.	06-03-2006	Tax paid receipt for the period 2006-07 issued by the City Municipal Council, Yelahanka.
53.	15-01-2012	Special Notice in No. KTR 263/2011-12 M.R/9/11-12 issued by the Revenue Officer, Byatarayanapura, Bengaluru Mahanagara Palike
54.	24-02-2012	Khatha Certificate in No. DA/263/11-12 in the name of Smt. Bhagya, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
55.	24-02-2012	Khatha Extract for the period 2011-12 in the name of Smt. Bhagya, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
56.	30-03-2013	Receipt in No. RD/RDAROYLNT/08/2012-13/Mar/0715 for having paid the betterment charges.
57.	--	Tax paid receipts for the period 2008-09, 2009-10, 2011-12 and 2015-16 to 2021-22 issued by the Bruhat Bengaluru Mahanagara Palike, Bengaluru.
58.	11-10-2021	Encumbrance Certificate in S. A. No. 13958/2021-22 for the period 01-01-1971 to 22-02-1979 issued by the Sub-Registrar, Peenya with respect to Survey Nos. 68/2B, 70/2 and 71/2.
59.	23-03-2005	Encumbrance Certificate in S. A. No. 28209/2004-05 for the period 01-01-1971 to 31-05-1989 issued by the Sub-





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Doc. No.	Date of execution /issue	Description of Documents
		Registrar, Bengaluru North Taluk, Bengaluru with respect to Survey Nos. 68/2B, 70/2 and 71/2.
60.	24-03-2005	Encumbrance Certificate in S. A. No. 10709/2004-05 for the period 01-06-1989 to 31-03-2004 issued by the Sub-Registrar, Bengaluru North Taluk, Bengaluru with respect to Survey Nos. 68/2B, 70/2 and 71/2.
61.	04-01-2020	Encumbrance Certificate in S. A. No. 17216/2019-20 for the period 01-04-2004 to 31-12-2019 issued by the Sub-Registrar, Gandhinagar, Bengaluru with respect to Survey No. 68/2B.
62.	27-01-2021	Encumbrance Certificate in S. A. No. 11065/2020-21 for the period 01-01-2020 to 22-01-2021 issued by the Sub-Registrar, Gandhinagar (Ganganagara), Bengaluru with respect to Survey No. 68/2B.
63.	25-01-2005	Encumbrance Certificate in S. A. No. 9806/2005-06 for the period 01-04-2004 to 31-03-2005 issued by the Sub-Registrar, Yelahanka, Bengaluru with respect to Survey No. 70/2.
64.	27-10-2005	Encumbrance Certificate in S. A. No. 10798/2005-06 for the period 01-04-2005 to 25-10-2005 issued by the Sub-Registrar, Yelahanka, Bengaluru with respect to Survey No. 70/2.
65.	02-01-2020	Encumbrance Certificate in S. A. No. 18245/2019-20 for the period 01-04-2004 to 31-12-2019 issued by the Sub-Registrar, Gandhinagar Bengaluru with respect to Survey No. 70/2.
66.	27-01-2021	Encumbrance Certificate in S. A. No. 11066/2020-21 for the period 01-01-2020 to 22-01-2021 issued by the Sub-Registrar, Gandhinagar (Ganganagara), Bengaluru with respect to Survey No. 70/2.
67.	25-01-2005	Encumbrance Certificate in S. A. No. 9807/2005-06 for the period 01-04-2004 to 31-03-2005 issued by the Sub-Registrar, Yelahanka, Bengaluru with respect to Survey No. 71/2.





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Doc. No.	Date of execution /issue	Description of Documents
68.	27-10-2005	Encumbrance Certificate in S. A. No. 10797/2005-06 for the period 01-04-2005 to 25-10-2005 issued by the Sub-Registrar, Yelahanka, Bengaluru with respect to Survey No. 71/2.
69.	02-01-2020	Encumbrance Certificate in S. A. No. 18246/2019-20 for the period 01-04-2004 to 31-12-2019 issued by the Sub-Registrar, Gandhinagar Bengaluru with respect to Survey No. 71/2.
70.	25-01-2021	Encumbrance Certificate in S. A. No. 11067/2020-21 for the period 01-01-2020 to 22-01-2021 issued by the Sub-Registrar, Gandhinagar (Ganganagara), Bengaluru with respect to Survey No. 71/2.
71.	25-10-2021	Encumbrance Certificate in S. A. No. 11662/2021-22 for the period 01-01-2021 to 21-10-2021 issued by the Sub-Registrar, Shivajinagar, Bengaluru with respect to Survey No. 68, 70 and 71.

