

R. BALA REDDY, B.A., LL.B.,
Advocate

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Date: 10/11/2022

To Whom It May Concern:

Ref : Scrutiny of Title Deeds.

Subject : Old Survey No. 39, New Survey No.39/1, measuring 2 Acres 30 guntas of land, situated at Marasur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

- Owners :**
1. Sri. KOODI SREENIVASULU REDDY, S/o K. Sidda Reddy,
Residing at No.88, 17th "D" Main, 6th Cross, 6th Block, Koramangala Layout, Koramangala, Bengaluru - 560 095 and
 2. Sri. C. OBUL REDDY, S/o Late C. Raja Reddy,
Residing at No.14-2, CTM Road, Madhanapalli, Annamaiah District, Andra Pradesh - 517 325.

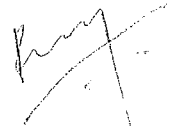
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The following documents have been placed in my hand in support of valid and marketable title to the subject property.

Sl. No.	Description of Documents
1.	Certified copy of the Sale deed bearing document No.2524/1955-56, Book 1, Volume 759, Pages 118 to 120, dated 23/03/1956.
2.	Certified copy of the Release deed bearing document No.988/1962-63, Book 1, Volume 948, Pages 35 to 38, dated 28/06/1962.
3.	Certified copy of the Sale deed bearing document No.147/1970-71, Book 1, Volume 1128, Pages 236 to 238, dated 18/04/1970.



4. Certified copy of the Mortgage Deed bearing document No.3126/1972-73, Book 1, Volume 26, Page 214, dated 13/10/1972.
5. Certified copy of the Sale deed bearing document No.1367/1975-76, Book 1, Volume 1243, Pages 25 to 28, dated 20/08/1975.
6. Certified copy of the Plaint, Order sheet and Compromise Petition filed in O.S.No.455/1997.
7. Certified Copy of the Mutation Extract bearing MR No.46/1997-98.
8. Endorsements dated 07/04/2022, 07/04/2022 and 19/04/2022.
9. Xerox Copy of the Sale deed bearing document BNG (U)-ANKL.S.R/D.No.7924/2004-05, Book 1, stored in C.D.No.ANKD34, registered in the office of the Sub-Registrar, Anekal on 27/07/2004.
10. Certified Copy of the Mutation Extract bearing MR No.65/2004-05.
11. Xerox Copy of orders passed by Assistant Commissioner Bengaluru South Sub-Division, Bengaluru in L.R.F.(83) K/25/2005-06, dated 10/01/2008.
12. Certified Copy of the Mutation Extract bearing MR No.105/2008-09.
13. Certified Copy of orders passed by Assistant Commissioner Bengaluru South Sub-Division, Bengaluru in L.R.F.(83) (A.K)/25/2005-06.
14. Certified Copy of the Mutation Extract bearing MR No.T20/2016-17.
15. Certified Copy of the Mutation Extract bearing MR No.T90/2021-22.



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16. Certified Copies of the RTC Extracts from 1969 -70 to 2021-22. - 32Nos.
17. Certified copy of the Issa/Sketch, bearing No.ANK/ADLR/RK/317/21-22, issued from the Office of the Assistant Director of Land Records, Anekal Taluk, Anekal.
18. Endorsement issued by The Thasildhar, Anekal Taluk, Anekal on 01/07/2022.
19. Endorsement bearing No.PTCL/(A)/CR/08/2022-23, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, dated 16/06/2022.
20. Affidavit of Sri. M. Rajasekara Reddy, dated 05/09/2022.
21. Acknowledgement, dated 05/09/2022, issued by the Su-Inspector of Police, Anekal in C-MISS No.1432/1330/2022.
22. Copy of the Sale deed bearing document BNG (U)-ANKL.SRO.No.4984/2022-23, Book 1, stored in C.D.No.ANKD1381, registered in the office of the Sub-Registrar, Anekal on 09/09/2022.
23. Certified Copy of the Encumbrance Certificate from 1.4.1950 to 31/03/1990, from 01/04/1990 to 31/03/2004 and from 01/04/2004 to 24/04/2022.

TITLE

Smt. Venkatamma, W/o Vadamala Nanjundappa, was the sole and absolute owner and in possession of the property bearing Survey. No.39, measuring 2 Acres 33 guntas land, situated at Marasur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.



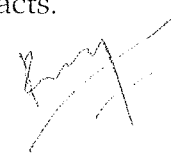
The said Smt. Venkatamma, has sold an extent of 1 (One) Acre of land in favour of one Sri.Papi Reddy, S/o Munireddy, under a registered sale deed bearing document No.2524/1955-56, Book 1, Volume 759, Pages 118 to 120, dated 23/03/1956. It is noted in the said sale deed that, there is a recital that the said Smt. Venkatamma acquired the above said property from her father Sri. Sanjeevaiah under a Gift deed dated 28/07/1947, but the said document is not placed before me.

Since the date of purchase the said Sri. Papi Reddy, was in peaceful possession and enjoyment of the property during his life time. The said facts are clear from the sale deed and RTC Extracts.

The total measurement of the above said property is 2 Acres 32 guntas only and the said fact is confirmed from the copy of Akarbandh/issa /tipani issued by the Thasildhar, Anekal Taluk, Anekal.

It is further noted that Sri. Vadamala Nanjundappa, S/o Vadamala Muniyappa and his sons namely first son Sri. Muniyappa @ Puttodu, second son Sri. Venkataswamy and third son Sri. Krishnappa, have entered into a Release deed with respect to their family properties and the said document got registered as per document No.988/1962-63, Book 1, Volume 948, Pages 35 to 38, dated 28/06/1962.

It is found in the said Release deed that Sri. Vadamala Nanjundappa and his second son Sri. Venkataswamy and third son Sri. Krishnappa have jointly released their right, title, interest and possession over the property bearing Survey No.39, measuring 1 acre 32 guntas and other properties in favour of his first son Sri. Muniyappa @ Puttodu. Since then he was in peaceful possession and enjoyment of the same and the said facts are clear from the release deed and RTC Extracts.

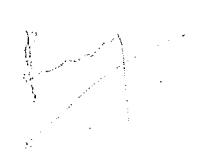


The said Sri. Muniyappa @ Puttodu, has sold the property bearing Sy.No.39, measuring 1 acre 32 guntas of land, situated at Marasur Village , Kasaba Hobli, Anekal Taluk, in favour of Sri. Papi Reddy, S/o Muni Reddy, under a registered sale deed bearing document No. 147/1970-71, Book 1, Volume 1128, Pages 236 to 238, dated 18/04/1970. Since then he was in peaceful possession and enjoyment of the same and the said facts are clear from the recital of sale deed and RTC Extracts.

On perusing the Mortgage Deed dated 05/10/1972, the said Sri. Papi Reddy and one of his son namely Sri. P. Gopala Reddy, have jointly mortgaged the property bearing Sy.No.39, measuring 2 acres 32 guntas and other properties in Co-operative Land Development Bank Ltd., Anekal and the said document got registered as per the document No. 3126/1972-73, Book 1, Volume 26, Page 214, dated 13/10/1972 and obtained loan for development of the said properties. It is very clear on perusing the said deed of mortgage.

On perusing the encumbrance certificate pertaining to the said Survey No.39, it is found in the year 1975, one Sri. Karakal Muni Reddy, S/o Karakal Thimmaraya Reddy had purchased an extent of 2 (Two) guntas of land in the said survey number, from Smt. Muniyamma, W/o Thimmaiah @ Puttaiah and their children Sri. P. Rama Reddy and Sri. P. Narayana Reddy, under a registered sale deed bearing document No. 1367/1975-76, Book 1, Volume 1243, Pages 25 to 28, dated 20/08/1975 and the said facts are clear from the recital of sale deed and RTC Extracts and also there is no dispute with regard to the said extent from anybody else.

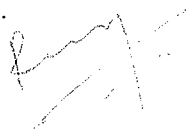
It is noted and found in the recitals of the said sale deed that the said Sri. Thimmaiah @ Puttaiah has acquired the said extent under a sale deed dated 23/10/1942, but the said document is not placed before me.



It is noted and found that on perusing the certified copies of the Plaint, Order sheet and Compromise Petition dated 16/01/1998, filed in O.S.No.455/1997, before the Hon'ble Addl. Civil Judge (Jr.Div) & JMFC Court, Anekal, one of the son of said Sri. Papi Reddy, i.e. Sri. M.P.Muni Reddy has filed the said suit for partition in respect of their joint and ancestral properties, against his mother Smt. Gowramma, his brothers Sri. P. Gopala Reddy and Sri. M.P. Rama Reddy. Subsequently they have entered into a compromise and compromise petition was filed on 16/01/1998 and in the said compromise petition the property bearing Sy.No.39, measuring 2 acres 32 guntas has been allotted to the share of Sri. M.P. Munireddy, at schedule "D". Since then he was in possession and enjoyment of the same and all the revenue documents were stands registered in his name as per M.R.No.46/1998-99 and subsequently RTC is also entered in his name and the extent found in the said mutation extract and RTC extract is 2 acres 30 guntas only.

On perusing the registered sale deed dated 27/07/2004, it is found that the said Sri. M.P. Muni Reddy, S/o Papi Reddy, has sold the said extent of 2 acres 30 guntas of land in Survey No.39 of Marasur Village in favour of one Sri. M. Rajasekhara Reddy, S/o M. Pulla Reddy under a registered sale deed bearing BNG (U)-ANKL.S.R/D.No.7924/2004-05, Book 1, stored in C.D.No.ANKD34, registered in the office of the Sub-Registrar, Anekal on 27/07/2004.

Subsequent to the said sale, the said Sri. M. Rajasekhara Reddy was in possession and enjoyment of the property bearing Survey No.39, measuring 2 acres 30 guntas and all the revenue documents are stands registered in his name as per M.R.No.65/2004-05. The said facts are clear from the sale deed dated 27/07/2004 and RTC Extracts.



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The Assistant Commissioner Bengaluru South Sub-Division Bengaluru has initiated proceedings and the said proceedings were registered in case No.L.R.F.(83) K/25/2005-06. On perusing the said order dated 10/01/2008 in the said proceedings it is found that the said Sri. M. Rajashekara Reddy is/was not appeared before the Assistant Commissioner Bengaluru South Sub-Division and also noted that he has failed to produce relevant documents to establish that he is an agriculturist and his income is not exceeding Rs.2,00,000/- for last five years, as prescribed in the provisions of the Act. As such the said authority passed the orders for confiscation of the said land to the State. The said facts are very clear on perusing the orders dated 10/01/2008 in the said case and subsequently as per M.R.No.105/2008-09 and followed by the RTC extracts, but the possession of the said land was vested with Sri. M. Rajashekara Reddy.

On perusing the M.R.No.T20/2016-2017 and subsequent RTC extracts it is noticed and found that the Old Survey No.39 is podded and re-assigned as Survey No.39/1, measuring 2 acres 30 guntas in the name of Government and Survey No.39/2, measuring 0-2 (Two) guntas in the name of one Sri. M. Venkataswamy Reddy. The said facts are very clear from the mutation register extract and RTC extract from 2016-17 onwards.

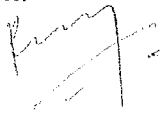
It is again noticed and found in case No.L.R.F.(83) (A.K)/25/2005-06, before the Assistant Commissioner Bengaluru South Sub-Division, Bengaluru, has passed an order that, as per the Special Gazette Notification of Karnataka Government, bearing No.D.P.A.L/39/O/2020, dated 13/07/2020, there was an amendment to the provisions of Karnataka Land Revenue Act and as per the said amendment the provisions/sections of 79 (a), (b),)c) and Sec 80 of the said Act are omitted and since

the possession of the said land was vested with the said Sri. M. Rajashekara Reddy, the proceedings against him was dropped and as per the said orders, the mutation extract and RTC extract pertaining to the said land was registered in his name as per M.R.No.T90/2021-2022, dated 25/05/2022 and subsequently the RTC extract is also standing in his name. The said facts are very clear in the orders passed in case No. L.R.F.(83) (A.K)/25/2005-06, before the Assistant Commissioner Bengaluru South Sub-Division, mutation extract and RTC extract for the year 2021-22.

The said Sri. M. Rajashekara Reddy has sold said property i.e. Survey No.39/1, measuring 2 acres 30 Guntas of land situated at Marasuru Village, Kasaba Hobli, Anekal Taluk, in favour of the present owners, i.e. **Sri. KOODI SREENIVASULU REDDY**, S/o K. Sidda Reddy and **Sri. C. OBUL REDDY**, S/o Late C. Raja Reddy, under a registered sale deed bearing document BNG (U)-ANKL.SRO.No.4984/2022-23, Book 1, stored in C.D.No.ANKD1381, registered in the office of the Sub-Registrar, Anekal on 09/09/2022. Since the date of said purchase they are in peaceful possession and enjoyment of the said land, which is morefully described in the schedule hereunder and hereinafter referred to as the schedule property.

The schedule property is not subject to any disputes under section 48 A of the Karnataka Land Reforms Act. The said fact is very clear from the Endorsement issued by The Thasildhar, Anekal Taluk, Anekal on 01/07/2022.

The Endorsement bearing No. PTCL/(A)/CR/08/2022-23, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, dated 16/06/2022, shows that the schedule property is not granted land to any SC/ST. The said fact is very clear from the Endorsement.



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The Endorsements dated 07/04/2022, 07/04/2022 and 19/04/2022, issued by The Special Thasildhar Office, Anekal Taluk, Anekal, shows that M.R.No.105/1983-84, I.I.C.No/1/1988-89, M.R.No.23/1989 90 and M.R.No.24/1975-76, which pertaining to the schedule property (Old Survey No.39) were spoiled and they are/were unable to issue the certified copies of the same.

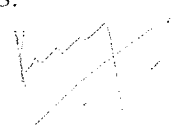
It is noticed and found on perusing the Affidavit dated 05/09/2022, sworn by the said Sri.M. Rajashekara Reddy, stating that the original sale deed bearing document BNG (U)-ANKLS.R/D.No.7924/2004-05, Book 1, stored in C.D.No.ANKD34, registered in the office of the Sub-Registrar, Anekal on 27/07/2004, is/was misplaced/lost and in this regard he has lodged a complaint before the Anekal Police Station and the Sub-Inspector of Police, Anekal Police Station has issued an acknowledgment in this regard.

The Encumbrance certificate produced from 1.4.1950 to 31/03/1990, from 01/04/1990 to 31/03/2004 and from 01/04/2004 to 24/04/2022, do not show any other alienation's or encumbrances in respect of the schedule property except the above referred transactions and the same appears to be free of any encumbrances.

CONCLUSION

From the above referred documents and observations made, I certify that Sri. KOODI SREENIVASULU REDDY, S/o K. Sidda Reddy and Sri. C. OBUL REDDY, S/o Late C. Raja Reddy, are the absolute owners of the schedule property and their title is good, marketable and subsisting and they are in peaceful possession and enjoyment of the schedule property.

The schedule property is not subject to any encumbrances.



SCHEDULE

All that piece and parcel of property bearing Old Survey No. 39, New Survey No.39/1, measuring 2 Acres 30 guntas of land, situated at Marasur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, and bounded on;

East by : Property belongs Kaka Reddy & Nanja Reddy in Sy.No.40 & 42,

West by : Property bearing Sy.No.32/3 & 36.2 (MGB Layout),

North by : Property belongs to K. Narayana Redy & Venkataswamy Reddy in Sy.No.1 & 2,

South by : Property bearing Sy.No.38 (MGB Layout).


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