

Peninsula Infra Developments Pvt.Ltd.,
Sanskriti Signet, 3rd Floor,
KAS officer's colony,
BTM 2nd Stage,
Bangalore – 560 076.

Sub:- Project **“PARK ELITE PHASE I”** of M/S.Peninsula Infra Developments Pvt Ltd., at residentially converted land bearing Sy.No. 81/1A, 81/5 Totally measuring 2 acres 0.9 guntas, situated at Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

SCHEDULE PROPERTY

Item No.1 (Owned by Mrs.Sarojamma – JDA Dated 29.09.2015 (Don.No.2749/2015-16)

All the piece and parcel of residential converted land bearing Sy.No.81/5 (old Sy.No.81/1A) (converted vide official memorandum dated 18.01.2016 No.ALN(A)(S)SR/48/15-16 issued by the office of District Commissioner, Bangalore District, Bangalore at Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore, measuring 14 guntas and bounded as follows:

East by : Land belongs to Mr.Muniyappa

West by : Remaining 06 Guntas land in same Sy.No.81/5 (old Sy.No.81/1A)

North by :Land belong to Mrs.R.Vijayalakshmi

South by : Land bearing Sy.No. 85 belongs to Mr.S.Muniraju and Mr.S.Nagaraju.

Item No.2 (Owned By Mrs.R.Vijayalakshmi - JDA Dated 01.10.2015 (Don.No.2828/2015-16).

All the piece and parcel of residential converted land bearing Sy.No.81/4 (old Sy.No.81/1A) (converted vide official memorandum dated 18.01.2016 No.A.L.N(A)(S)SR/52/15-16 issued by the office of District Commissioner, Bangalore District, Bangalore at Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk, Bangalore, measuring 29 guntas and bounded as follows:

East by : Land belongs to Mrs.Sarojamma

West by : Land belongs to Mrs.Venkatalakshmam

North by : Land belong to Muniyappa and private of Mr.P.Nagaraju and
Mr.S.Nagaraju

South by : Land bearing Sy.No. 81

Item No.3 (owned by M/S. Peninsula Infra Developments Pvt Ltd sale deed dated 05.07.2016 (don.no.2950/2016-17).

All the piece and parcel of residential converted land bearing Sy.No.81/1A (converted vide official memorandum dated 18.01.2016 No.ALN(A)(S)SR/51/15-16 issued by the office of District Commissioner, Bangalore District, Bangalore at

Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore, measuring 16 guntas and bounded as follows:

East by : Remaining portion of land in same Sy.No.81 belongs to Mrs.Parvathamma and Mr. Nagaraju

West by : Govt.Kaluve

North by :Land belong to Mr.Kondareddy

South by : Rangappa' land.

Item No.4 (owned by M/S. Peninsula infra developments Pvt Ltd,. sale deed dated 06.07.2016 (don.no.2969/2016-17).

All the piece and parcel of residential converted land bearing Sy.No.81/5 (old Sy.No.81/1A) (converted vide official memorandum dated 18.01.2016 No.A.L.N(A)(S)SR/48/15-16 issued by the office of District Commissioner, Bangalore District, Bangalore at Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore, measuring 06 guntas and bounded as follows:

East by : Remaining portion of land in same Sy.No.81/1A belongs to Mrs.Parvathamma and Mr. Nagaraju

West by : Remaining property belongs to Mrs.Parvathamma and Mr. S. Nagaraju in same Sy.No.81/1A

North by : Remaining property in same Sy.No.81/1A

South by : Property belongs to S.Muniraju and S.Nagaraju.

Item No.5 (owned by M/s. Peninsula Infra developments Pvt Ltd,. sale deed dated 06.07.2016 (doc.no.2970/2016-17).

All the piece and parcel of residential converted land bearing Sy.No.81/1A (converted vide official memorandum dated 18.01.2016 No.ALN(A)(S)SR/51/15-16 issued by the office of District Commissioner, Bangalore District, Bangalore at Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore, measuring 24 guntas and bounded as follows:

East by : Property belongs to Mrs.Sarojamma

West by : property belongs to Mrs.Parvathamma in same Sy.No.81/1A

North by : property belongs to Mrs.R.Vijayalakshmi in same Sy.No.81/1A

South by : Rangappa' Land.

IN RESPECT OF RE-SY NO.81/1A, 81/4, 81/5 (old Sy. No. 81/1):

Sl.No	Details of Document	Whether Original /Certified/Xerox copy
1	RTC /s for the period 1969-70 to 1973-74, 1974-75 to 1977-78, 1979-80 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-	Copies

	2009, 2010-2011, 2011-2012, 2012-2013, issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.81/1, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	
2	RTC /s for the period, 2015-16, 2016-17, 2017-18, 2018-2019, issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.81/1A, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	Copies
3	RTC /s for the period, 2014-15, 2015-16, 2016-17, 2017-18, 2018-2019, issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.81/4, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	Copies
4	RTC /s for the period, 2014-15, 2015-16, 2016-17, 2018-2019, issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.81/5, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	Copies
5	Sale deed dated 15.04.1946 executed by Mr.Munivenkatappa in favour of Mr.M.Ramaiah, registered vide document No.doc.no.1716/1946-47, of Book I, Volume No.555, page No55 to 57, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.81/1, measuring 3 Acres 11 guntas.	Certified Copy
6	Sale Deed dated 26.04.1971 executed by Mr.M.Ramaiah in favour of Mr.Abbayappa, Mr.Krishnappa, Mr.Venkataravanappa and Mr.Jangammaiah registered as document No. 398/71-72, of Book I, Volume No.1153, Page No.171 to 172, in the office of Sub-Registrar Anekal, in respect agricultural land bearing Sy No.81/1, measuring 2 Acre 32 Guntas.	Certified Copy
7	Lease deed dated 26.04.1971 executed by Mr.Abbayappa , Mr.Jangammaiah in favour of Mr.Muniyappa, registered as document No.400 /1971 -72, in Book I, Volume No.1151, Page Sy No.114 to 116, in respect of agricultural land bearing Sy No.81/1, measuring 2 Acre 04 Guntas.	Certified copy
8	Sale Deed dated 26.04.1971 executed by Mr.M.Ramaiah in favour of Mr.Samapangappa registered as document No. 399/1971-72 , of Book I, Volume No.1152, Page No.120 to 121, in	Original

	the office Sub-Registrar Anekal, with respect to agricultural land bearing Sy No.81/1, measuring 19 Guntas.	
9	Sale Deed dated 22.03.1972 executed by Mr.Sampangappa in favour of Mr.Muniyappa, registrar as document No. 3228/1971-72, of Book I, Volume No.1170 page no. 61 to 62 to in the office of Sub-Registrar Anekal, in respect of land bearing Sy No.81/1, measuring 19 Guntas.	Original
10	Sale deed dated 17.02.1976 executed by Mr.Abbayappa and Mr.Jangammaiah in favour of Mr.Muniyappa, registered as docuent no. 2226/1975-76, of Book I, Volume No.1248, Page No.291 to 221(only for reference, different portion).	Certified Copy
12	Continuing Mortgage Bond dated 20.08.1988 executed by Mr.Sampangappa in favour of Reshme Belegara Sangha, registered as document No. 818/1988-89, of Book I, Volume No.99, Page No.88 to 89, in the office of Sub-Registrar Anekal, with respect of land bearing Sy No.81/1, measuring 2 Acre 11 Guntas.	Copy
13	Inheritance certificate dated 10.09.1991 bearing IHC No. 2/1991-92, issued by the Village Accountant, Sarjapura Hobli, in respect of land bearing Sy No.81/1, measuring 2 Acre 11 Guntas.	Certified Copy
14	genealogical tree of the family of Late.Mr.Sampangappa	Notary copy
15	Partition deed dated 22.11.2001 executed amongst Mr.Muniyappa and others, (only for reference, different portion).	Copy
16	Sale deed dated 21.04.2006 executed by Mr.S.Nagaraju in favour of Mrs. Parvathamma, registered as document No. 2665/2006-07, of Book I, stored in CD No.ANKD115, in the office of Anekal Sub-Registrar, with respect to land bearing Sy No.81/1, measuring 2 Acres 11 Guntas.	Original
17	Mutation register bearing MR No. 87/2005-06 issued by the office of Village Accountant, Anekal Taluk.	Copy
18	Order Sheet in O.S.No.2566/2006 before the court of civil judge (SR.DN) and JMFC At Anekal	Certified Copy
19	Cancellation deed dated 14.03.2013 executed by Mr.V.Muniyappa in favour Mr.S.Nagaraju and	Certified Copy

	Mr.S.Muniraju, registered as document No.7937/2012-13, of Book I, stored in CD No.ABLD146, in the office of Attibele Sub-Registrar, in respect of land bearing Sy No.81/1, measuring 19 Guntas.	
20	Sale Agreement dated 28.01.2014 entered into between the Mrs.Parvathamma, Mr.Umesh for self and as natural guardian for his minor daughters Ms.Kusuma and Ms.Monica, Mrs.Sarojamma, Ms.M.Geetha, Mrs.Puttamma, Mrs.Rangamma, Mr.Ramanjunaiah, Mr.Munishamappa alias Abbaiah, for self and as natural guardian for his minor sons Mr.Preksha, and Mr.Darsha, Mrs.Venkatalakshamma, Mrs.Sujatha, Mr. Ashok, for self and as natural guardian for his minor daughter Ms.Pooja, Mrs.Swathi Mr.Lokesh, Mr.Venkatachallappa, Mrs.Lakshmidevi, Mr.Anjanappa, Mrs.Shardamma, Mr.MohanKumar, Mr.Naveenkumar, Mr.S.Nagaraju, Mr.Prakash, Mr.Ravikumar, Mr.Anand and Mr.S.Muniraju in favour of Mr.C.Muniraju and Mr.V.Paramesh registered as document No.4326/2013-14, of Book I, stored in CD No.SRJD140, in the office of Sub-Registrar Sarjapura.	Copy
	Gift deed dated 28.04.2014 executed by Mrs.Parvathamma in favour of Mrs.Sarojamma, registered as document No.312/2014-15, of Book I, stored in SRJD146, in the office of Sub-Registrar Sarjapura, Bangalore, with respect to land bearing Sy No.81/1A, measuring 20 Guntas.	
21	Sale deed dated 30.04.2014 executed by Mrs.Parvathamma, Mr.Umesh for self and as natural guardian for his minor daughters Ms.Kusuma and Ms.Monica, Mrs.Sarojamma, Mrs.S.Nagaraju, in favour of Mrs.R.Vijaya Lakshmi, registered as document No. 313/2014-2015, of Book I, stored in Volume No.SRJD146, in the office of Sub-Registrar Sarjapura, Bangalore, with respect of land bearing Re-Sy No.81/1A, old Sy No.81/1, measuring 29 Guntas.	Original
23	Released deed dated 08.05.2014 executed by Mrs.Ramakka in favour of Mr.S.Nagaraju and	Certified Copy

	Mr.S.Muniraju registered as document No.441/2014-15, of Book I, stored in No.SRJD146, in the office of Sub-Registrar Sarjapura, with respect to land bearing Re-Sy No.81/1A, old Sy No.81/1, measuring 2 Acres 11 Guntas, among other lands.	
24	Sale agreement dated 15.10.2014 enter into between the Mrs.Parvathamma, Mr.Umesh, for self and as natural guardian for his minor daughters Ms. Kusuma and Ms.Monica, Mrs.Sarojamma, Mrs. Geetha, Mrs.Puttamma, Mrs.Rangamma, Mrs. Ramanjanayya, Mr.Munishamappa alias Mr.Abbaiah, Mr.Lokesh, Mrs.Sujatha, for self and as natural guardian for his minor son Preksha and Darshan, Mr.Ashok, Mrs.Swathi, for self and as natural guardian for his minor daughter Pooja, Mr.Venkatachallappa, Mrs.Bhavya, Mr.Anjanappa, Mr.Mohankumar, Mr.Navin kumar, Mr.S.Nagaraju, Mr.Muniraju in favour of Mr.Shaijan Mathew, registered as document No.2789/2014-15, of Book I, stored in CD No.SRJD158, in the office of Sub-Registrar Basavanagudi (Sarjapura), in respect of Re-Sy No.81/1A (old Sy No.81/1) measuring 16 Guntas.	Certified Copy
25	Cancellation of Sale agreement dated 15.10.2014 enter into between the Mrs.Parvathamma, Mr.Umesh for self and as natural guardian for his minor daughters Ms. Kusuma and Ms.Monica, Mrs.Sarojamma, Ms. Geetha, Mrs. Puttamma, Mrs. Rangamma, Mr Ramanjanayya, Mr.Munishammppa alaias Abbaiaha, Mrs.Sujatha, for self and as natural guardian for his minor sons Preksha and Darshan, Mr.Ashok, Mr.Swathi for self and as natural guardian for his minor daughter Pooja, Mr.Venkatchallappa, Mrs.Bhavya, Mr. Anjanappa, Mr.Mohan Kumar, Mr.Navin Kumar, Mr.S.Nagaraj, Mr.Muniraj (First party) and Mr.Muniraju, Mr.V.Parmesh (Second party) registered as document no.2787/2014-15, of Book.I, stored in CD No.SRJD158, in the office of Sub-Registrar Sarjapura, with respect to land bearing Sy No.81/1A, measuring 16 Guntas.	Certified Copy

26	Sale Agreement dated 15.10.2014 enter into between the Mrs.Parvathamma, Mrs.Rangamma, Mr.C.Venkatachallappa, Mr.Anjannappa, in favour of Mr.Muniswamy alias Abbaiah, registered as document No.2776/2014 -15, of Book I, stored in CD No.SRJD158, in the of Sub-Registrar Sarjapura. (only for reference, different portion).	copy
	General Power of Attorney dated 15.10.2014 executed by Mrs.Parvathamma, Mr. Umesh for self and as natural guardian for his minor daughters Kum.Kusuma and Kum. Monica, Mrs.Sarojamma, Ms.Geetha, Mrs. Puttamma, Mrs. Rangamma, Mr. Ramanjanayya, Mr.Munishammppa alias Abbaiaha, Mr.Lokesh, Mrs.Sujatha, for self and as natural guardian for his minor sons Preksha and Darshan, Mr. Ashok, for self and as natural guardian for his minor daughter Pooja, MrSwathi, Mr. Venkatchallappa, Mrs.Bhavya, Mr.Anjanappa, Mr.Mohan Kumar, Mr.Navin Kumar, Mr.S.Nagaraju and Mr.Muniraju in favour of Mr.Shaijanmathew registered as document No.372/2014-15, of Book IV, stored in CD No.SRJD158, in the of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing Re-Sy No.81/1A, measuring 16 Guntas.	copy
27	Joint Develop Agreement dated 29.09.2015 enter into between Mrs. Sarojamma in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2749/2015-16, of Book I, stored in CD No.SRJD394, in the of Sub-Registrar Basavanagudi (Anekal), with respect to land bearing Re-Sy No.81/5, old Sy No.81/1A, measuring 14 Guntas.	Original
28	General Power of Attorney dated 29.09.2015 executed by Mrs.Sarojamma in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.258/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal), with respect to land bearing Re-Sy No.81/5, old Sy No.81/1A, measuring 14 Guntas.	Original

24	Joint Develop Agreement dated 01.10.2015 enter into between Mrs.R.Vijayalakshmi in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2828/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal), with respect to land bearing Re-Sy No.81/4, old Sy No.81/1A, measuring 29 Guntas.	Original
25	General Power of Attorney 01.10.2015 executed by Mrs.R.Vijayalakshmi in favour of M/S.Peninsula nfra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.264/2015-16, of Book IV, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal), with respect to land bearing Re-Sy No.81/4, old Sy No.81/1A, measuring 29 Guntas.	Original
26	Official memorandum dated 18.01.2016 issued by the office of District Commissioner, Bangalore District, Bangalore regarding conversion of 1 Acre of land in Sy.no.81/1A, and 2 Guntas of land in Sy.no.81/3, Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agriculture residential purpose.	Certified Copy
27	Official memorandum dated 18.01.2016 issued by the office of District Commissioner, Bangalore District, Bangalore regarding conversion of 20 Guntas of land in Sy.no.81/5, Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agriculture residential purpose.	Certified Copy
28	Official memorandum dated 18.01.2016 issued by the office of District Commissioner, Bangalore District, Bangalore regarding conversion 29 guntas of land in Sy.no.81/4, Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agriculture residential purpose.	Certified Copy
	Copy of mutation register bearing MR No.T4/2013-14 issued by the office of Village Accountant, Anekal Taluk.	Certified copy
	Copy of mutation register bearing MR No.T6/2013-14 issued by the office of Village Accountant, Anekal Taluk.	Certified Copy

	Copy of mutation register bearing MR No.T8/2013-14 issued by the office of Village Accountant, Anekal Taluk.	Certified Copy
29	Sale deed dated 05.07.2016 executed by Mrs.Parvathamma, Mr. Umesh, for self and as natural guardian for his minor daughters Kum. Kusuma and Kum.Monica, Mrs.Sarojamma, Ms.Geetha, Mrs.Putamma, Mrs.Rangamma, Mr. Ramanjanayya, Mr.Munishammppa alias Abbaiaha, Mr.Lokesh, Mrs.Sujatha, for self and as natural guardian for his minor sons Mr.Preksha and Mr.Darshan, Mr. Ashok, for self and as natural guardian for his minor daughter Miss.Pooja, MrSwathi, Mr. Venkatchallappa, Mrs.Bhavya, Mr.Anjanappa, Mr.Mohan Kumar, Mr.Navin Kumar, Mr.S.Nagaraju and Mr.Muniraju in favour M/S.Peninsula Infra Development Pvt Ltd., represented by its director Mr.Ramesh.L, registered as document. No.2950/2016-17, Book I, CD No.CMPD164, in the office of Sub-Registrar Basavanagudi (Chamrajpete), Bangalore, with respect to converted land bearing Sy No.81/1A, measuring 16 Guntas.	Original
30	Sale deed dated 06.07.2016 executed by Smt.Parvathamma, Mr.Umesh, for self and as natural guardian for his minor daughters Miss.Kusuma and Miss.Monica, Mrs. Sarojamma, Miss.Geetha, Mr.S.Nagaraju, Mr. Prakash, Mr.Ravikumar, Mr.Anand, Mr. S.Muniraju in of favour M/S.Peninsula Infra Development Pvt Ltd., represented by its director Mr.Ramesh.L, registered as document. No.2970/2016-17, Book I, CD No.CMPD164, in the office of Sub-Registrar Basavanagudi (Chamrajpete), Bangalore, with respect to converted land bearing Sy No.81/1A, measuring 24 Guntas.	Original
31	Sale deed dated 06.07.2016 executed by Mr.S.Muniraju, Mrs.Sarojamma, Miss.Geetha, represented by Mr.C .Muniraju, Mr.C.Nagesh in favour M/S.Peninsula Infra Development Pvt Ltd., represented by its director Mr.Ramesh.L, registered as document. No.2969/2016-17, Book I, CD No.CMPD164, in the office of Sub-Registrar Basavanagudi (Chamrajpete), Bangalore, with	Original

	respect to converted land bearing Sy No.81/1A, measuring 16 Guntas.	
32	General Power of Attorney dated 15.10.2014 executed by Mr.Muniraju, Mrs.Sarojamma, Mr.Geetha favour of Mr.C.Muniraju and Mr.Nagesh registered as document No.369/2014-15, of Book IV, stored in CD No.369/2014-15, in the of Sub-Registrar Basavangudi (Sajipur), with respect to land bearing Sy No.81/A, measuring 6 Guntas.	Copy
33	Sale deed dated 14.09.2016 executed by Mrs.Parvathamma, Mrs.Rangamma, Mr.C. Venkatachallappa, Mr. Anjannappa, in favour of Mr.N.Jai Prakasha, registered as docuent no. 2243/2016-17, of Book I, CD No.SRJD211, in the office of Sub-Registrar Basavanagudi (Chamrajpete), Bangalore, with respect to converted land bearing Sy No.81/1A, measuring 02 Guntas (only for reference, different portion).	Copy
34	Mortgage discharged deed dated 07.08.2019 executed by Reshme Belegara Sangha in favour of Mr.S.Muniraju son of Late.Sampangappa, registered as document No. 2476/2019-20, of Book I, CD No.SRJD425, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to converted land bearing Sy No.81/1, measuring 2 Acres 11 Guntas.	Original
35	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of M/S Peninsula Infra Developments Pvt Ltd., with respect to land bearing Sy No.81/1A.	Original
36	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of M/S Peninsula Infra Developments Pvt Ltd., with respect to land bearing Sy No.81/5.	Original
37	Tax paid receipt dated 17.09.2019 for the period 2019-20.	Original
38	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of Mrs.Sarojamma, with respect to land bearing Sy No.81/5.	Original
39	Tax paid receipt dated 17.09.2019 for the period 2019-20.	Original

40	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of Mrs.Vijayalakshmi, with respect to land bearing Sy No.81/4.	Original
41	Tax paid receipt dated 21.09.2019 for the period 2019-20.	Original
42	Endorsement dated 07.06.2019 bearing No.L.R.F(A.S)/CR/79/2018-19, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, (79A) and (79B) for Sy.No.81/1A, Sy.No.81/5, Sy.No.81/4.	Certified copy
	Endorsement dated 07.06.2019 bearing No.P.T.C.L/CR(A)/72/2018-19. issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, regarding no proceeding has been initiated under the PTCL Act, Sy.No.81/1A, Sy.No.81/4, Sy.No.81/5.	Certified copy
	Endorsement dated 30.08.2019 issued by the office Special land Surveyor, KIADB Anekal Taluk, Anekal.	Certified copy
	Endorsement dated 13.08.2014 issued by the office of Tahsildar, Anekal Taluk, for non-availability of MR No.20/1979-80, in respect of land bearing Sy No.81/1.	Certified copy
	Podi order dated 16.07.2019, issued by the Taluk Surveyor, Anekal Taluk, with regards to Sy.No.81/1A.	Certified copy
	Hissa Tippani dated 04.06.2019 with regards to Sy.No.81/1, 81/1A, 81/4,81/5.	Certified Copy
33	Pakka Book dated 04.06.2019, issued by the Taluk Land Surveyor, Anekal Taluk.	Certified
	Pakka Book dated 25.02.19, issued by the Taluk Land Surveyor, Anekal Taluk.	Copy
	Hissa survey Tippani	Copy
	Copy of the sketch	Copy
	Copy of the Hiss Surver / Record of Rights.	Copy
	Copy of Karnataka revision Settlement Akarband dated 13.08.2014 with regards to Survey No.81/1A, 1B, issued by the Taluk Surveyor, Anekal Taluk	Copy
34	Layout Plan dated 16.11.2018 bearing STR/PA/TP/LAO No.57/2017-18	Original
	Copy of the FIR dated 14.09.2019	copy
	Copies of paper publication published in Kannada and English News Papers Samyuktha	Original

	Karnataka and The New Indian Express on 19.09.2019.	
35	<p>Encumbrance certificate Form :</p> <p>a) Dated 04.06.2019 for the period 01.04.1940 to 31.03.2004(1716, 398, 399, 400, 3228, 1814, 818, 5385).</p> <p>b) Dated 04.06.2019 for the period 01.04.1940 to 31.03.2004 (108,400,399,3228,52,818,5385).</p> <p>c). Dated 22.08.2014 for the period 01.04.2004 to 21.08.2014 (441,312,313,4327,4326).</p> <p>d). Dated 04.06.2019 for the period 01.04.2004 to 04.06.2019 (2828).</p> <p>e). Dated 04.06.2019 for the period 01.04.2004 to 04.06.2019 (5839, 5839, 2970, 2950, 2789, 2776, 2775, 2787, 441, 312, 313, 4327, 4326).</p>	Original

SOURCE OF TITLE:

On Perusal of documents produced for scrutiny, it is noticed that, agricultural land bearing Sy No.81/1, measuring 3 Acre 11 Guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, (herein after called as Said property) was earlier owned and possesses by Mr. M.Ramaiah, he having acquired the same from his predecessor-in-title Mr.Munivenkatappa by virtue of sale deed dated 09.04.1946 registered vide document No.1716/1946-47,of Book I, Volume No.555, page No55 to 57, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.81/1, measuring 3 Acres 11 guntas.

Thereafter, Mr.M.Ramaiah had sold the portion of said property to Mr.Abbaiyappa, Mr.Krishnappa, Mr.Venkatappa and Mr.Jangamaiah, in terms of sale deed dated 26.04.1971 registered as document No. 398/71-72, of Book I, Volume No.1153, Page No.171 to 172, in the office of Sub-Registrar Anekal, in respect agricultural land bearing Sy No.81/1, measuring 2 Acre 32 Guntas.

Subsequently, Mr.Abbayappa , Mr.Jangammaiah jointly leased dated 26.04.1971, in respect of agricultural land bearing Sy No.81/1, measuring 2 Acre 04 Guntas in favour of Mr.Muniyappa vide registered as document No.400 /1971 -72, in Book I, Volume No.1151, Page Sy No.114 to 116, in respect of agricultural land bearing Sy No.81/1, measuring 2 Acre 04 Guntas. The lease period 10 years.

Later on, Mr.M.Ramaiah had sold the portion of said property to Mr.Sampangappa, vide sale deed dated 26.04.1971 registered as document No. 399/1971-72 , of Book I, Volume No.1152, Page No.120 to 121, in the office Sub-Registrar Anekal, with respect to agricultural land bearing Sy No.81/1, measuring 19 Guntas.

Again, the property owner Mr.Sampangappa had sold the said property in favour of Mr.Muniyappa by virtue of sale deed dated 22.03.1972 registrar as document No.

3228/1971-72, of Book I, Volume No.1170 page no. 61 to 62 to in the office of Sub-Registrar Anekal, in respect of land bearing Sy No.81/1, measuring 19 Guntas. The sale deed was cancelled vide cancellation deed dated 14.03.2013 registered as document No.7937/2012-13, of Book I, stored in CD No.ABLD146, in the office of Sub-Registrar Attibele, in respect of land bearing Sy No.81/1, measuring 19 Guntas.

The property owner Mr.Sampangappa was earlier mortgaged the said property to Reshme Belegarara Sangha in terms of Continuing Mortgage Bond dated 20.08.1988 registered as document No. 818/1988-89, of Book I, Volume No.99, Page No.88 to 89, in the office of Sub-Registrar Anekal. The Mortgage discharged deed dated 07.08.2019 executed by Reshme Belegarara Sangha in favour of Mr.S.Muniraju son of Mr.late Sampangappa, registered as document No. 2476/2019-20, of Book I, CD No.SRJD425, in the office of Sub-Registrar Basavanagudi (Sarjapura), Bangalore, with respect to converted land bearing Sy No.81/1, measuring 2 Acres 11 Guntas.

It is observed from Inheritance certificate bearing IHC No. 2/1991-92 dated 10.09.1991, issued by the office e of Village Accountant, Sarjapura Hobli, after the demise of Mr.Sampangappa, the khata for the land bearing Sy No.81/1, measuring 2 Acre 11 Guntas among other land was transferred to his wife Mrs.Venkatamma, sons namely, Mr.S.Nagaraju, Mr.S.Muniraju.

The family tree : it is observed from genealogical tree of the family of Mr.Sampangappa, dated 12.06.2014(Notarised), affidavit by Mr.S.Nagaraju, that Mr.Sampangappa, died intestate leaving behind his wife Mrs.Venkatamma and his sons namely, Mr.S.Nagaraju, Mr.S.Muniraju as legal heirs to succeeded his estate.

Subsequently, Mr.S.Nagaraju solemnly sold the said property to one Mrs.Parvathamma, by virtue of sale deed dated 21.04.2006, registered as document No. 2665/2006-07, of Book I, stored in CD No.ANKD115, in the office of Sub-Registrar Anekal, with respect to land bearing Sy No.81/1, measuring 2 Acres 11 Guntas. The said transaction was reflected in the mutation register bearing MR No. 87/2005-06 land was transferred in the Mrs.Parvathamma issued by the office of Village Accountant, Anekal Taluk.

Note : we have been observed that Mr.S.Muniraju excluded in the execution of aforesaid deed.

Later on Mrs. Parvathamma has filed case for declaration and injunction suit bearing O.S.No.2566/2006 before the court of civil judge (SR.DN) and JMFC At Anekal, for the land bearing Sy.No.81 measuring 2 Acres 11 Guntas. The suit was dismissed for non-prosecution dated 26.11.2014.

Thereafter, Sale Agreement dated 28.01.2014 enter into between the Mrs.Parvathamma, Mr.Umesh for self and as natural guardian for his minor daughters Ms.Kusuma, Ms.Monica, Mrs.Sarojamma, Ms. M. Geetha, Mrs.Putamma, Mrs.Rangamma, Mr.Ramanjunaiah, Mr.Munishamappa alias Abbaiah, Mrs.Venkatalakshmmamma, Mrs.Sujatha, as natural guardian for his minor sons Mr. Preksha, and Mr. Darsha, his natural gurdian Mr. Munishamappa alias Abbaiah Mr. Ashok, Mrs Swathi for self and as natural guardian for father Ms Pooja , minor

daughter, Mr. Lokesh, Mr Venkatachallappa, Mrs Lakshmid devi, Mr Anjanappa, Mrs Shardamma, Mr MohanKumar, Mr Naveenkumar, Mr S Nagaraju, Mr Prakash, Mr Ravikumar, Mr Anand in favour of Mr.C.Muniraju, Mr.C.Paramesh vide registered as document No.4326/2013-14, of Book I, stored in CD No.SRJD140, in the of Sub-Registrar Sarjapura. The said agreement of sale was cancelled vide cancellation deed dated 15.10.2014 registered as document no.2787/2014-15, of Book I, stored in CD No.SRJD158, in the office of Sub-Registrar Sarjapura, with respect to land bearing Sy No.81/1A, measuring 16 Guntas.

Later, the property owner Mrs.Parvathamma, out of love and affection towards her daughter Mrs.Sarojamma, gifted the said property unto her, vide gift deed 28.04.2014 vide registered as document No.312/2014-15, of Book I, stored in SRJD146, in the office of Sub-Registrar Sarjapura, Bangalore, with respect to land bearing Sy No.81/1A, measuring 20 Guntas.

Subsequently, the property owners Mrs.Parvathamma, Mr Umesh, for self and as natural guardian for his minor daughters Ms Kusuma and Ms Monica, Mrs. Sarjoamma, Mrs.S.Nagaraju, had sold the said property to one Mrs.R.Vijayalakshmi, by virtue of sale deed dated 30.04.2014 vide registered as document No. 313/2014-2015, of Book I, stored in Volume No.SRJD146, in the office of Sub-Registrar Sarjapura, Bangalore, with respect of land bearing Re-Sy No.81/1A, old Sy No.81/1, measuring 29 Guntas. The said was reflected in the mutation register bearing MR No.H40 issued by the office of Village Accountant, Anekal Taluk.

Thereafter, Mrs.Ramakka (daughter of Late.Sampangappa) had release and relinquish her rights, interest, title in favour of her brothers namely, Mr.S.Nagaraju and Mr.S.Muniraju under release deed dated 08.05.2014 vide registered as document No.441/2014-15, of Book I, stored in No.SRJD146, in the office of Sub-Registrar Sarjapura, with respect to land bearing Re-Sy No.81/1A, old Sy No.81/1, measuring 2 Acres 11 Guntas, among other lands.

Subsequently, Mrs.Parvathamma, Mr Umesh, for self and as natural guardian for his minor daughters Ms.Kusuma and Ms.Monica, Mrs.Sarojamma, Mrs.Geetha, Mrs.Puttamma, Mrs.Rangamma, Mrs.Ramanjaneyya, Mr.Munishamappa alias Mr. Abbaiah, Mr.Lokesh, Mrs.Sujatha for self and as natural guardian for his minor son Mr.Preksha and Mr.Darshan, Mr.Ashok, Mrs.Swathi, for self and as natural guardian for his minor daughter Miss.Pooja, Mr.Venkatachallappa, Mrs.Bhavya, Mr. Anjanappa, Mr.Mohankumar, Mr.Navin kumar, Mr.S.Nagaraju, Mr.Muniraju intending to sell the portion of said property to Mr.Shaijan Mathew by virtue of an agreement to sell dated 15.10.2014 registered as document No.2789/2014-15, of Book I, stored in CD No.SRJD158, in the office of Sub-Registrar Basavanagudi (Sarjapura), in respect of Re-Sy No.81/1A (old Sy No.81/1) measuring 16 Guntas.

Thereafter, the property owner Mrs.Sarojamma has entered into joint development agreement dated 29.09.2015 vide registered as document No. 2749/2015-16, of Book I, stored in CD No.SRJD394, in the of Sub-Registrar Basavanagudi (Anekal), with M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L for development of land bearing Re-Sy No.81/5, (old No.81/1A), measuring 14 Guntas,

situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mrs.Sarojamma has executed general power of attorney dated 29.09.2015, registered as document No.258/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal), with respect to land bearing Re-Sy No.81/5, old Sy No.81/1A, measuring 14 Guntas.in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share.

Subsequently, the property owner Mrs.R.Vijayalakshmi has entered into joint development agreement dated 01.10.2015, registered as document No. 2828/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal), with M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L for development of land bearing Re-Sy No.81/4, (old No.81/1A), measuring 29 Guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mrs.R.Vilayalakshmi has executed general power of attorney dated 01.10.2015 in favour of M/s.Peninsula nfra Development Pvt.Ltd., rep by its Director Mr.Ramesh.L, registered as document No.264/2015-16, of Book IV, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal), with respect to land bearing Re-Sy No.81/4, old Sy No.81/1A, measuring 29 Guntas, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share.

The land bearing Sy No.81/1A, measuring 1 Acre and Sy No.81/3, measuring 02 Guntas totally measuring 1Acre 02 Guntas, were converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 18.01.2016, vide No.A.L.N(A)(S)SR/51/15-16, issued by the office of District Commissioner, Bangalore District. Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk and perusal of the conversion charges paid receipt dated 28.12.2015 makes it clear that as per the order of the District commissioner, the conversion charges have been paid to the authorities.

The land bearing Sy No.81/5, measuring 20 Guntas, was converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 18.01.2016, vide No.A.L.N(A)(S)SR/48/15-16, issued by the office of District Commissioner, Bangalore District, Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk and perusal of the conversion charges paid receipt dated 28.12.2015 makes it clear that as per the order of the District commissioner, the conversion charges have been paid to the authorities.

The land bearing Sy No.81/4, measuring 29 Guntas, was converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 18.01.2016, vide No.A.L.N(A)(S)SR/52/15-16, issued by the office of Deputy Commissioner, Bangalore District, Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk and perusal of the conversion charges paid receipt dated 28.12.2015 makes it clear that as per the order of the District commissioner, the conversion charges has been paid to the authorities.

The said transaction was reflected in the mutation register bearing MR No. T4/2013-14, T6/2018-19 and T8/2018-19 land was transferred in the Mrs.Pravathamma, Mr.Muniyappa, Mrs.R.Vilayalakshmi, Mr.Jaiprakash issued by the office of Village Accountant, Anekal Taluk.

Thereafter, the property owner by Mrs.Parvathamma, Mr.Umesh, for self and as natural guardian for his minor daughters Kum.Kusuma and Kum.Monica, Mrs.Sarojamma, Miss.Geetha, Mrs.Puttamma, Mrs.Rangamma, Mr.Ramanjanayya, Mr.Munishammppa alias Abbaiaha, Mr.Lokesh, Mrs.Sujatha, for self and as natural guardian for his minor sons Preksha and Darshan, Mr.Ashok, for self and as natural guardian for his minor daughter miss.Pooja, Mr.Swathi, Mr.Venkatchallappa, Mrs.Bhavya, Mr.Anjanappa, Mr.Mohan Kumar, Mr.Navin Kumar, Mr.S.Nagaraju and Mr.Muniraju have sold the said land, the all are vendors represented by G.P.A dated 15.10.2014 (registered as document No.372/2014-15, of Book IV, stored in CD No.SRJD158, in the of Sub-Registrar Basavanagudi (Sajipura) holder Mr.Shaijan Mathew in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, by virtue of sale deed dated 05.07.2016 registered as document. No.2950/2016-17, Book I, CD No.CMPD164, in the office of Sub-Registrar Basavanagudi (Chamrajpete), with respect to converted land bearing Sy No.81/1A, measuring 16 Guntas. It is noticed from aforesaid deed, Mr.Shaijan Mathew (erstwhile sale agreement holder), has signed the sale deed as consenting witness.

Subsequently, the property owner Smt.Parvathamma, Mr.Umesh, for self and as natural guardian for his minor daughters Miss.Kusuma and Miss.Monica, Mrs.Sarojamma, Miss.Geetha, Mr.S.Nagaraju, Mr.Prakash, Mr.Ravikumar, Mr.Anand, Mr. S.Muniraju have sold the said land in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, by virtue of sale deed dated 06.07.2016 registered as document No.2970/2016-17, Book I, CD No.CMPD164, in the office of Sub-Registrar Basavanagudi (Chamrajpete), Bangalore, with respect to converted land bearing Sy No.81/1A, measuring 24 Guntas. It is noticed from aforesaid deed, Mr.C.Muniraju, Mr.D.A.Lokesh, and Mr.Ratheesh .K (erstwhile sale agreement holder), has signed the sale deed as consenting witness.

Subsequently, the property owner sale deed dated 06.07.2016 executed by Mr.S.Muniraju, Mrs.Sarojamma, Miss.Geetha, represented by G.P.A dated 15.10.2014 (registered as document No.369/2014-15, of Book IV, stored in CD No.369/2014-15, in the of Sub-Registrar Basavangudi (Sajipur) holder Mr.C.Muniraju, Mr.C.Nagesh have sold the converted land in favour M/S.Peninsula Infra Development Pvt Ltd., represented by its director Mr.Ramesh.L, by virtue of sale deed dated 06.07.2016 registered as document. No.2969/2016-17, Book I, CD

No.CMPD164, in the office of Sub-Registrar Basavanagudi (Chamrajpete), Bangalore, with respect to converted land bearing Sy No.81/1A, measuring 16 Guntas. It is noticed from aforesaid deed, Mr.C.Muniraju, Mr.D.A.Lokesh, and Mr.Ratheesh.K (erstwhile sale agreement holder), has signed the sale deed as consenting witness.

The katha for the subject property stand in the name of M/S.Peninsula Infra Development Pvt Ltd., represented by its director Mr.Ramesh.L, vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 17.09.2019 issued by the Bangalore city District Panchayat. In respect to land bearing Sy No.81/1A.

The katha for the subject property stand in the name of M/S.Peninsula Infra Development Pvt Ltd., represented by its director Mr.Ramesh.L, vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 17.09.2019 issued by the Bangalore city District Panchayat. In respect to land bearing Sy No.81/5.

The katha for the subject property stand in the name of Mrs.Sarojamma, vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 17.09.2019 issued by the Bangalore city District Panchayat. In respect to land bearing Sy No.81/5.

The katha for the subject property stand in the name of Mrs.Vijayalakshmi, vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 21.09.2019 issued by the Bangalore city District Panchayat. In respect to land bearing Sy No.81/4.

The copy of sanction layout plan dated 16.11.2018 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore, Planning Authority and obtained a console dated 16.11.2018 layout plan baring No. STRRPA/TP/LAO/57/2017-18.

The Endorsement dated 07.06.2019 No. LRF(A.S)CR/79/2019-20 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirms that no case has been filed under Section 79A and 79B of the Karnataka Land Reforms Act 1961, in respect of Sy.No.81/1A, Sy.No.81/5, Sy.No.81/4.

The Endorsement dated 07.06.2019 No. P.T.C.L/C.R (A)/72/2019-20 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirming that no case has been registered under the purview of PTCL Act concerning the captioned property, in respect of Sy.No.81/1A, Sy.No.81/5, Sy.No.81/4.

The endorsement dated 30.08.2019 issued by the office Special land Surveyor, KIADB Anekal Taluk, Anekal, confirming that land bearing Sy.No.80/1 has not acquired. measuring 2 acres 06.05 guntas.

The office of Special Tahsildar, Anekal Taluk, Anekal issued an endorsement dated 13.08.2014 confirming non-availability of records for issue of M.R.No.20/1979-80, in respect of Sy.No.81/1.

The land bearing Sy No.81/1 was re-surveyed and phoded and a new hissa survey number 81/1A was assigned to the portion land measuring 2 Acres 11 Guntas as evidenced from Re-Survey / Hissa pakka book.

The land bearing Sy No.81/1A was re-surveyed and phoded and a new hissa survey number 81/1A was assigned to the portion land owned by Mrs. Mrs.Parvathamma measuring 1 Acres 20 Guntas as evidenced from Re-Survey / Hissa pakka book.

The land bearing Sy No.81/1A was re-surveyed and phoded and a new hissa survey number 81/4 was assigned to the portion land owned by Mrs.Vijayalakshmi measuring 29 Guntas as evidenced from Re-Survey / Hissa pakka book.

The land bearing Sy No.81/1A was re-surveyed and phoded and a new hissa survey number 81/5 was assigned to the portion land owned by Mrs.R.Sarojamma measuring 20 Guntas as evidenced from Re-Survey / Hissa pakka book. As per Karnataka revision settlement akarband, the total extent of land bearing Sy.No.81/1A is depicted as 2 acre 11 guntas, 81/1B is depicted as 1 acre, 81/2 is depicted as 2 acre 38 guntas

The copies of RTC /s for the period 1969-70 to 1973-74, 1974-75 to 1977-78, 1979-80 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2010-2011, 2011-2012, 2012-2013, issued by the office of Village Accountant, Anekal Taluk, reflects the names of Mr.Munivenkatappa, Mr.Muniyappa, Mr.Sampagappa, Mr.S.Nagaraju, Mrs.Parvathamma, owner / s as khathedar and occupants in respect of bearing Sy.No.81/1 Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.

The copies of RTC /s for the period, 2015-16, 2016-17, 2017-18, 2018-2019, issued by the office of Village Accountant, Anekal Taluk, reflects the names of Mrs.Parvathamma, owner / s as khathedar and occupants in respect of bearing Sy.No.81/1A Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.

The copies of RTC /s for the period, 2014-15, 2015-16, 2016-17, 2017-18, 2018-2019, issued by the office of Village Accountant, Anekal Taluk, reflects the names of Mrs.R.Vijayalakshmi owner / s as khathedar and occupants in respect of bearing Sy.No.81/4 Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.

The copies of RTC /s for the period 2014-15, 2015-16, 2016-17, 2017-18, 2018-2019, issued by the office of Village Accountant, Anekal Taluk, reflects the names of Mrs.R.Sarojamma owner / s as khathedar and occupants in respect of bearing Sy.No.81/5 Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.

It is pertinent to mention that your company had got caused public notice / s dated 19.09.2019 in The New Indian express and Samyuktha Karnataka Through

this office with regard to the of property and calling for objection from the public at large within a period of Days from the dated of notice. This office has also issued no claim certificate date confirming non receipt of any claim / objection for the said property.

The copies of Memorandum and Articles of Association of M/S Peninsula Infra Developments Pvt Ltd is produced. It is notice Mr.Ramesh.L and Mrs.Nagaveni Ramesh are the directors of the company.

ENCUMBRANCE CERTIFICATE:

Encumbrance certified produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the Encumbrances.

PENDING LITIGATION OR CLAIMS: As per the document perused, no such thing is noticed.

CERTIFICATE :

Thus in view of the foregoing it is unequivocally clear that the Schedule property belonged to Mrs.R.vijayalakshmi, Mrs.Sarojamma and M/S. PENINSULA INFRA DEVELOPMENTS PVT LAT., interests are forthcoming and no charges are owners to sell the property have got a good marketable title of the property in question and they can sell sites in favour of the prospective purchasers and soon after registration by deposit of original sale deed of the prospective purchases and other documents scrutinized in this report in favour of the Bank as security for the loan to be granted to the intending borrower/s in a manner provided under the law a valid equitable mortgage would be created.

FOR SALE OF SHARE OF DEVELOPER:

With an intention to develop the entire property into into between **Item No.1** (owned by MRS.SAROJAMMA) **Item No.2** (owned by MRS.R.VIJAYALAKSHMI) **AND** M/S. PENINSULA INFRA DEVELOPMENTS PVT LAT., rep by its Director Mr.Ramesh.L.

NOTE :

- I. Copy of Documents perused herein are bona-fide believed to be genuine photo-copies of originals.
- II. Document and verified perused herein are bona fide believed to be genuine

Specific Note: This legal report is given on the basis of cumulative compilation of information furnished and documents perused for the property.

Peninsula Infra Developments Pvt.Ltd.,
#24, 1stage, 1 st stage, 1 st phase,
BTM Layout, Bangalore.

Sub:- Project "PARK ELITE PHASE I" of M/s.Peninsula Infra Developments Pvt Ltd.,
at residentially converted land bearing Sy.No. 78 Totally measuring 2 acres 8 guntas,
situated at Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore
District.

SCHEDULE PROPERTY

All that piece and parcel of the Property bearing Sy.No.78 Measuring 2
acres 8 guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal
Taluk, Bangalore District.

Item No.1 (owned by Mr.T.M.CHINNAPPA and others – JDA dated 29.09.2015
(Don.No.2750/2015-16).

All the piece and parcel of the land bearing Sy.No.78 measuring 1 acre 8
guntas duly converted for residential purposes vide No.A.L.N(A)(S)SR/157/2014-15
dated 28.10.2015 and bounded as follows:

East by : Land belongs to Mrs.Venkatalakshamma
West by : land in bearing Sy.No.79
North by :Road
South by : Land bearing Sy.No. 81/1.

Item No.2 (owned by MRS.VENKATALAKSHMAMMA and others – JDA dated
29.09.2015 (Don.No.2758/2015-16).

All the piece and parcel of the land bearing Sy.No. Sy.No.78 measuring 1 acre
duly converted for residential purposes vide vide No.A.L.N(A)(S)SR/157/14-15 dated
28.10.2015 and bounded as follows:

East by : Land belongs to Mr.H.Venkatesh
West by : Land belongs to T.M.Chinnappa
North by : Road
South by : Land bearing Sy.No. 80/10 (old Sy.No.80).

Item No. I and II of the Schedule Property are jointly referred to as SCHEDULE
PROPERTY.

IN RESPECT OF SY NO.78 (2 acres 8 guntas).

Sl.No.	Details of Document	Whether Original /Certified/Xero x copy
1	RTC /s for the period 1969-70 to 1973-74, 1974-75 to 1977-78, 1979-80 to 1982-83,1984-	Copies

	85 to 1986-87, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.78/1, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	
2	RTC /s for the period 2003-04, 2004-05, 2005-06, issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.78/2, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	Copies
3	Sale deed dated 09.06.1942 executed by Mr.S.T.Gubbi Shitty in favour of Mr.Munishamappa, registered vide document No.doc.no.1718, of Book I, Volume No.96, page No.107 to 10.., in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 5 guntas. (only for reference, different portion).	Copy
4	Sale deed dated 15.04.1946 executed by Mr.Madhappa in favour of Mr.M.Ramaiah son of Mr.Mariyappa registered vide document.no.1605, of Book I, Volume No.554, page No.169 to 171, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 2 acres 16 Guntas.	Copy
5	Lease deed dated 21.10.1946 executed by Mr. Madhappa in favour of Mr.M.Ramaiah son of Mr.Mariyappa registered as document No.836/1946-47, entry made in Book I, Volume No.566, Page No.38-39 in respect of agricultural land bearing Sy No.78, measuring 2 Acre 16Guntas.	Copy
6	Sale deed dated 18.03.1954 executed by Mr.Ramaiah son of Mr.Mariyappa in favour of Mr.Yellppa and Mrs.Lakshamma registered vide document No.doc.no.3380/1953-54, of Book I, Volume No.717, page No.15 to 17, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 1 Acres 8 guntas.	Certified copy
7	Sale deed dated 20.10.1957 executed by Mr.Ramaiah in favour of Mr.Muneyppa and chinnappa, registered vide document No.	Original

	2234/1957-58, of Book I, Volume No.801, page No.60 to 62, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 1 Acres 8 guntas.	
8	IHC No.43/1995-96 Produced for the period 1994-95 in the name of Mr.T.M.CHinnappa.	Certified Copy
9	Sale deed dated 12.06.1963 executed by Mr. Chippaiah in favour of Mr.Yallappa and Lakshmma, registered vide document No.doc.no.818/1963-64, of Book I, Volume No.969, page No.173 to 175, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 1 Acres 20 guntas.	copy
10	Mortgage Bond dated 18.03.1982 executed by Mr.T.M.Channappa in favour of Reshme Belegara Sangha, registered as document No. 1831/1981-82, of Book I, Volume No.SF49, Page No.157, in the office of Sub-Registrar Anekal, with respect of land bearing Sy No.78, measuring 1 Acre 20 GUntas.	Copy
11	Gift deed dated 20.10.2005 executed by Mrs.Lakshamma in favour of Mrs.Venkatalakshamma, registered as document No.9675/2005-06, of Book I, stored in ANKD82, in the office of Sub-Registrar Anekal, Bangalore. with respect agricultural Sy No.78/2, measuring 1 Acres 08 guntas.	Original
12	Mutation register bearing MR No. 34/2005-06 issued by the office of Village Accountant, Anekal Taluk.	Certified Copy
13	General Power of Attorney dated 28.05.2009 executed by Mrs. Venkatalakshamma, Mr.lakshmipathi and Mr. Majunatha in favour of Mr.C.Munirju registered as document No.17/2009-10, of Book IV, stored in CD No.SRJD24, in the of Sarjapura, respect to land bearing Sy.NO.78 (old Sy.No.78/2), measuring 8 Guntas.	Copy
14	Sale deed dated 28.05.2009 executed by Mrs.Venkatalakshamma, Mr.lakshmipathi and Mr.Majunatha all represented by their GPA holder Mr.C.Muniraju in favour Mr.H.Venkatesh, registered as document No.337/2009-10, Book I, CD No.SRJD24, in the office of Sub-Registrar Sarjapura, Bangalore, with respect to land bearing Sy No.78 (Old	Copy

	Sy.No.78/2), measuring 8 Guntas. (only for reference, different portion).	
15	Mutation Extract bearing MR No. 48/2008-09 issued by the office of Village Accountant, Anekal Taluk.	Certified copy
16	Released deed dated 30.09.2014 executed by Mrs.Jyothamma in favour of Mr.H.Venkatesh registered as document No.300/2014-15, of Book I, stored C.D.No.ANKD382, in the office of Aneka Sub-Registrar, with respect to land bearing Sy No.78, measuring 8 Guntas, among other lands.	Certified Copy
17	Joint Develop Agreement dated 29.09.2015 enter into between Mrs. Venkatalakshamma, Mrs.Jyothi, Mr.Lakshmipathi, Mrs.Chaithra, for self and as natural guardian for his minor daughters Miss.Pragathi and Miss.Brinda, Mr.Manjunath and Mrs.Pavithra in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2758/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 Acre.	Original
18	General Power of Attorney dated 29.09.2015 executed by Mrs.Venkatalakshamma, Mrs.Jyothi, Mr.Lakshmipathi, Mrs.Chaithra, for self and as natural guardian for his minor daughters Miss. Pragathi and Miss.Brinda, Mr.Manjunath and Mrs.Pavithra in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.260/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 acre.	Original
19	Joint Develop Agreement dated 29.09.2015 enter into between Mr.T.M.Chinnappa, Mr.C.Muniraju Mrs.Manjula, for self and as natural guardian for his minor Master.Likith Kumar and Baby.Navya Shree, Mr.C.Nagesh, Mrs.Sumithra, for self and as natural guardian for his minors Baby.Divyashree and Master.Bharath Kumar and Mrs.Jyothi in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L,	Original

	registered as document No. 2750/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 acre 8 guntas.	
20	General Power of Attorney dated 29.09.2015 executed by Mr.T.M.Chinnappa, Mr.C.Muniraju Mrs.Manjula, for self and as natural guardian for his minor Master.Likith Kumar and Baby.Navya Shree, Mr.C.Nagesh, Mrs.Sumithra, for self and as natural guardian for his minors Baby.Divdashree and Master.Bharath Kumar and Mrs. Jyothi in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No.257/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 acre 8 guntas.	Original
21	Mortgage discharged deed dated 09.07.2019 executed by Reshme Belegara Sangha in favour of Mr.T.N.Chinnappa son of Muniyappa, registered as document No. 2871/2019-20, of Book I, CD No.SRJD440, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to converted land bearing Sy No.78/1A, measuring 1 Acres 08 Guntas.	Original
22	Mortgage discharged deed dated 22.08.2019 executed by Anekal Taluk Prathamika sahakari Kreshi and Rural Development Bank in favour of Mr.T.M.Chinnappa, Mr.C.Muniraju, Mr.C.Nagesh, registered as document No. 2878/2019-20, of Book I, CD No.SRJD440, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to converted land bearing Sy No.78, measuring 1 Acres 08 Guntas.	Original
23	genealogical tree of the family of Mr.T.M.Chinnappa issued by the office of Village Accountant, Anekal Taluk.	Copy
24	Official memorandum dated 28.10.2015 issued by the Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 2 Acres 16 Guntas of land in Sy.No.78, Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agriculture residential purpose.	Certified Copy

25	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of Mr.Chinnappa T.M, with respect to land bearing Sy No.78.	Original
26	Tax paid receipt dated 17.09.2019 for the period. with respect to land bearing Sy No.78.	Original
27	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of Mrs.Vankatalakshamma, with respect to land bearing Sy No.78.	Original
28	Tax paid receipt dated 17.09.2019 for the period. with respect to land bearing Sy No.78.	Original
29	Layout Plan dated 16.11.2018 bearing STR/PA/TP/LAO No.57/2017-18.	
30	Settlement Akarband with regards to Survey No.78, issued by the Taluk Surveyor, Anekal Taluk.	Copy
31	Endorsement dated 30.04.2019 bearing No.L.R.F(A.S)/CR/07/2018-19, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, (79A) and (79B) for Sy.No.78.	Certified copy
32	Endorsement dated 30.04.2019 bearing No.P.T.C.L/CR(A)/21/2018-19. issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, regarding no proceeding has been initiated under the PTCL Act, Sy.No.78.	Certified copy
33	The Endorsement dated 15.04.2015, No.R.K/C.R.1310/2014-15, issued by the Tahsildhar Anekal Taluk.	Certified Copy
34	The Endorsements dated 30.04.2019, No.R.D0038028126045, RD0038028126021, RD0038028126044 issued by the Tahsildhar Anekal Taluk	Certified Copy
35	Copy of the FIR dated 14.09.2019	copy
36	Copies of paper publication published in Kannada and English News Papaers Samyktha Kranataka and The New Indian Express on 19.09.2019.	Original
37	Copy of sketch	Copy
38	Encumbrance certificate From : a) Dated 08.04.2015 for the period 01.04.1940 to 31.03.2004 (1718, 1605, 836, 3380, 2234, 818, 1831). b) Dated 08.04.2015 for the period 01.04.2004 to 08.04.2015 (300, 11).	Original

	c) Dated 17.11.2018 for the period 01.04.2015 to 17.11.2018 (5549, 2750, 2758).	
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SOURCE OF TITLE:

On Perusal of records documents produced for scrutiny, it is noticed that, agricultural land bearing Sy No.78, measuring 2 Acre 16 Guntas, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk, was earlier owned and possesses by Mr. M.Ramaiah, he having acquired the same from his predecessor-in-title Mr.Madhappa under a sale deed dated 15.04.1946, registered document No.1605/1945-46, of Book I, Volume No.554, page No.169 to 171, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 2 acres 16 Guntas.

Thereafter, Mr.M.Ramaiah had sold the portion of said property to Mr.Yellappa and Mrs.Lakshamma, in terms of sale deed dated 18.03.1954 vide registered document No.3380/1953-54, of Book I, Volume No.717, page No.15 to 17, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 2 acres 16 Guntas.

Later on, Mr.M.Ramaiah had sold the portion of said property to Mr.Muniyappa and Mr.Chinnappa by virtue of sale deed dated 20.10.1957, registered document No.doc.no.2234/1957-58, of Book I, Volume No.801, page No.60 to 62, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.78, measuring 1 Acres 8 guntas.

Subsequently, Mr.Thippaiah had sold the said Property in favour of Mr.Yellappa and Lakshmma dated 11.07.1963, registered vide document No.doc.no.818/1963-64, of Book I, Volume No.969, page No.173 to 175, in the office of Anekal Sub-Registrar, with respect agricultural Sy No.78, measuring 1 Acres 20 guntas.

The property owner Mr.T.Chinappa was earlier mortgaged the said property to Reshme Belegara Sangha in terms of Continuing Mortgage Bond dated 22.03.1982, registered as document No. 1831/1981-82, of Book I, Volume No.SF49, Page No.157, in the office of Anekal Sub-Registrar, with respect of land bearing Sy No.78, measuring 1 Acre 20 Guntas. The Mortgage discharged deed dated 09.07.2019 executed by Reshme Belegarara Sangha in favour of Mr.T.M.Chinnappa son of Mr.late Muniyappa, registered as document No. 2871/2019-20, of Book I, CD No.SRJD440, in the office of Sub-Registrar Basavanagudi (Sarjapura), Bangalore, with respect to converted land bearing Sy No.81/1, measuring 2 Acres 11 Guntas.

The said Mr.Cinnappa died intestate, leaving behind his children Mr.Munineyappa T.N.Chenappa, Mrs.Pillakka and Mrs.Chikkamma, Lakshamma to succeed to his estate. The office of Village Accountant, Sarjapura Hobli, the mutated khata for land bearing Sy No.78/1, measuring 1 Acre 8 Guntas in the name of Mr.T.M.Chinnappa vide IHC register bearing No.43/1995-96.

Later, the property owner Mrs.Lakshamma, out of love and affection towards her daughter Mrs.Venkatalakshamma, gifted the said property unto her, vide Gift deed dated 20.10.2005 registered as document No.9675/2005-06, of Book I, stored in ANKD82, in the office of Sub-Registrar Anekal, Bangalore. with respect agricultural Sy No.78/2, measuring 1 Acres 08 guntas. Pursuance of M.R.No.34/2005-06 issued by the office of Village Accountant, Anekal Taluk, reveal that in pursuance of the gift made by Mrs.Venkatalakshamma, the revenue records in respect of 1 Acres 8 Guntas, mutated in the name of Mrs.Venkatalakshamma.

Subsequently, Mrs.R.Velayalakshmi, Mr.Lakshmipathi and Mr.Manjuntha executed General Power of Attorney dated 28.05.2009 in favour of Mr.C.Muniraju General Power of Attorney dated 28.05.2009, registered as document No.17/2009-10, of Book IV, stored in CD No.SRJD24, in the of Sarjapura, respect to land bearing Sy.NO.78 (old Sy.No.78/2), measuring 8 Guntas, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power.

Later on, Mrs.R.Venkatalakshmi, Mr.Lakshmipathi and Mr.Manjuntha all represented by GPA holder Mr.H.Venkatesh, sold the said property to Mr.H.Venkatesh, by virtue of sale deed dated 28.05.2009, registered document No.337/2009-10, of Book I, stored C.D.No.SRJD24, in the office of Sub-Registrar, Anekal, with respect agricultural Sy No.78, measuring 1 Acres 8 guntas. Mutation bearing MR No. 48/2008-09, land was transferred in the Mr.Venkatesh issued by the office of Village Accountant, Anekal Taluk. (only for reference, different portion).

Thereafter, Mrs.Jyothamma (daughter of Late.Hnumanthappa aliya Tunga Hanumanthappa) had release and relinquish her rights, interest, title in favour of her brothers namely, Mr.H.Venkash under Release deed dated 08.05.2014, registered as document No.300/2014-15, of Book I, stored C.D.No.ANKD382, in the office of Sub-Registrar Anekal, with respect to land bearing Sy No.78, measuring 8 Guntas, among other lands.

Subsequently, the property owner Mrs.Venkatalakshamma, Mrs.Jyothi, Mr.Lakshmipati, Mrs.Chaithra for self and as natural guardian for mother Baby.Pragathi and Baby.Brinda, Mr.Manjunath and Mrs.Pavithra entered into joint development agreement dated 29.09.2015 in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2758/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 acre. situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon, terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mrs.Venkatalakshamma, Mrs.Jyothi, Mr.Lakshmipati, Mrs.Chaithra for self and as natural guardian for mother Baby.Pragathi and Baby.Brinda, Mr.Manjunath and Mrs.Pavithra executed General Power of Attorney dated 29.09.2015 in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.260/2015-16, of Book I, stored in

CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 acre, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share.

Subsequently, the property owner Mr.T.M.Chinnappa, Mr.C.Muniraju Mrs.Manjula, for self and as natural guardian for his minor Master.Likith Kumar and Baby.Navya Shree, Mr.C.Nagesh, Mrs.Sumithra, for self and as natural guardian for his minors Baby.Divyashree and Master.Bharath Kumar and Mrs. Jyothi entered into joint development agreement dated 29.09.2015 registered as document No.2750/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 acre 8 guntas, in favour M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L for development of land bearing 78 measuring 1acre 8 guntas situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mr.T.M.Chinnappa, Mr.C.Muniraju Mrs.Manjula, for self and as natural guardian for his minor Master.Likith Kumar and Baby.Navya Shree, Mr.C.Nagesh, Mrs.Sumithra, for self and as natural guardian for his minors Baby.Divyashree and Master.Bharath Kumar and Mrs. Jyothi executed general power of attorney dated 29.09.2015 registered as document No.257/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.78, measuring 1 acre 8 guntas. in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share.

The said Mr.T.M Chinnappa and his wife Mrs.Ranthma and their children Mr.C.Muniraju, his wife Mrs.Manjula, Mr.C.Nagash, his wife Sumithra and Mrs.Jothi to succeed to their estate as evidenced from the genealogical tree of the family of Mr.T.M.Chinnappa issued by the office of Village Accountant, Anekal Taluk.

The land bearing Sy No.78, measuring 2 acre 16 Guntas, was converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 28.10.2015, vide No.ALN(A)(S)SR/157/15-16, issued by the office of Deputy Commissioner, Bangalore Rural District Bangalore, the conversion charges has been paid to the authorities.

The katha for the subject property stand in the name of Mr.Chinnappa T.M vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20.

The katha for the subject property stand in the name of Mrs.Venkatalakshmamma, vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated

17.09.2019 issued by the Bangalore city District Panchayat. In respect to land bearing Sy No.78.

The copy of sanction layout plan dated 16.11.2018 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore, Planning Authority and obtained a console dated 16.11.2018 layout plan bearing No. STRRPA/TP/LAO/57/2017-18.

RTC /s for the period 1969-70 to 1973-74, 1974-75 to 1977-78, 1979-80 to 1982-83, 1984-85 to 1986-87, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, issued by the office of Village Accountant, Anekal Taluk, Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk. depict the names of Mr.T.M.Chinnappa, Mrs. Venkatalakshamma, recognise he is khatedar and cultivators of the bearing in respect of Sy.No.78/1.

RTC /s for the period 2003-04, 2004-05, 2005-06, issued by the office of Village Accountant, Anekal Taluk, Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk. depict the names of Mrs. lakshamma, Mr.Yallappa recognise he is khatedar and cultivators of the bearing in respect of Sy.No.78/2.

Settlement Akarband Extract dated 23.04.2019, issued by the Assistant Director of land Records, Anekal discloses the extent of land in 2 Acres 16 Guntas with regards to Survey No.78.

The Endorsement dated 30.04.2019, No. LRF(A.S)CR/07/2018-19, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore confirms that are No proceedings pending in regard to Sy.No.78, under Section 79A and 79B of the Karnataka Land Reforms Act 1961.

The Endorsement dated 30.04.2019, No. P.T.C.L/C.R (A)/21/2018-19, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, makes it Clear that the schedule property is not a granted land attracting the provisions of PTCL Act, with regard to Survey No.78.

The Endorsement dated 15.04.2015, No.RD0038028126045, issued by the Tahsildhar Anekal Taluk, Bangalore, confirming nil tenancy ,in respect of Sy.No.78.

The Endorsement dated 30.04.2019, No.R.K/C.R.1310/2014-15, issued by the Tahsildhar Anekal Taluk, confirming non-availability of records for issue of IL in respect of Sy.No.78.

It is pertinent to mention that your company had got caused public notice / s dated 19.09.2019 in The New Indian express and Samyuktha Karnataka Through this office with regard to the of property and calling for objection from the public at large within a period of Days from the dated of notice. This office has also issued no claim certificate date confirming non receipt of any claim / objection for the said property.

The copies of Memorandum and Articles of Association of M/S Peninsula Infra Developments Pvt Ltd is produced. It is notice Mr.Ramesh.L and Mrs.Nagaveni Ramesh are the directors of the company.

ENCUMBRANCE CERTIFICATE:

Encumbrance certified produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the Encumbrances.

PENDING LITIGATION OR CLAIMS : As per the document perused, no such thing is noticed.

CERTIFICATE :

Thus in view of the foregoing it is unequivocally clear that the Schedule property belonged to Mrs.Venkatalakshamma, Mrs.Jyothi, Mr.Lakshmipati, Mrs.Chaithra for self and as natural guardian for mother Baby.Pragathi and Baby.Brinda, Mr.Manjunath and Mrs.Pavithra, and Mr.T.M.Chinnappa, Mr.C.Muniraju Mrs.Manjula, for self and as natural guardian for his minor Master.Likith Kumar and Baby.Navya Shree, Mr.C.Nagesh, Mrs.Sumithra, for self and as natural guardian for his minors Baby.Divyashree and Master.Bharath Kumar and Mrs. Jyothi as their absolute property, no minor's interests are forthcoming and no charges are owners to sell the property, have got a good marketable title of the property in question and they can sell sites in favour of the prospective purchasers and soon after registration by deposit of original sale deed of the prospective purchases and other documents scrutinized in this report in favour of the Bank as security for the loan to be granted to the intending borrower/s in a manner provided under the law a valid equitable mortgage would be created.

FOR SALE OF SHARE OF DEVELOPER:

With an intention to develop the entire property into between **Item No.1** (owned Mrs.Venkatalakshamma, Mrs.Jyothi, Mr.Lakshmipati, Mrs.Chaithra for self and as natural guardian for mother Baby.Pragathi and Baby.Brinda, Mr.Manjunath and Mrs.Pavithra), **Item No.2** (owned by Mr.T.M.Chinnappa, Mr.C.Muniraju Mrs.Manjula, for self and as natural guardian for his minor Master.Likith Kumar and Baby.Navya Shree, Mr.C.Nagesh, Mrs.Sumithra, for self and as natural guardian for his minors Baby.Divyashree and Master.Bharath Kumar and Mrs. Jyothi) **AND** M/S. PENINSULA INFRA DEVELOPMENTS PVT LTD., rep by its Director Mr.Ramesh.L.

NOTE :

- I. Copy of Documents perused herein are bona-fide believed to be genuine photo-copies of originals.

Peninsula Infra Developments Pvt.Ltd.,

#24, 1stage, 1 st stage, 1 st phase,

BTM Layout, Bangalore.

Sub:- Project **“PARK ELITE PHASE I”** of M/s.Peninsula Infra Developments Pvt Ltd., at residentially converted land bearing Sy.Nos. 73/3 Totally measuring 1 acres 17.08 guntas, situated at Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

SCHEDULE PROPERTY

All the piece and parcel of the land bearing New Sy.No. 79/3 (old Sy.No.79) measuring 19 guntas duly converted for residential purposes vide No.A.L.N(A)(S)SR/161/2014-15 dated 18.05.2015 and bounded as follows:

East by : Portion of land belongs to Mr.P.Nagaraju in Sy.No.79 and Sy.No.78
West by : Re-Sy.No.50 and Road
North by : Property belongs to Mr.Pillappa and Mr.P.Nagaraju
South by : Sy.No.81/1.

In respect of New Sy No.79/3 (Old Sy.No.79) (19 Guntas)

Sl.No	Details of Document	WhetherOriginal /Certified/Xerox copy
1	RTC /s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-1985 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-1997, 1997-98 to 2000-01, 2001-02, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-13, 2013-14, 2014-15, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19 issued by the office of Village Accountant, Anekal Taluk in respect of New Sy.No.79/3 (old Sy.No.79), at Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.	Copies
2	LRF Certificate dated 02.04.1952 issued by Special Tahsiladar in fvoir of Chinnappa, in respect Sy No.79, measuring 1 Acres 35 guntas, at Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.	Copy

3	Order Sheet passed in LRF ACT No.2215/1975-76 issued by Spl.Tahsiladar in favour of Chinnappa, in respect Sy No.79, measuring 1 Acres 35 guntas, at Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.	Copy
4	Mortgage Bond dated 29.09.1989 executed by Mr.Chinnappa in favour of Reshme Belegara Sangha, registered as document No. 1249, with respect of land bearing Sy No.79, measuring 1 Acre 35 Guntas.	Copy
5	Partition deed dated 29.01.2003 executed amongst Mr.Pillappa son of Late Chlnnappa , Mr.Honnappa son of Pillappa, Mr.Nagaraju son of MrPillappa, Mr.Radhakarshn son of MrPillappa, Mr.Vijayakumar son of Mr.Late Mr.Muniraju, Mr.Chuidhappa son of Mr.Nanjundhappa, Mrs.Rajalakshmi D/o of Late Mr.Chinnappa, Mr.Anjanappa son of Mr.Late Chinnappa, registered as document. No. 8160/2004-05, of Book I, stored in CD No.ANK20, in the office of Sub-register Anekal with respect to land bearing Sy No.79, measuring 1 Acres 35 Guntas.	Certified Copy
6	Mutation register extract bearing MR No.46/2006-07 issued by the office of village Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.79.	Certified copy
7	Sale deed dated 10.01.2005 executed by Mr.Nagaraju in favour of Mrs.Ranthamma, registered as document. No. 21752/2004-05, of Book I, stored in CD No.ANK46, in the office of Sub-Registrar Anekal, with respect to land bearing Sy No.79, measuring 02 Guntas. (only for reference, different portion).	Certified Copy
8	Mutation register extract bearing MR No. 70/2004-05 issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.79. (only for reference, different portion).	Certified Copy
9	Sale deed dated 13.01.2005 executed by Mr.Nagaraju in favour of Mr.Krishna Reddy, registered as document. No. 22010/2004-05, of Book I, stored in CD No.ANKD47, in the office of Sub-Registrar Anekal, with respect to land bearing Sy No.79, measuring 03 Guntas. (only for reference, different portion).	Certified copy
10	Sale deed dated 20.06.2005 executed by Mr. V Krishna Reddy in favour of Mr.S Nagaraju, registered as document. No. 4399/2005-06, of Book I, stored in CD No.ANKD66, in the office of Sub-Registrar Anekal, with respect to land bearing	Certified copy

	Sy No.79, measuring 03 Guntas, at Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk. (only for reference, different portion).	
11	Mutation Extract bearing MR No. 1/2005-06 issued by the office of Village Accountant, Sarajapura hobli. (only for reference, different portion).	Certified copy
12	Sale deed dated 21.03.2006 executed by Mr. P Nagaraju in favour of Mr. A Srinivas registered as document No. 24311/2006-07, of Book I, stored in CD No.ANKD169, in the office of Anekal Sub-Registrar, with respect to land bearing Sy No.79, measuring 01 Guntas. (only for reference, different portion).	Certified copy
13	Order sheet passed in R.A.No.258/2013-14(only for reference, different portion). (only for reference, different portion).	Certified copy
14	Mortgage Bond dated 14.12.2010 executed by Mr.P .Nagaraju in favour of DENA Bank, registered as document No. 32/2010-11, of Book I, stored in CD No.SRJD53, in the office of Sarajapura, Sub-Registrar, with respect to land bearing Sy No.79, measuring 31 Guntas. (only for reference, different portion).	Certified copy
15	Mutation Extract bearing MR No. 32/2010-11 issued by the office of Village Accountant, Sarajapura hobli. (only for reference, different portion).	Certified copy
16	Sale Agreement dated 30.01.2012 enter into between the Mr. Pillappa, Mrs. Gowramma, Mr P Nagaraju for self and as natural guardian for his minor son Mr.Sampath Kumar, Mrs. Puttamma, Mrs.Lakshmi, Mr.Radha Krishna, Mrs. Venkatalakshmamma in favour of Mr.Konda Reddy registered as document. No. 4640/2011-12, of Book I, stored in CD No.ABLD90 in the office of Sub-Registrar Basavangudi (Attibele), with respect to land bearing Sy No.79, measuring 18 Guntas. (only for reference, different portion).	Original
17	Sale deed dated 14.03.2013 executed by Mr.S. Nagaraju and Mr.S.Muniraju in favour of Mr.V Muniyappa registered as document. No. 7808/2012-13, of Book I, stored in CD No.ABLD145, in the office of Sub-Registrar Basavangudi (Attibele), with respect to land bearing Sy No.79, measuring 01.08 Guntas. (only for reference, different portion).	copy

18	Cancel Deed dated 14.08.2013 enter between the Mr. Pillappa, Mrs. Gowramma, Mr P Nagaraju for self and as natural guardian for his minor son Mr.Sampath Kumar, Mrs. Puttamma, Mrs Lakshmi, Mr Radha Krishna, Mrs Venkatalakshmamma in favour of Mr. Kond Reddy registered as document No.3053/2013-14, of Book I, stored in CD No.ABLD170, in the office of Sub-Registrar Basavangudi (Attibele), with respect to land bearing Sy No.79, measuring 18 Guntas. (only for reference, different portion).	Original
19	Sale deed dated 14.08.2013 executed by Mr.Pillappa and Mrs.S Gowaramma, in favour of Mr.Konda Reddy, registered as document No. 3054/2013-14, of Book I, stored in CD No.ABLD170, in the office of Sub-Registrar Basavangudi (Attibele), with respect to land bearing Sy No.79, measuring 18 Guntas. (only for reference, different portion).	Original
20	Sale deed dated 14.08.2013 executed by Mr.Radha Krishna and Mrs.Venkatalaksamma in favour of Mr.Konda Reddy registered as document No. 3055/2013-14, of Book I, stored in CD No.ABLD170, in the office of Sub-Registrar Basavangudi (Attibele) with respect to land bearing Sy No.79, measuring 19 Guntas.	Original
21	Mutation Extract bearing MR No. H30/2013-14 issued by the office of Village Accountant, Anekal Taluk.	Certified copy
22	Sale deed dated 14.08.2013 executed by Mr.P Nagaraju for self and as natural guardian for his minor son Mr.Sampath Kumar, Mrs.Putamma, Miss.Lakshmi in favour of Mr.Konda Reddy, registered as document. No. 3056/2013-14, of Book I, stored in CD No.ABLD170, in the office of Sub-Registrar Basavanagudi (Attibele), with respect to land bearing Sy No.79, measuring 22 Guntas. (only for reference, different portion).	Original
23	Mutation Extract bearing MR No. H04/2013-14 issued by the office of Village Accountant, Anekal Taluk. (only for reference, different portion).	Certified copy
24	Confirmation Deed dated 22.08.2013 executed Mrs.Rathnamma alias Mrs. Anjalamma, Mrs.Sumithramma, Miss.Bhavani and Mrs.Uma in favour of Mr. Konda Reddy registered as document. No. 3149/2013-14, of Book I, stored in CD No.ABLD171, in the office of Sub-Registrar Basavanagudi (Attibele), with respect to land bearing Sy No.79, measuring 19 Guntas.	Copy

25	Deed of Relinquishment/ Release dated 22.08.2013 enter into between Mrs.Rathnamma alias Mrs.Anjalamma, Mrs.Sumithramma, Miss. Bhavani and Mrs.Uma in favour of Mr.P. Nagaraju, registered as document No.3150/2013-14, of Book I, stored in CD No.ABLD171, in the office of Sub-Registrar Basavanagudi (Attibele), with respect to land bearing Sy No.79, measuring 09 Guntas. (only for reference, different portion).	copy
26	Confirmation Deed dated 22.08.2013 enter into between the Mrs.Rathnamma alias Mrs. Anjalamma, Mrs.Sumithra, Miss.Bhavani and Mrs.Uma in favour of Mr. Konda Reddy registered as document. No. 3152/2013-14, of Book I, stored in CD No.ABLD171, in the office of Sub-Registrar Basavanagudi (Attibele), with respect to land bearing Sy No.79, measuring 18 Guntas. (only for reference, different portion).	copy
27	Confirmation Deed dated 22.08.2013 enter into between the Mrs.Rathnamma alias Mrs. Anjalamma, Mrs.Sumithra, Miss.Bhavani and Mrs.Uma in favour of Mr. Konda Reddy registered as document No. 3153/2013-14, of Book I, stored in CD No.ABLD171, in the office of Sub-Registrar Basavanagudi (Attibele), with respect to land bearing Sy No.79, measuring 22 Guntas. (only for reference, different portion).	Copy
28	Sale Agreement dated 12.12.2013 enter into between Mr.Konda Reddy in Favour of Mr.S.V. Venkatesh, Mr.Nandakumar.K.K, and Mr.Shaijan Mathew registered as document No. 3556/2013-14, of Book I, stored in CD No. SRJD137, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to land bearing Sy No.79, measuring 1 acres. (only for reference, different portion).	Original
29	Sale Agreement dated 12.12.2013 enter into between Mr.S.V.Venkatesh in Favour of Mr.Konda Reddy registered as document No. 3546/2013-14, of Book I, stored in CD No.SRJD 137, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing New Sy No.79 measuring 19 Guntas.	copy
30	General Power of Attorney dated 12.12.2013 executed by Mr.Konda Reddy in favour of Mr.S.V. Venkatesha, registered as document No.423/2013-14, of Book IV, stored in CD No.SRJD137, in the office of Sub-Registrar Basavanagudi (Sarajpura), with respect to land bearing Sy No.79 measuring 19 Guntas.	copy

31	Released deed dated 08.05.2014 executed by Mrs.Ramakka in favour of Mr.S.Nagaraju and Mr.S.Munirju registered as document No.441/2014-15, of Book I, stored SRJD146, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing Sy No.79, measuring 1.08 Guntas, among other lands. (only for reference, different portion).	Copy
32	Sale Agreement dated 15.09.2014 enter into between Mrs.Rathnamma in Favour of Mr.R Manjunath registered as document No. 2358/2014-15, of Book I, stored in CD No. SRJD156, in the office of Basavanagudi (Sarjapur) Sub-Registrar, with respect to land bearing Sy No.79, measuring 1 Guntas. (only for reference, different portion).	Copy
33	Sale Agreement dated 15.09.2014 enter into between Mrs.Rathnamma in Favour of Mrs.A.R. Sumangala registered as document No. 2360/2014-15, of Book I, stored in CD No. SRJD156, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing Sy No.79, measuring 1 Guntas. (only for reference, different portion).	Copy
34	Sale deed dated 15.10.2014 executed by Mr.KondaReddy in favour of Mr.Shiajin Mathew, registered as document No.4333/2014-15, of Book I, stored in CD No.SRJD165, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing new Sy No.79/3(old Sy no 79), measuring 19 Guntas.	Original
35	Official memorandum dated 18.05.2015 bearing No.ALN(A)(S)SR161/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 22 guntas of land in Sy.no.79/1, 18 guntas of land in Sy.no.79/2, and 19 guntas of land in Sy.no.79/3, Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agriculture residential purpose.	Certified copy
36	Cancellation Agreement dated 07.06.2016 enter into between Mr. Konda Reddy represented by GPA holder Mr.S.V. Venkatesh in Favour of Mr.S.V.Venkatesh, registered as document No. 1536/2016-17, of Book I, stored in CD No.ANKD 405, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to land bearing Sy No.79 measuring 19 Guntas and Sy no 79.	Certified copy

37	Sale Agreement dated 05.07.2016 enter into between Mr.Shaijan Mathew in Favour of Mr. Ramesh.L registered as document No. 2949/2016-17, of Book I, stored in CD No.CMPD164, in the office of Sub-Registrar Basavanagudi (Chmarajpete), with respect to land bearing New Sy No.79/3(old Sy.No 79), measuring 19 Guntas.	copy
38	Sale deed dated 30.05.2019 executed by Mr.Shaijan Mathew in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its director Mr.Ramesh.L, registered as document No. 1326/2019-20, of Book I, stored in CD No.CMPD314, in the office of Sub-Registrar Basavanagudi (Chamrajpete), with respect to land bearing New Sy No.79/3 (old Sy no.79), measuring 19 Guntas.	Original
39	Mortgage discharge deed dated 21.09.2019 executed by Reshme Belegara Sangha in favour of Mr.P.Nagaraju, registered as document No. 3343/2019-20, of Book I, stored C.D.No.SRJD457, in the office of Sub-registrar Basavanagudi, (Sarjapura), with respect to land bearing Sy No.79, measuring 1 acers 35 Guntas, among other lands.	Original
40	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of M/S Peninsula Infra Developments Pvt Ltd.,	Original
41	Tax paid receipt dated 21.09.2019 for the period 2019-20.	Original
42	Genealogical tree of the family of Mr.Pillappa.	Notary copy
43	Endorsement issued by the office of Tahsildar, Anekal Taluk, for non-availability of records for issued of MR No. No.22/1981-82, in respect of Sy No.79.	Certified copy
44	Order Sheet passed in R.A.No.258/2013-14.	Certified Copy
45	Endorsement dated 29.11.2018 bearing No.PTCL/CR(AS)/442/2018-19 issued by the Assistant Commissioner, Bangalore South Sub division, Bangalore.	Certified copy
46	Memorandum and Articles of Association of M/S Peninsula Infra Developments Private Limited.	copy
47	Copy of tippani	Copy
48	Phody order of Sy.No.79,79/1,79/2 and 79/3	Copy
49	Akarband with regards to Sy.No. 79/1, issued by the Taluk Surveyor, Anekal Taluk, Anekal. (only for reference, different portion).	Copy
50	Akarband with regards to Sy.No. 79/2, issued by the Taluk Surveyor, Anekal Taluk, Anekal. (only for reference, different portion).	Copy

51	Encumbrance certificate From: a). Dated 08.04.2007 for the period 01.04.1940 to 31.03.2004.(1249,8160). b). Dated 08.04.2015 for the period 01.04.2004 to 08.04.2015 (4333,2360, 2358, 441, 3556, 3556, 3546, 3150, 3153, 3152, 3149, 3054, 3053, 3056, 3055, 7808, 4640, 32, 24311, 4399, 22010, 21752). c) Dated 04.06.2019 for the period of 17.11.2018 to 04.06.2019 (1326).	Original
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SOURCE OF TITLE:

As evidenced by the document mention above, the land Survey No.79 to an extent of 1 acre 35 Guntas, was originally owned and possessed by Mr.Chinappa, had to title and interest over the afore said land, by Virtue of a certificate issued by the Special Tahasildar for land reforms, in case No.LRF 2216/1974-75 wherein occupancy rights were granted in favour of the said Mr.Chinnappa.

The property owner Mr.Chinappa was earlier mortgaged the said property to Reshme Belegara Sangha in terms of Continuing Mortgage Bond dated 28.09.1987, registered as document No. 1249, of Book I, Vloueme No.AD1474, Page No.111, in the office of Sub-Registrar Anekal, with respect of land bearing Sy No.79, measuring 1 Acre 35 GUntas. The Mortgage discharged deed dated 21.09.2019 executed by Reshme Belegara Sangha in favour of Mr.P.Nagaraju grandson of Late.Chinnappa registered as document No. 3343/2019-20 of Book I, CD No.SRJD457, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to converted land bearing Sy No.79, measuring 1 Acres 35 Guntas.

Thereafter, after the demise of Late Mr.Chinnappa and his son Mr.Pllippa sold another portion to an extent of 18 guntas in land bearing Sy.No.79, Mr.Honnappa and his second son sold another portion to an extent of 38 guntas, Late Mr.Chinnappa his second son Mr.Radhakrishn sold another portion to an extent of 19 guntas, entered into a partition deed dated 29.01.2003 registered as document No. 8160/2004-05, of Book I, stored in CD No.ANK20, in the office of Sub-register Anekal with respect to land bearing Sy No.79, measuring 1 Acres 35 Guntas. The factum of partition is corroborated in the mutation register bearing MR No. 32/2004-05 land was transferred in the Mr.Pillappa, Mr.Nagaraju and Mr.Radakrishn issued by the office of Village Accountant, Anekal Taluk.

Subsequently, Mr.Radha Krishna and Mrs.Venkatalakshmamma had sold the said property in favour of Mr.Kodanad Reddy vide sale deed dated 14.08.2013 registered as document. No. 3055/2013-14, of Book I, stored in CD No.ABLD170, in the office of Sub-Registrar Basavanagudi (Attibele), with respect to land bearing Sy No.79, measuring 19 Guntas. The said transaction was reflected in mutation register bearing MR.No.H30/2013-14 issued by the office of Tahsildar, Anekal taluk, Anekal.

Further, Mrs.Rathnamma alias Mrs. Anjalamma, Mrs.Sumithramma, Miss.Bhavani and Mrs.Uma have executed a confirmation deed dated 22.08.2013 registered as document No. 3149/2013-14, of Book I, stored in CD No.ABLD171, in the office of Sub-Registrar Basavanagudi (Attibele), in favour of Mr.Kodanda Reddy declaring that the land at bearing Sy No.79, measuring 19 Guntas is not comprised in their joint family property, decides confirming having no manner of right, title and interest over the subject property.

Thereafter, Sale Agreement dated 12.12.2013 enter into between the Mr.S.V.Venkatesh in favour of Mr.Konda Reddy registered as document No. 3546/2013-14, of Book I, stored in CD No. SRJD137, in the office of Sub-Registrar Basavanagudi (Attibele). with respect to land bearing Sy No.79, measuring 19 Guntas. The sale agreement was cancelled vide cancellation of Agreement dated 14.03.2013 registered as document No. 3546/2013-14, of Book I, stored in CD No.SRJD 137, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing New Sy No.79 measuring 19 Guntas.35

Subsequently, Mr.Radha Krishna and Mrs.Venkatalakshamma had sold the said property in favour of Mr.Konda Reddy vide sale deed dated 14.08.2013 registered as document No. 3055/2013-14, of Book I, stored in CD No.ABLD170, in the office of Sub-Registrar Basavanagudi (Attibele), with respect to land bearing Sy No.79, measuring 19 Guntas. The said transaction was reflected in mutation register bearing MR.No.H30/2013-14 issued by the office of Tahsildar, Anekal taluk, Anekal.

Later on, Mr.Konda Reddy executed general power of attorney dated 28.05.2009 in favour of Mr.S.V.Venkatesh, registered as document No.423/2013-14, of Book IV, stored in CD No.SRJD137, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing Sy No.79 measuring 19 Guntas, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power.

Subsequently, Mr.Konda Reddy represented by GPA holder Mr.S.V.Venkatesh, sold the said property to Mr.Shaijan Mathew, by virtue of sale deed dated 15.10.2014 registered as document No.4333/2014-15, of Book I, stored in CD No.SRJD165, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing new Sy No.79/3(old Sy no 79), measuring 19 Guntas.

The land bearing Sy No.79/3, measuring 19 Guntas were converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 18.05.2015, vide No.A.L.N(A)(S)SR/161/14-15, issued by the office of District Commissioner, Bangalore Rural District Bangalore, Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk.

Further, Sale Agreement dated 05.07.2016 enter into between the Mr.Shaijan Mathew in favour of Mr.Ramesh.L registered as document No. 2949/2016-17, of Book I, stored

in CD No. CMPD164, in the office of Sub-Registrar Basavanagudi (Chamrajpet). with respect to land bearing Sy No.79, measuring 19 Guntas.

Subsequently, Mr.Shaijan Mathew had sold the said property in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, vide sale deed dated 30.05.2019 registered as document No. 1326/2019-20, of Book I, stored in CD No.CMPD314, in the office of Sub-Registrar Basavanagudi (Chamrajpet), with respect to land bearing New Sy No.79/3 (old Sy no.79), measuring 19 Guntas.

The said Late.Pillappa and his wife Gowramma leaving behind their children Mr.Honnappa and his wife of Papamma his children Mrs.Shilamma, Santhisha Kumar, Roopa and Gaythre, Ankajalamma daughter of Late.Pillappa, Mr.P.Nagaraju and his wife Mrs.Puttamma and his children Miss.Lakshami and Mr.Sampatha Kumar, Mr.Radhakrishppa son of Late.Pillappa and his wife Mrs.Venkatalakshamma, Mrs.Sumithr daughter of Late.Pillappa and late Varalakshami daughter of Late.Pillappa to succeed to their estate as evidenced from the genealogical tree of the family of Late.Pillappa.

The katha for the subject property stand in the name of M/S Peninsula Infra Developments Pvt Ltd vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 17.09.2019 issued by the Bangalore city District Panchayat.

The copy of sanction layout plan dated 16.11.2018 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore, Planning Authority and obtained a console dated 16.11.2018 layout plan baring No. STRRPA/TP/LAO/57/2017-18.

The Endorsement dated No. LRF(A.S)CR /29.08.201..... issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirms that no case has been filed under Section 79A and 79B of the Karnataka Land Reforms Act 1961, in respect of Sy.No.79/3.

The Endorsement dated 29.11.2018 No. P.T.C.L/C.R (AS)/442/2018-19 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirming that no case has been registered under the purview of PTCL Act concerning the captioned property.

The office of Special Tahsildar, Anekal Thluk, Anekal issued an endorsement dated 10.04.2015 confirming non-availability of records for issue of M.R.No.22/1981-82, in respect of Sy.No.79.

It is notice from hissa survey tippani that land bearing Sy.no.79 was re-surveyed and phoded and a new hiss no.79/1, 79/2, 79/3 was assigned to the portion of land. As per

Karnataka revision settlement akarband, the total extent of land bearing Sy.no.79/3 is depicted 19 guntas.

The copies of RTC /s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-1985 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-1997, 1997-98 to 2000-01, 2001-02, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-13, 2013-14, 2014-15, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19 issued by the office of Village Accountant, Anekal Taluk at Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk, depict the names of Mr.Chinnapp, Mr.Pillappa, Mr.Nagaraju, Mr.Radhakrishnappa, Mrs.Rathanmma, Mr.S.Nagaraju, Mr.S.Muniraju, Mr.Konda Reddy, Mr.Shaijan Mathew, recognise he is khatedar and cultivators of the in respect of New Sy.No.79/3 (old Sy.No.79).

It is pertinent to mention that your company had got caused public notice / s dated..... in and Through this office with regard to the of property and calling for objection from the public at large within a period of Days from the dated of notice. This office has also issued no claim certificate date confirming non receipt of any claim / objection for the said property.

The copies of Memorandum and Articles of Association of M/S Peninsula Infra Developments Pvt Ltd is produced. It is notice Mr.Ramesh.L and Mrs.Nagaveni Ramesh are the directors of the company.

ENCUMBRANCE CERTIFICATE:

Encumbrance certified produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the Encumbrances.

PENDING LITIGATION OR CLAIMS: As per the document perused, no such thing is noticed.

CERTIFICATE :

Thus in view of the foregoing it is unequivocally clear that the Schedule property belonged to M/S. PENINSULA INFRA DEVELOPMENTS PVT LAT., interests are forthcoming and no charges are owners to sell the property have got a good marketable title of the property in question and they can sell sites in favour of the prospective purchasers and soon after registration by deposit of original sale deed of the prospective purchases and other documents scrutinized in this report in favour of the Bank as security for the loan to be granted to the intending borrower/s in a manner provided under the law a valid equitable mortgage would be created.

NOTE :

- I. Copy of Documents perused herein are bona-fide believed to be genuine photocopies of originals.
- II. Document and verified perused herein are bona fide believed to be genuine

Specific Note: This legal report is given on the basis of cumulative compilation of information furnished and documents perused for the property.

Peninsula Infra Developments Pvt.Ltd.,
#24, 1stage, 1 st stage, 1 st phase,
BTM Layout, Bangalore.

Sub:- Project **"PARK ELITE PHASE I"** of M/s.Peninsula Infra Developments Pvt Ltd.,
at residentially converted land bearing Sy.No. 85 Totally measuring 1 acres 17.08
guntas, situated at Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk,
Bangalore District.

SCHEDULE PROPERTY

All that piece and parcel of the Property bearing Sy.No.85 Measuring 1 acres 17.08
guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk,
Bangalore District.

Item No.I (owned by M/S. Peninsula Infra Developments Pvt Ltd., sale deed dated
29.05.2019 (Don.No.1154/2019-20).

All the piece and parcel of the land bearing Sy.No. Sy.No.85 measuring 18.08
Guntas duly converted for residential purposes vide No.ALN(A)(S)SR/156/14-15 dated
28.10.2015 and bounded as follows:

East by : Remaining property of Sy.No.85 belongs to Mr.S.Nagaraju
West by : Remaining property of Sy.No.85 belongs to Mr.S.Muniraju
North by : Land bearing Sy.No.81
South by : Land bearing Sy.No.90 and Sy.No.91.

Item No.II (owned by Mr.S.Nagaraju and others – JDA dated 01.10.2015
(Don.No.2833/2015-16)

All the piece and parcel of the land bearing Sy.No.85 measuring 29 guntas duly
converted for residential purposes vide No.ALN(A)(S)SR/156/2014-15 dated 28.10.2015
and bounded as follows:

East by : Land bearing Sy.No.89 and Sy.No.218
West by : land in bearing to Mr.S.Muniraju
North by : land in bearing Sy.No.81
South by : Land bearing Sy.No.33.

Item No.III (owned by Mr.S.Muniraju and others – AJDA dated 29.05.2019
(Don.No.1122/2019-20)

All the piece and parcel of the land bearing Sy.No.85 measuring 10.50 guntas
duly converted for residential purposes vide No. ALN(A)(S)SR/156/2014-15 dated
28.10.2015 and bounded as follows:

East by : Remaining land in survey No.85 purchased by the second party

West by : land in bearing Sy.No.84
North by : land in bearing Sy.No.81
South by : Land bearing Sy.No. 90 and Sy.No.91.

Item No. I ,II and III of the Schedule Property are jointly referred to as

IN RESPECT OF SY NO.85 (1 acres 7.08 guntas).

Sl.No	DETAILS OF DOCUMENTS	Whether Original /Certified/Xerox copy
1	Record of rights, bearing RR Nos.138, 38,	Copies
2	RTC's for the years 1969-70 to 1973-74, 1974-75 to 1977-78, 1984-85 to 1986-87,1989-90 to 1993-94, 1994-95 to 1995-96, 1997-98 to 2001-02, 2001-02, 2003-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2018-19with respect of land bearing Sy.No.85 issued by the office of Village Accountant, Anekal Taluk, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	Copies
3	Sale deed dated 14.05.1959 executed by Mr.Narayanappa in favour of Mr.Muniyanappa ails Appaiah, registered vide document No.doc.No.650/1959-60, of Book I, Volume No.855, page No.16 to 19, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.85, measuring 1Acres 35 guntas.	Copy
4	IHC No.23/1995-96, Produced for the period 1995-96 issued by the Tahsildar office, Anekal Taluk, in the name of Mr.A.Munisawmy and Mr.Seenappa, with respect agricultural Sy No.85, measuring 1Acres 18 guntas.	Certified copy
5	Sale deed dated 05.02.1996 executed by Mr.A.Muniswmy son of Late Muniyappa alias Appaiah, Mr.Seenappa Late Muniyappa alias Appaiah, Mr.Venkatachalappa son of Late.Hanumanthappa and Mr.Anjanappa son of Late.Hanumanthappa in favour Mr.S.Nagaraju, registered as document. No.7810/1995-96, in the office of Sub-Registrar Anekal, with respect	Certified copy

	to land bearing Sy No.85 measuring 1Acre 18 guntas, among other lands.	
6	Unregistered partition deed dated 27.12.1998, with respect to land bearing Sy No.85, measuring 1 Acres 18 Guntas, among other lands.	Copy
7	Mutation register extract bearing MR No.32/2006-07 issued by the office of village Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.85.	Certified copy
8	Partition deed dated 24.04.2001 executed amongst Mrs.Yellamma W/O Late Mr.Gangappa and his son Ramasawmy registered as document No. 3545/2001-02, of Book I, stored in C.D.No. ANKL.S.R.03, in the office of Sub-Registrar Anekal, Bangalore. with respect agricultural Sy No.85, measuring 1 Acre 10 guntas. (wrongly entry for EC mentioning the different village Doddahagade)	Copy
9	Mutation register extract bearing MR No.04/2010-11 issued by the office of village Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.85.	Certified copy
10	Released deed dated 08.05.2014 executed by Mrs.Ramakka in favour of Mr.S.Nagaraju and Mr.S.Muniraju registered as document No.441/2014-15, of Book I, stored C.D.No.SRJD146, in the office of Sub-registrar Basavanagudi (Sarjapura) with respect to land bearing Sy No.85, measuring 1 Acre 18 Guntas, among other lands.	Copy
11	Mutation register extract dated 13.07.2010, bearing MR No. 4/20 issued by the office of Village Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.85 (Mortgage deed dated 13.07.2010 doc.no.16/2010-11).	Certified Copy
12	Mortgage discharge deed dated 15.07.2015 executed by syndicate Bank in favour of Mr.S.Muniraju, registered as document No. 1266/2015-16, of Book I, stored C.D.No.SRJD180, in the office of Sub-registrar Basavanagudi, (Sarjapura), with respect to land bearing Sy No.85, measuring 29 Guntas, among other lands.	Original

13	Joint Develop Agreement dated 29.09.2015 enter into between Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2751/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.85, measuring 29 Guntas.	Original
14	General Power of Attorney dated 29.09.2015 executed by Mr.S.Muniraju, Mrs.Sarojamma, and Miss.Geeth in favour of M/s. Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.256/2015-16, of Book IV, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.85, measuring 29Guntas.	Original
15	Joint Develop Agreement dated 01.10.2015 enter into between Mr.S.Nagaraju, Mrs.R.Vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit in favour of M/s.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2833/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.85, measuring 29 Guntas.	Original
16	General Power of Attorney dated 01.10.2015 executed by Mr.S.Nagaraju, Mrs.R.Vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit in favour of M/s. Peninsula Infra Development Pvt	Original

	Ltd., rep by its Director Mr.Ramesh.L registered as document No265/2015-16, of Book IV, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal) with respect to land bearing Sy No.85, measuring 29 Guntas.	
17	Sale deed dated 29.05.2019 executed by Mr.S.Muniraju, Mrs.Sarojamma, Miss.Geetha in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, registered as document. No.1154/2019-20, Book I, CD No.SRJD373, in the office of Sub-Registrar Basavanagudi (Sarjapura), Bangalore, with respect to land bearing Sy No.85 measuring 18.08 Guntas.	Original
18	This Amendment and Addendum to Joint Develop Agreement dated 29.05.2019 enter into between Mr.S.Muniraju, Mr.S.Sarojamma and Miss. Geetha in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 1122/2019-20, of Book I, stored in CD No.SRJD371, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.85, measuring 10.05 Guntas.	Original
19	Addendum to General Power of Attorney dated 29.09.2015 executed by Mr.S.Muniraju, Mrs.Sarojamma, and Miss.Geeth in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.49/2019-20, of Book IV, stored in CD No.SRJD371, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.85, measuring 10.05 Guntas.	Original
20	Mortgage discharge deed dated 26.09.2019 executed by Taluk Panchayat Anekal in favour of Mr.S.Muniraju, registered as document No. 3425/2019-20, of Book I, stored C.D.No.SRJD460, in the office of Sub-registrar Basavanagudi, (Sarjapura), with respect to land bearing Sy No.85, measuring 1 Acres 18 Guntas, among other lands.	Original

21	Intimation Letter/Demand Notice bearing No.ALN(A)(S)SR/156/2014-15, issued by the Deputy Commissioner, Bangalore.	Certified copy
22	Official memorandum dated 28.10.2015, bearing No.ALN(A)(S)SR156/2014-15, issued by the office of District Commissioner, Bangalore District, Bangalore regarding conversion of land bearing Sy.No.85, measuring 1 Acres 18 Guntas of Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agricultural residential purpose.	Certified copy
23	Mutation extract bearing MR No. T9/2018-19 issued by the office of Village Accountant, Anekal Taluk.	Certified copy
24	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of M/S Peninsula Infra Developments Pvt Ltd.	Original
25	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of S.Muniraju.	Original
26	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of S.Nagaraju.	Original
27	Endorsement dated 10.04.2015 issued by the office Special Tahsildar, Anekal Taluk, Anekal,	Certified copy
28	Tax paid receipt dated 21.09.2019 for the period 2019-20.	Original
29	Tax paid receipt dated 21.09..2019 for the period 2019-20.	Original
30	Tax paid receipt dated 21.09..2019 for the period 2019-20.	Original
31	The copy of sanction layout plan dated 16.11.2018 bearing No. STRRPA/TP/LAO/57/2017-18 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore.	Original
32	Endorsement dated 29.08.2019 bearing No.LRF/(A)/CR/138/2019-20, issued by the Assistant Commissioner, Bangalore South Sub division, Bangalore.	Certified copy
33	Endorsement dated 29.08.2019 bearing No.PTCL/CR(A)/66/2018-19 issued by the	Original copy

	Assistant Commissioner, Bangalore South Sub division, Bangalore.	
34	Endorsement dated 30.08.2019 issued by the office Special land Surveyor, KIADB Anekal Taluk, Anekal.	COPY
35	Settlement Akarband dated 01.04.2015 with regards to survey No.85, issued by the Taluk Surveyor, Anekal Taluk.	Copy
36	Tippani with regards to survey No.85, issued by the Taluk Surveyor, Anekal Taluk, Anekal.	Certified Copy
37	Copy of FIR dated 14.09.2019.	copy
38	Copies of paper publication published in Kannada and English News Papers Samyuktha Karnataka and The New Indian Express on 19.09.2019.	copy
39	Encumbrance certificate Form : a) Dated 08.04.2015 for the period 01.04.1940 to 31.03.2004 (650,2307,7810,3545). b) Dated 08.04.2015 for the period 01.04.2004 to 08.04.2015 (441,16) c) Dated 17.11.2018 for the period 01.04.2015 to 17.11.2018 (2833,2751,1266). d) Dated 23.04.2019 for the period 01.04.2018 to 23.04.2019 (Form No.16)	Original copy

SOURCE OF TITLE:

On Perusal of the documents produced for scrutiny, it is noticed that, agricultural land bearing Sy No.85, measuring 1 Acre 35 Guntas, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Thereafter Mr.Narayanappa had sold the said Property in favour of Mr.Muniyanappa ails Appaiah by virtue of sale deed dated 14.05.1959 registered vide document. No.650/1959--60, of Book I, Volume No.855, page No.16 to 19, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.85, measuring 1Acres 35 guntas.

The property owner Mr. Mr.Muniyanappa ails Appaiah was earlier mortgaged the said property to BDO in terms of Mortgage Bond dated 26.09.1962 (doc.no.2307/1962-63). The Mortgage discharged deed dated 26.09.2019 executed by Taluk Panchayat Anekal in favour of Mr.S.Muniraju son of Mr.late Sanpangappa registered as document No.

3425/2019-20 of Book I, CD No.SRJD460, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to converted land bearing Sy No.85, measuring 1 Acres 18 Guntas.

It is observed from Inheritance certificate bearing IHC No. 23/1995-96 dated 03.02.1996, issued by the office of Village Accountant, Anekal, after the demise of Mr. Mr.Muniyappa alias Appaiah, the khata for the land bearing Sy No.85, measuring 1 Acre 18 Guntas among other land was transferred to his sons namely, Mr.A.Munisawmy and Mr.Seenappa, with respect agricultural Sy No.85, measuring 1Acres 18 guntas, among other lands.

Thereafter the Mr.A.Muniswmy son of Late Muniyappa alias Appaiah, Mr.Seenappa Late Muniyappa alias Appaiah, Mr.Venkatachalappa son of Late.Hanumanthappa and Mr.Anjanappa son of Late.Hanumanthappa has sold the said property portion to an extent of 1Acres 18 guntas in land bearing Sy.No.85 in favour of Mr.S.Nagaraju by virtue of sale deed dated 05.02.1996 registered as document No.7810/1995-96, in the office of Sub-Registrar Anekal, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Further, Mr.S.Nagaraju and his brother Mr.S.Muniraju entered into a unregistered panchayath partition Dated 27.12.1998, same allotted to the share of Mr.S.Nagaraju measuring 29 Guntas and Mr.S.Muniraju measuring 29 Guntas. with respect to land bearing Sy No.85, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk. The factum of unregistered panchayath partition was reflected in mutation register extract bearing MR.No.32/2006-07, issued by the office of village Accountant, Anekal Taluk.

The property owner Mr.S.Muniraju was earlier mortgaged the said property to syndicate Bank in terms of Mortgage deed dated 13.07.2010 (doc.no.16/2010-11). The Mortgage discharged deed dated 15.07.2015 executed by syndicate Bank in favour of Mr.S.Muniraju son of Late Sampangappa registered as document No1266/2015-16 of Book I, CD No.SRJD180, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to converted land bearing Sy No.85, measuring 29 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Thereafter, Mrs.Ramakka (daughter of Late.Sampangappa) had release and relinquish her rights, interest, title in favour of her brothers namely, Mr.S.Nagaraju and Mr.S.Muniraju under release deed dated 08.05.2014 registered as document No.441/2014-15, of Book I, stored C.D.No.SRJD146, in the office of Sub-registrar Basavanagudi (Sarjapura) with respect to land bearing Sy No.85, measuring 1 Acre 18 Guntas, among other lands.

Subsequently, Joint Develop Agreement dated 29.09.2015 enter into between the property owner Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L,

registered as document No.2751/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.85, measuring 29 Guntas, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha executed General Power of Attorney dated 29.09.2015 in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share registered as document No.256/2015-16, of Book IV, stored in CD No. ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.85, measuring 29 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Subsequently, Joint Develop Agreement dated 01.10.2015 enter into between the property owner Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. document No. 2833/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.85, measuring 29 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit executed General Power of Attorney dated 01.10.2015 in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share registered as document No.256/2015-16, of Book IV, stored in CD No. ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.85, measuring 29 Guntas. situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.

Thereafter Mr.S.Muniraju, Mrs.Sarojamma, Miss.Geetha they are sold the said Property in favour of in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director

Mr.Ramesh.L, registered as document No.1154/2019-20, Book I, CD No.SRJD373 in the office of Sub-Registrar Basavanagudi (Sarjapura), Bangalore, with respect to land bearing Sy No.85 measuring 18.08 Guntas. situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.

Subsequently, Amendment and Addendum to Joint Develop Agreement dated 29.09.2015 enter into between the property owner Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha in favour of M/S Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No.1122/2019-20, of Book I, stored in CD No.SRJD371, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.85, measuring 10.05 Guntas. situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha executed Addendum to General Power of Attorney dated 29.09.2015 in favour of M/s. Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share registered as document No.49/2019-20, of Book IV, stored in CD No. SRJD371 in the of Sub-Registrar Basavanagudi (Anekal), with respect to land bearing Sy No.85, measuring 18.08 Guntas. situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.

The land bearing Sy No.85, measuring 1 Acre 18 Guntas were converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 28.10.2015, vide No.A.L.N(A)(S)SR/156/14-15, issued by the office of District Commissioner, Bangalore Rural District Bangalore, Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk and perusal of the conversion charges paid receipt dated 05.08.2015 makes it clear that as per the order of the District commissioner, the conversion charges has been paid to the authorities.

The katha for the subject property stand in the name of M/S Peninsula Infra Developments Pvt Ltd., vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20 Dated 17.09.2018, issued by the Bangalore city District Panchayat.

The katha for the subject property stand in the name of Mr.S.Nagaraju vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 21.09.2019, issued by the Bangalore city District Panchayat.

The katha for the subject property stand in the name of Mr.S.Muniraju vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is

paid up to the period 2019-20, the copy of endorsement dated 17.09.2019 issued by the Bangalore city District Panchayat.

The copy of sanction layout plan dated 16.11.2018 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore, Planning Authority and obtained a console dated 16.11.2018 layout plan bearing No. STRRPA/TP/LAO/57/2017-18.

The Endorsement dated 29.08.2019 No. LRF(A.S)CR/29.08.2019 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirms that no case has been filed under Section 79A and 79B of the Karnataka Land Reforms Act 1961, in respect of Sy.No.85.

The Endorsement dated 29.08.2019 No. P.T.C.L/C.R (A)/66/2019-20 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirming that no case has been registered under the purview of PTCL Act concerning the captioned property.

The endorsement dated 30.08.2019 issued by the office Special land Surveyor, KIADB Anekal Taluk, Anekal, confirming that land bearing Sy.No.85 has not acquired.

The office of Special Tahsildar, Anekal Taluk, Anekal issued an endorsement dated 10.04.2015 confirming non-availability of records for issue of M.R.No.26/1995-96, in respect of Sy.No.85.

Settlement Akarband Extract dated 01.04.2015 issued by the Assistant Director of land Records, Anekal the extent of land in 1 Acres 18 Gunts with regards to Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, in respect of Sy.No.85.

The copies of RTC/'s for the years 1969-70 to 1973-74, 1974-75 to 1977-78, 1984-85 to 1986-87, 1989-90 to 1993-94, 1994-95 to 1995-96, 1997-98 to 2001-02, 2001-02, 2003-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2018-19 issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.85 Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, reflects the names of Mr.Muneppa alias Appaiah, Mr.a.Muniswmi, Mr.S.Nagaraju, Mr.S.Muniraju recognise he is khatedar and cultivators of the bearing in respect of Sy.No.85.

It is pertinent to mention that your company had got caused public notice / s dated 19.09.2019 in The New Indian express and Samyuktha Karnataka Through this office with regard to the of property and calling for objection from the public at large within a period of Days from the dated of notice. This office has also issued no claim certificate date confirming non receipt of any claim / objection for the said property.

The copies of Memorandum and Articles of Association of M/S Peninsula Infra Developments Pvt Ltd is produced. It is notice Mr.Ramesh.L and Mrs.Nagaveni Ramesh are the directors of the company.

ENCUMBRANCE CERTIFICATE:

Encumbrance certified produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the Encumbrances.

PENDING LITIGATION OR CLAIMS: As per the document perused, no such thing is noticed.

CERTIFICATE :

Thus in view of the foregoing it is unequivocally clear that the Schedule property belonged to Mr.S.Nagaraju, Mrs.R.Vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit Jyothi and Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha and M/S. PENINSULA INFRA DEVELOPMENTS PVT LTD., interests are forthcoming and no charges are owners to sell the property have got a good marketable title of the property in question and they can sell sites in favour of the prospective purchasers and soon after registration by deposit of original sale deed of the prospective purchases and other documents scrutinized in this report in favour of the Bank as security for the loan to be granted to the intending borrower/s in a manner provided under the law a valid equitable mortgage would be created.

FOR SALE OF SHARE OF DEVELOPER:

With an intention to develop the entire property into into between Schedule Property (owned Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar and Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha for self and as natural guardian for his minor son Master.Rohit Jyothi **AND** M/S. PENINSULA INFRA DEVELOPMENTS PVT LAT., rep by its Director Mr.Ramesh.L.

NOTE :

- I. Copy of Documents perused herein are bona-fide believed to be genuine photocopies of originals.

II. Document and verified perused herein are bona fide believed to be genuine

Specific Note: This legal report is given on the basis of cumulative compilation of information furnished and documents perused for the property.

Peninsula Infra Developments Pvt.Ltd.,
#24, 1stage, 1 st stage, 1 st phase,
BTM Layout, Bangalore.

Sub:- Project **“PARK ELITE PHASE I”** of M/s.Peninsula Infra Developments Pvt Ltd.,
at residentially converted land bearing Sy.No.90 Totally measuring 31 guntas, situated
at Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

SCHEDULE PROPERTY

All that piece and parcel of the Property bearing Sy.No.85Measuring 1 acres 17.08 guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Item No.II (owned by Mr.S.Nagaraju and others – JDA dated 01.10.2015 (Don.No.2833/2015-16)

All the piece and parcel of the land bearing Sy.No.90 measuring 15.08 guntas duly converted for residential purposes vide vide No.A.L.N(A)(S)SR/156/2014-15 dated 28.10.2015 and bounded as follows:

East by : Land bearing Sy.No.89 and Sy.No.218

West by : land in bearing to Mr.S.Muniraju

North by : land in bearing Sy.No.81

South by : Land bearing Sy.No.33.

Item No.III (owned by Mr.S.Muniraju and others – AJDA dated 29.05.2019 (Don.No.1122/2019-20)

All the piece and parcel of the land bearing Sy.No.90 measuring 15.08 guntas duly converted for residential purposes vide vide No.A.L.N(A)(S)SR/156/2014-15 dated 28.10.2015 and bounded as follows:

East by : Remaining land in survey No.85 purchased by the second party

West by : land in bearing Sy.No.84

North by : land in bearing Sy.No.81

South by : Land bearing Sy.No. 90 and Sy.No.91.

Item No. I ,II and III of the Schedule Property are jointly referred to as

IN RESPECT OF SY NO.90

Sl.No	DETAILS OF DOCUMENTS	Whether Original / Certified/ Xerox copy
1	Record of rights, bearing RR Nos.138, 38,	
2	RTC's for the years 1969-70 to 1973-74, 1974-75 to 1977-78, 1979-80 to 1982-83, 1989-90 to 1993-94, 1994-95 to 1995-96, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2018-19 with respect of land bearing Sy.No.90 issued by the office of Village Accountant, Anekal Taluk, at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk.	Copies
3	Sale deed dated 14.05.1959 executed by Mr.Narayanappa in favour of Mr.Muniyanappa ails Appaiah, vide registered document No.650/1959-60, of Book I, Volume No.855, page No.16 to 19, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.90, measuring 1Acres 35 guntas.	Copy
4	IHC No.23/1995-96, Produced for the period 1995-96 issued by the Tahsildar office, Anekal Taluk, in the names of Mr.A.Munisawmy and Mr.Seenappa, with respect agricultural Sy No.90, measuring 31 guntas.	Certified copy
5	Sale deed dated 05.02.1996 executed by Mr.A.Muniswmy son of Late Muniyappa alias Appaiah, Mr.Seenappa Late Muniyappa alias Appaiah, Mr.Venkatachalappa son of Late.Hanumanthappa and Mr.Anjanappa son of Late.Hanumanthappa in favour Mr.S.Nagaraju, registered as document No.7810/1995-96, in the office of Sub-Registrar Anekal, with respect to land bearing Sy No.90 measuring 31 guntas, among other lands.	Certified copy
6	Unregistered partition deed dated 27.12.1998, with respect to land bearing Sy No.90, measuring 31 Guntas, among other lands.	Copy

7	Mutation register extract bearing MR No.32/2006-07 issued by the office of village Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.90.	Certified copy
8	Copy of the Declaration form dated 13.07.2010 executed by Mr.S.Muniraju in favour of Syndicate Bank vide registered as document No.16/2010-11, in the office of Sub-Registrar Sarjapura, with respect to land bearing Sy No.90 measuring 31 guntas.	Original
8	Partition deed dated 24.04.2001 executed amongst Mrs.Yellamma W/O Late Mr.Gangappa and his son Ramasawmy registered as document No. 3545/2001-02, of Book I, stored in C.D.No. ANKL.S.R.03, in the office of Sub-Registrar Anekal, Bangalore. with respect agricultural Sy No.90, measuring 1 Acre 10 guntas. (wrongly entry for EC mentioning the different village Doddahagade)	Copy
9	Copy of Declaration form dated 13.07.2010, executed Mr.S.Muniraju in favour of Syndicate Bank vide registered as document No. 16/2010-11, of Book I, stored in C.D.No. SRJD41, in the office of Sub-Registrar Anekal, Bangalore. with respect agricultural Sy No.90.	copy
10	Mutation register extract dated 13.07.2010, bearing MR No. 4/2010-11 issued by the office of Village Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.90 (Mortgage deed dated 13.07.2010 doc.no.16/2010-11).	Certified copy
11	Released deed dated 08.05.2014 executed by Mrs.Ramakka in favour of Mr.S.Nagaraju and Mr.S.Muniraju registered as document No.441/2014-15, of Book I, stored C.D.No.SRJD146, in the office of Sub-registrar Basavanagudi (Sarjapura) with respect to land bearing Sy No.90, measuring 31 Guntas, among other lands.	Copy

12	Mortgage discharge deed dated 15.07.2015 executed by syndicate Bank in favour of Mr.S.Muniraju, registered as document No. 1266/2015-16, of Book I, stored C.D.No.SRJD180, in the office of Sub-registrar Basavanagudi, (Sarjapus), with respect to land bearing Sy No.90, measuring 15.08 Guntas, among other lands.	Original
13	Joint Develop Agreement dated 29.09.2015 enter into between Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2751/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas.	Original
14	General Power of Attorney dated 29.09.2015 executed by Mr.S.Muniraju, Mrs.Sarojamma, and Miss.Geeth in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.256/2015-16, of Book IV, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas.	Original
15	Joint Develop Agreement dated 01.10.2015 enter into between Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2833/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas.	Original
16	General Power of Attorney dated 01.10.2015 executed by Mr.S.Nagaraju,	Original

	Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit in favour of M/s.Peninsula nfra Development Pvt.Ltd., rep by its Director Mr.Ramesh.L registered as document No265/2015-16, of Book IV, stored in CD No.ANKD394, in the of Sub-Registrar Basavanagudi (Anekal) with respect to land bearing Sy No.15, measuring 15.08 Guntas.	
18	This Amendment and Addendum to Joint Develop Agreement dated 29.05.2019 enter into between Mr.S.Muniraju, Mr.S.Sarojamma and Miss. Geetha in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 1122/2019-20, of Book I, stored in CD No.SRJD371, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.90, measuring 15.08 Guntas.	Original
19	Addendum to General Power of Attorney dated 29.09.2019 executed by Mr.S.Muniraju, Mrs.Sarojamma, and Miss.Geeth in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L registered as document No.49/2019-20, of Book IV, stored in CD No.SRJD371, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.90, measuring 15.08 Guntas.	Original
20	Mortgage discharge deed dated 26.09.2019 executed by Taluk Panchayat Anekal in favour of Mr.S.Muniraju, registered as document No. 3425/2019-20, of Book I, stored C.D.No.SRJD460, in the office of Sub-registrar Basavanagudi, (Sarjapura), with respect to land bearing Sy No.90, measuring 1 Acres 18 Guntas, among other lands.	Original
21	Intimation Letter/Demand Notice bearing No.ALN(A)(S)SR/156/2014-15, issued by the Deputy Commissioner, Bangalore.	Certified copy

22	Official memorandum dated 28.10.2015, bearing No.ALN(A)(S)SR156/2014-15, issued by the office of District Commissioner, Bangalore District, Bangalore regarding conversion of land bearing Sy.No.90, measuring 31 Guntas of Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agricultural residential purpose.	Certified copy
23	Mutation extract bearing MR No. T9/2018-19 issued by the office of Village Accountant, Anekal Taluk.	Certified copy
25	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of Mr.S.Muniraju.	Original
	Tax paid receipt dated 21.09..2019 for the period 2019-20, with respect to land bearing Sy No.90, measuring 15.08 Guntas.	Original
26	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of Mr.S.Nagaraju.	Original
	Tax paid receipt dated 21.09.2019 for the period 2019-20, with respect to land bearing Sy No.90, measuring 15.08 Guntas.	Original
	Genealogical tree of the family of Mr.Pillappa	
28	Endorsement dated 30.04.2019 bearing No.LRF/(A)/CR/06/2018-19, issued by the Assistant Commissioner, Bangalore South Sub division, Bangalore.	Certified copy
29	Endorsement dated 30.04.2019 bearing No.PTCL/CR(A)/19/2018-19 issued by the Assistant Commissioner, Bangalore South Sub division, Bangalore.	Certified copy
	Endorsement dated 22.04.2019 issued by the office Special land Surveyor, KIADB Anekal Taluk, Anekal.	Certified copy
	Endorsement dated 26.04.2019 issued by the office Special land Surveyor, KHB Anekal Taluk, Anekal.	Certified copy
	Endorsement dated 30.04.2019 issued by the office Tahsildar, Anekal Taluk, for non-availability of records of MR No.26/1995-96, in respect of Sy.No.90.	Certified copy

	Endorsement dated 25.04.2019, bearing No.RD0038028126027 issued by the office Tahsildar, Anekal Taluk, Bangalore.	Certified copy
31	The copy of sanction layout plan dated 16.11.2018 bearing No. STRRPA/TP/LAO/57/2017-18 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore.	Original
32	Settlement Akarband dated 01.04.2015 with regards to survey No.85, issued by the Taluk Surveyor, Anekal Taluk.	Certified copy
33	Tippani with regards to survey No.85, issued by the Taluk Surveyor, Anekal Taluk, Anekal.	Copy
34	Copy of FIR dated 14.09.2019.	COPY
35	Copies of paper publication published in Kannada and English News Papers Samyuktha Karnataka and The New Indian Express on 19.09.2019.	Copy
36	Memorandum and Articles of Association of M/s.Peninsula Infra Development Pvt Ltd.,	Certified Copy
39	Encumbrance certificate Form : a) Dated 08.04.2015 for the period 01.04.1940 to 31.03.2004 (650,2307,7810,3545). b) Dated 08.04.2015 for the period 01.04.2004 to 08.04.2015 (441,16). c) Dated 04.06.2019 for the period 01.04.2015 to 04.06.2019 (1122, 5549, 1266). d) Dated 23.04.2019 for the period 01.04.2018 to 23.04.2019 (Form No.16).	Original copy

SOURCE OF TITLE:

On Perusal of the documents produced for scrutiny, it is noticed that, agricultural land bearing Sy No.90, measuring 31 Guntas, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Thereafter Mr.Narayanappa had sold the said Property in favour of Mr.Muniyanappa ails Appaiah by virtue of sale deed dated 14.05.1959 vide registered document

No.650/1959-60, of Book I, Volume No.855, page No.16 to 19, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.90, measuring 31 guntas.

The property owner Mr. Mr.Muniyanappa ails Appaiah was earlier mortgaged the said property to BDO in terms of Mortgage Bond dated 26.09.1962 (doc.no.2307/1962-63). The Mortgage discharged deed dated 26.09.2019 executed by Taluk Panchayat Anekal in favour of Mr.S.Muniraju son of Mr.late Sanpangappa registered as document No. 3425/2019-20 of Book I, CD No.SRJD460, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to converted land bearing Sy No.90, measuring 31 Guntas.

It is observed from Inheritance certificate bearing IHC No. 23/1995-96 dated 03.02.1996, issued by the office e of Village Accountant, Anekal, after the demise of Mr. Mr.Muniyanappa ails Appaiah, the khata for the land bearing Sy No.90, measuring 31 Guntas among other land was transferred to his sons namely, Mr.A.Munisawmy and Mr.Seenappa.

Thereafter the Mr.A.Muniswmy son of Late Muniyappa alias Appaiah, Mr.Seenappa Late Muniyappa alias Appaiah, Mr.Venkatachalappa son of Late.Hanumanthappa and Mr.Anjanappa son of Late.Hanumanthappa has sold the said property to an extent of 31 guntas in land bearing Sy.No.90, in favour of Mr.S.Nagaraju by virtue of sale deed dated 05.02.1996 registered as document No.7810/1995-96, in the office of Sub-Registrar Anekal, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Further, Mr.S.Nagaraju and his brother Mr.S.Muniraju entered into a unregistered panchayath partition dated 27.12.1998, same allotted to the share of Mr.S.Nagaraju measuring 15.08 Guntas and as same allotted to the share of Mr.S.Muniraju measuring 15.08 Guntas, with respect to land bearing Sy No.90, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk. The factum of unregistered panchayath partition was reflected in mutation register bearing MR.No.32/2006-07, issued by the office of village Accountant, Anekal Taluk.

The property owner Mr.S.Muniraju was earlier mortgaged the said property to syndicate Bank in terms of Mortgage deed dated 13.07.2010 (doc.no.16/2010-11). The Mortgage discharged deed dated 15.07.2015 executed by syndicate Bank in favour of Mr.S.Muniraju son of Late Sampangappa registered as document No1266/2015-16 of Book I, CD No.SRJD180, in the office of Sub-Registrar Basavanagudi (Sarjapura), with respect to converted land bearing Sy No.90, measuring 31 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Thereafter, Mrs.Ramakka (daughter of Late.Sampangappa) had release and relinquish her rights, interest, title in favour of her brothers namely, Mr.S.Nagaraju and Mr.S.Muniraju under release deed dated 08.05.2014 registered as document No.441/2014-15, of Book I, stored C.D.No.SRJD146, in the office of Sub-registrar

Basavanagudi (Sarjapura), with respect to land bearing Sy No.90, measuring 31 Guntas, among other lands.

Subsequently, Joint Develop Agreement dated 29.09.2015 enter into between the property owner Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No.2751/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha executed General Power of Attorney dated 29.09.2015 in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share registered as document No.256/2015-16, of Book IV, stored in CD No. ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Subsequently, Joint Develop Agreement dated 01.10.2015 enter into between the property owner Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No. 2833/2015-16, of Book I, stored in CD No.ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit executed General Power of Attorney dated 01.10.2015 in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share registered as document No.256/2015-16, of Book IV, stored in

CD No. ANKD394, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Subsequently, Amendment and Addendum to Joint Develop Agreement dated 29.05.2019 enter into between the property owner Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha in favour of M/S Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No.1122/2019-20, of Book I, stored in CD No.SRJD371, in the of Sub-Registrar Basavangudi (Sarjapur), with respect to land bearing Sy No.90, measuring 15.08 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk, into a layout under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner and builder have agreed to share the sealable area in the form of sites in the ratio of 30% (for land owner) and 70% (for developer / builder).

Later on, Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha executed Addendum to General Power of Attorney dated 29.05.2019 in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, including the power to alienate 70 % of developer share registered as document No.49/2019-20, of Book IV, stored in CD No. SRJD371 in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.90, measuring 15.08 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

The land bearing Sy No.90, measuring 31 Guntas were converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 28.10.2015, vide No.A.L.N(A)(S)SR/156/14-15, issued by the office of District Commissioner, Bangalore Rural District Bangalore, Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk and perusal of the conversion charges paid receipt dated 05.08.2015 makes it clear that as per the order of the District commissioner, the conversion charges has been paid to the authorities.

The katha for the subject property stand in the name of Mr.S.Nagaraju vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 21.09.2019, issued by the Bangalore city District Panchayat.

The katha for the subject property stand in the name of Mr.S.Muniraju vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20, the copy of endorsement dated 17.09.2019 issued by the Bangalore city District Panchayat.

The copy of sanction layout plan dated 16.11.2018 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore, Planning Authority and

obtained a console dated 16.11.2018 layout plan bearing No. STRRPA/TP/LAO/57/2017-18.

The Endorsement dated 29.08.2019 No. LRF(A.S)CR/30.04.2019 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirms that no case has been filed under Section 79A and 79B of the Karnataka Land Reforms Act 1961, in respect of Sy.No.90.

The Endorsement dated 30.04.2019, No. P.T.C.L/C.R (A)/19/2018-19 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirming that no case has been registered under the purview of PTCL Act concerning the captioned property.

The endorsement dated 26.04.2019 issued by the office Special land Surveyor, KHB Anekal Taluk, Anekal, confirming that land bearing Sy.No.90 has not acquired.

The endorsement dated 22.04.2019 issued by the office Special land Surveyor, KIADB Anekal Taluk, Anekal, confirming that land bearing Sy.No.90 has not acquired.

The office of Special Tahsildar, Anekal Taluk, Anekal issued an endorsement dated 10.04.2015 confirming non-availability of records for issue of M.R.No.26/1995-96, in respect of Sy.No.90.

The office of Tahsildar, Anekal Taluk, Bangalore District, has issued a nil tenancy endorsement dated 30.04.2019 in respect of Sy.No.90.

Settlement Akarband Extract dated 01.04.2015 issued by the Assistant Director of land Records, Anekal the extent of land in 1 Acres 18 Guntas with regards to Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, in respect of Sy.No.85.

The copies of RTC/'s for the years 1969-70 to 1973-74, 1974-75 to 1977-78, 1984-85 to 1986-87, 1989-90 to 1993-94, 1994-95 to 1995-96, 1997-98 to 2001-02, 2001-02, 2003-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2018-19 issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.85 Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk, reflects the names of Mr.Muneppa alias Appaiah, Mr.A.Muniswamy, Mr.S.Nagaraju, Mr.S.Muniraju recognise he is khatedar and cultivators of the bearing in respect of Sy.No.85.

It is pertinent to mention that your company had got caused public notice / s dated 19.09.2019 in The New Indian express and Samyuktha karnataka Through this office with regard to the of property and calling for objection from the public at large within a period of Days from the dated of notice. This office has also issued no claim certificate date confirming non receipt of any claim / objection for the said property.

The copies of Memorandum and Articles of Association of M/S Peninsula Infra Developments Pvt Ltd is produced. It is notice Mr.Ramesh.L and Mrs.Nagaveni Ramesh are the directors of the company.

ENCUMBRANCE CERTIFICATE:

Encumbrance certified produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the Encumbrances.

PENDING LITIGATION OR CLAIMS: As per the document perused, no such thing is noticed.

CERTIFICATE :

Thus in view of the foregoing it is unequivocally clear that the Schedule property belonged to Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar for self and as natural guardian for his minor son Master.Rohit Jyothi and Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha interests are forthcoming and no charges are owners to sell the property have got a good marketable title of the property in question and they can sell sites in favour of the prospective purchasers and soon after registration by deposit of original sale deed of the prospective purchases and other documents scrutinized in this report in favour of the Bank as security for the loan to be granted to the intending borrower/s in a manner provided under the law a valid equitable mortgage would be created.

FOR SALE OF SHARE OF DEVELOPER:

With an intention to develop the entire property into into between Schedule Property owned Mr.S.Nagaraju, Mrs.R.vijayalakshmi, Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor sons Master.Thosi kumar, Mr.Anand Kumar and Mr.S.Muniraju, Mrs.Sarojamma and Miss.Geetha for self and as natural guardian for his minor son Master.Rohit Jyothi **AND** M/S. PENINSULA INFRA DEVELOPMENTS PVT LAT., rep by its Director Mr.Ramesh.L.

NOTE :

- I. Copy of Documents perused herein are bona-fide believed to be genuine photocopies of originals.
- II. Document and verified perused herein are bona fide believed to be genuine

Specific Note: This legal report is given on the basis of cumulative compilation of information furnished and documents perused for the property.

Peninsula Infra Developments Pvt.Ltd.,

#24, 1stage, 1 st stage, 1 st phase,

BTM Layout, Bangalore.

Sub:- Project **“PARK ELITE PHASE I”** of M/s.Peninsula Infra Developments Pvt.Ltd.,at residentially converted land bearing Sy.No. 91 Totally measuring 37 guntas, situated at Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

SCHEDULE PROPERTY

All that piece and parcel of the Property bearing Sy.No.91 Measuring 37 guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Item No.I (owned by M/S. Peninsula Infra Developments Pvt Ltd., sale deed dated 06.07.2016 (Don.No.2971/2016-17).

All the piece and parcel of the land bearing Sy.No. 91 measuring 19 Guntas duly converted for residential purposes vide No.A.L.N(A)(S)SR/50/15-16 dated 18.01.2016 and bounded as follows:

East by : Property belongs to Mr.S.Nagaraju

West by : Govt., Channel

North by : Remaining property in same Sy.No.91

South by : Govt., Channel.

Item No.II (owned by M/S. Peninsula Infra Developments Pvt Ltd., sale deed dated 30.05.2019 (Don.No.1137/2019-20).

All the piece and parcel of the land bearing Sy.No. 91 measuring 18 Guntas duly converted for residential purposes vide No.ALN(A)(S)SR/50/15-16 dated 18.01.2016 and bounded as follows:

East by : Land belongs to Mr.S.Nagaraju and Mr.S.Muniraju.

West by : Government Nala

North by : Land bearing Survey No.92

South by : Remaining portion of Survey No.91

Item No. I and II of the Schedule Property are jointly referred to as

IN RESPECT OF SY NO.91 (37 guntas).

Sl.No	DETAILS OF DOCUMENTS	Whether Original /Certified/Xerox copy
1	Record of rights, bearing RR Nos.142	
2	RTC's for the years 1969-70 to 1973-74, 1974-75 to 1977-78, 1979-80 to 1982-83, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20 with respect of land bearing Sy.No.91 issued by the office of Village Accountant, Anekal Taluk, at Doddathimmasandre Village, Sarjapura Hobli, Anekal Taluk.	Copies
3	Sale deed dated 14.05.1959 executed by Mr.Narayanappa in favour of Mr.Muniyanappa ails Appaiah, registered vide document No.doc.No.650/1959-60, of Book I, Volume No.855, page No.16 to 19, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.85, measuring 1Acres 35 guntas.	Copy
4	IHC No.23/1995-96, Produced for the period 1995-96 issued by the Tahsildar office, Anekal Taluk, in the name of Mr.A.Munisawmy and Mr.Seenappa, with respect agricultural Sy No.91, measuring 37 guntas.	Certified copy
5	Mortgage deed dated 10.5.1977 executed by Mr.Muniyappa alias Appaiah in favour of Service Co-operative Society Ltd., Dommasandra, registered as document No. 292/1977-78, of Book I, Volume No.SF34, page No.271, in the office of Sub-registrar Anekal, with respect to land bearing Sy No.91, measuring 37 Guntas, among other lands.	Copy
6	Order sheet passed in O.S.119/04	Certified copy
7	Order sheet passed in O.S.No.781/2006.	Certified copy
8	Mutation register extract bearing MR No.H17/2012-13 issued by the office of village	Certified copy

	Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.91.	
9	Sale deed dated 06.03.2014 executed by Mr.S.Nagaraju, Mr.A.Muniswamy, Mr.M.Muniraju, Mr. M.Ankaraju, Mrs.Munirathnamma, Mrs.M.Prema, and Mr.Seenappa in favour of Mr.Venkateshaiah registered as document No.5391/2013-14, of Book I, stored C.D.No.ANKD369, in the office of Sub-registrar Basavanagudi (Sarjapura) with respect to land bearing Sy No.91, measuring 39 Guntas including kharab land of 2 Guntas.	Copy
10	Sale Agreement dated 23.01.2015 enter into between Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V in favour of Mr.S.Nagaraju vide registered as document No.4405/2014-15, of Book I, stored in CD No.SRJD166, in the office of Sub-Registrar Basavanagudi (Sarjapur), with respect to land bearing Sy.No.91, measuring 18 Guntas.	copy
11	General Power of Attorney dated 23.01.2015 executed by Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V in favour of Mr.S.Nagaraju in favour of Mr.S.Nagaraju, vide registered as document No.547/2014-15, of Book IV, stored in CD No.SRJD166, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.91, measuring 18 Guntas.	copy
12	Sale deed dated 01.10.2016 executed by Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V all are represented by G.P.A. holder Mr.S.Nagaraju, in favour of Mr.S.Nagaraju vide registered as document No.4352/2016-17, of Book I, stored in CD No.ANKD410, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.91, measuring 18 Guntas.	Original
13	Sale Agreement dated 23.01.2015 enter into between Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V in favour of Mr.Manjunath vide registered as document No.4408/2014-15, of Book I, stored in CD No.SRJD166, in the office of Sub-Registrar Basavanagudi (Sarjapur), with	copy

	respect to land bearing Sy.No.91, measuring 19 Guntas.	
14	General Power of Attorney dated 23.01.2015 executed by Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V in favour of Mr.Manjunath in favour of Mr.S.Nagaraju, vide registered as document No.548/2014-15, of Book I, stored in CD No.SRJD166, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.91, measuring 19 Guntas.	copy
16	Mutation register extract bearing MR No.H32/2014-15 issued by the office of village Accountant, Anekal Taluk, Bangalore District, in respect of Sy.No.91.	Certified copy
17	Sale deed dated 06.07.2016 executed by Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V all are represented by G.P.A. holder Mr.Manjunath, in favour of M/S.Peninsula Infra Developments Pvt Ltd., vide registered as document No.2971/2016-17, of Book I, stored in CD No.CMPD164, in the of Sub-Registrar Basavangudi (Anekal), with respect to land bearing Sy No.91, measuring 19 Guntas.	Original
18	Relinquishment deed dated 20.03.2010 executed by Mr.T.M.Chinnappa, Mrs.Venkatalakshama, Mr.S.Nagaraju, Mr.Shaijan, Mr.S.Muniraju, Mrs.parvathamma, Mrs.Sarojamma, Mrs.R.Vijayalakshmi, all are represented by G.P.A. holder M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, in favour of Government of Karnataka vide registered as document No.5549/2018-19, Book I, CD No.CMPD210, in the office of Sub-Registrar Basavanagudi (Chamarajapete), Bangalore, with respect to land bearing Sy No.91.	copy
19	Sale deed dated 30.05.2019 executed by Mr.S.Nagaraju, Mrs.R.Vijayalakshmi, Mr.Prakash, for self and as natural guardian for	Original

	his minor Master.Vethan Kumar, Master.Monith, in favour of M/s.Peninsula Infra Development Pvt Ltd., rep by its Director Mr.Ramesh.L, registered as document No.1137/2019-20, Book I, CD No.SRJD372, in the office of Sub-Registrar Basavanagudi (Sarjapura), Bangalore, with respect to land bearing Sy No.91 measuring 18 Guntas.	
20	Official memorandum dated 18.01.2016, bearing No.ALN(A)(S)SR50/2015-16, issued by the office of District Commissioner, Bangalore District, Bangalore, regarding conversion of land bearing Sy.No.91, measuring 37 Guntas of Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk, Bangalore from agriculture to non-agricultural residential purpose.	Certified copy
21	Mutation extract bearing MR No. T11/2018-19 issued by the office of Village Accountant, Anekal Taluk.	Certified copy
22	Mutation extract bearing MR No. H32/2014-15 issued by the office of Village Accountant, Anekal Taluk	Certified copy
23	E-Katha certificate dated 06.03.2019 issued by panchayat Development Authority in favour of M/S. Peninsula Infra Developments Pvt Ltd.	Certified copy
24	Tax paid receipt dated 17.09.2019 for the period 2019-20.	Certified copy
25	Endorsement dated 30.04.2019 bearing No.LRF/(A)/CR/23/2019-20, issued by the Assistant Commissioner, Bangalore South Sub division, Bangalore.	Certified copy
26	Endorsement dated 30.04.2019 bearing No.PTCL/CR(A)/23/2018-19 issued by the Assistant Commissioner, Bangalore South Sub division, Bangalore.	Certified copy
	Endorsement dated 22.04.2019 bearing No.99/2019-20 issued by the Special land Surveyor, Bangalore, KIADB .	Certified copy
27	Endorsement dated 17.04.2015 issued by the office Tahsildar, Anekal Taluk, Anekal.	Certified copy
28	Endorsement dated 16.08.2019 issued by the office Tahsildar, Anekal Taluk, Anekal.	Certified copy

29	Endorsement dated 30.04.2019 issued by the office Tahsildar, Anekal Taluk, Anekal.	Certified copy
30	Endorsement dated 04.06.2019 issued by the office Tahsildar, Anekal Taluk, Anekal.	Certified copy
31	Settlement Akarband dated 13.08.2014 with regards to survey No.91, issued by the Taluk Surveyor, Anekal Taluk.	copy
32	The copy of sanction layout plan dated 16.11.2018 bearing No. STRRPA/TP/LAO/57/2017-18 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore.	Original
33	Copy of FIR dated 14.09.2019.	Original
34	Copies of paper publication published in Kannada and English News Papers Samyuktha Karnataka and The New Indian Express on 19.09.2019.	Original
35	Memorandum and Articles of Association of M/S. Peninsula Infra Developments Pvt Ltd.,	copy
36	Encumbrance certificate Form : a) Dated 13.08.2014 for the period 01.04.1965 to 31.03.2004 (292, 1444). b) Dated 08.04.2015 for the period 01.04.2004 to 08.04.2015 (4408) c) Dated 17.11.2018 for the period 01.04.2015 to 17.11.2018 (4352,2971). d) Dated 16.08.2019 for the period 01.11.2018 to 16.08.2019 (1137).	Certified copy

SOURCE OF TITLE:

On Perusal of the documents produced for scrutiny, it is noticed that, agricultural land bearing Sy No.91, measuring 37 Guntas, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Thereafter Mr.Narayanappa had sold the said Property in favour of Mr.Muniyanappa ails Appaiah by virtue of sale deed dated 14.05.1959 registered vide document. No.650/1959--60, of Book I, Volume No.855, page No.16 to 19, in the office of Sub-Registrar Anekal, with respect agricultural Sy No.85, measuring 1Acres 35 guntas.

The property owner Mr. Mr.Muniyanappa ails Appaiah was earlier mortgaged the said property to Reshme Belegarara Sangha in terms of Mortgage deed dated 26.04.1977 (doc.no.299/1977-78).

It is observed from Inheritance certificate bearing IHC No. 23/1995-96 dated 03.02.1996, issued by the office e of Village Accountant, Anekal, after the demise of Mr. Mr.Muniyanappa ails Appaiah, the khata for the land bearing Sy No.91, measuring 37 Guntas among other land was transferred to his sons namely, Mr.A.Munisawmy and Mr.Seenappa, with respect agricultural Sy No.85, measuring 1Acres 18 guntas, among other lands.

Subsequently, Mr. Venkateshaiah son of late.Maragal Narayanappa initiated execution Proceeding bearing No.15/2012 (arising out of O.S.No.781/2006) against Mr.S.Nagaraju, Mr.A.Muniswamy, Mr.M.Muniraju, Mr.M.Ankaraju, Mrs.Munirathnamma , Mrs.M.Prema and Mr.Seenappa before the Court of the of the In The Court of the Senior Civil Judge, Anekal. The said suit came to be decreed in terms of an order dated 18.01.2012, pursuant to filing a compromise petition under order XXIII Rule 3 of the Code of Civil Procedure filed by parties admitting the ownership of plaintiff apart from the defendants undertaking not to interfere with the peaceful possession of the suit schedule property by the plaintiff. The factum of compromise decree stands recorded in the sale deed dated 06.03.2014, registered as document No.5391/2013-14, of Book I, stored in CD No.ANKD369,in the office of Basavanagudi (Anekal), with respect to land bearing Sy.No.91, measuring 39 Guntas, including kharab land 2 Guntas.

Thereafter, Sale Agreement dated 23.01.2015 enter into between the property owner Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V in favour of Mr.S.Nagaraju, registered as document No.4405/2014-15, of Book I, stored in CD No.SRJD166, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.91, measuring 18 Guntas, situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Later on, Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V executed General Power of Attorney dated 23.01.2015 in favour of Mr.S.Nagaraju empowering the attorney to do various acts, Sale deed, deeds, Cancellara and others, registered as document No.547/2014-15, of Book IV, stored in CD No. SRJD166, in the of Sub-Registrar Basavanagudi (Sarjapura), with respect to land bearing Sy No.91, measuring 18 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Thereafter Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V, all are represented by General Power of Attorney holder Mr.S.Nagaraju had sold the said Property in favour of Mr.S.Nagaraju by virtue of Sale deed dated 01.10.2016, registered as document No.4352/2016-17, Book I, CD No.ANKD410 in the office of Sub-Registrar Basavanagudi (Anekal), Bangalore, with respect to land bearing Sy No.91 measuring 18 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk. The said

transaction was reflected in the mutation register bearing MR.No. H10/2016-17 issued by the village Accountant Anenakal.

Later on, Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V executed General Power of Attorney dated 23.01.2015 in favour of Mr.Manjunath empowering the attorney to do various acts, Sell, lease and others, registered as document No.547/2014-15, of Book IV, stored in CD No. SRJD166, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.91, measuring 19 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Later on, Mr.Venkateshaiah, Mr.Naveen.V and Mr.Praveen.V all are represented by General Power of Attorney holder Mr.Manjunath in favour of M/S. Peninsula Infra Developments Pvt Ltd., represented by its Director Mr.Ramesh.L, by virtue of sale deed dated 06.07.2016, registered as document No.2971/2016-17, of Book I, stored in CD No. CMPD164, in the of Sub-Registrar Basavangudi (Chamarajapete), intending to sell the said property to Mr.Manjunatha by virtue of an agreement to sell dated 23.01.2015 registered as document No.4408/2014-15, of Book I, stored in CD No.SRJD166, in the of Sub-Registrar Basavangudi (Sarjapura), he is signed by confirming Party of the sale deed, with respect to land bearing Sy No.91, measuring 19 Guntas. situated at Doddathimmanasandra Village, Sarjapura Hobli, Anekal Taluk.

Subsequently, Mr.S.Nagaraju, Mrs.R.Vijayalakshmi and Mr.Prakash for self and as natural guardian for his minor sons Master.Vethan Kumar and Master.Monith, Mr.Ravi Kumar for self and as natural guardian for his minor son Master.Thosi Kumar, Mr.Anand Kumar, for self and as natural guardian for his minor son Master.Rohit in favour of M/S.Peninsula Infra Development Pvt Ltd., represented by its Director Mr.Ramesh.L, registered as document No.1137/2019-20, of Book I, stored in CD No.SRJD372, in the of Sub-Registrar Basavangudi (Sarjapura), with respect to land bearing Sy No.91, measuring 18 Guntas. situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

The land bearing Sy No.91, measuring 37 Guntas were converted from agricultural purpose to non-agricultural residential purpose, vide official memorandum dated 18.01.2016, vide No.A.L.N(A)(S)SR/50/14-15, issued by the office of District Commissioner, Bangalore Rural District Bangalore, Doddathimmasandra village, Sarjapura Hobli, Anekal Taluk and perusal of the conversion charges paid receipt dated 28.12.2015 makes it clear that as per the order of the District commissioner, the conversion charges has been paid to the authorities. The conversion was reflected in mutation register extract bearing MR No.T11 issued by the office of Taluk Shirastedara, Sarjapura Hobli.

The said suit came to be Court order on 20.01.2015 as per the transaction pahani was reflected in the mutation register bearing MR.No. H32/2014-15 issued by the village Accountant Anekal.

The katha for the subject property stand in the name of M/S Peninsula Infra Developments Pvt Ltd., vide E-Katha dated 06.03.2019 issued by the panchayat Development Authority. The property tax is paid up to the period 2019-20 Dated 17.09.2018, issued by the Bangalore city District Panchayat.

The copy of sanction layout plan dated 16.11.2018 issued by the approached the Secretary, sub division Varthur Road and BBMP, Bangalore, Planning Authority and obtained a console dated 16.11.2018 layout plan baring No. STRRPA/TP/LAO/57/2017-18.

The Endorsement dated 30.04.2019 bearing No. LRF(A.S)CR 09/2018-19 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirms that no case has been filed under Section 79A and 79B of the Karnataka Land Reforms Act 1961, in respect of Sy.No.91.

The Endorsement dated 30.04.2019 No. P.T.C.L/C.R (A)/14/2019-20 issued by the office of Assistant Commissioner, Bangalore South Taluk, Bangalore, confirming that no case has been registered under the purview of PTCL Act concerning the captioned property.

The endorsement dated 22.04.2019 issued by the office Special land Surveyor, KIADB Anekal Taluk, Anekal, confirming that land bearing Sy.No.91 has not acquired.

The office of Tahsildar Anekal Taluk, Bangalore District, has issued a nil tenancy endorsement dated 30.04.2019 in respect of Sy.No.91, Doddathimmanasandra Village.

The office of Tahsildar, Anekal Thluk, Anekal, issued an endorsement dated 17.08.2019 confirming non-availability of records of pahani for the period 1978-79 and 1987-89 , in respect of Sy.No.91.

The office of Tahsildar Anekal Thluk, Anekal, has issued an endorsement dated 16.08.2019 with regard to non-availability of RTC for the period 1977-78, in respect of Sy.No.91.

The office of Tahsildar Anekal Thluk, Anekal, has issued an endorsement dated 04.06.2019 with regard to non-availability of IL in respect of Sy.No.91.

Settlement Akarband Extract dated 13.08.2014 issued by the Assistant Director of land Records, Anekal the extent of land in 37 Gunts with regards to Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk, in respect of Sy.No.91.

The copies of RTC/'s for the years 1969-70 to 1973-74, 1974-75 to 1977-78, 1979-80 to 1982-83, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-

12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20 issued by the office of Village Accountant, Anekal Taluk in respect of Sy.No.91 Doddathimmasandre village, Sarjapura Hobli, Anekal Taluk, reflects the names of Mr.Muneppa, Mr.A.Munishami, Mr.S.Muniraju, Mr.Venkateshaiah and Mr.S.Nagaraju recognise he is khatedar and cultivators of the bearing in respect of Sy.No.91.

It is pertinent to mention that your company had got caused public notice / s dated 19.09.2019 in The New Indian express and Samyuktha Karnataka Through this office with regard to the of property and calling for objection from the public at large within a period of Days from the dated of notice. This office has also issued no claim certificate date confirming non receipt of any claim / objection for the said property.

The copies of Memorandum and Articles of Association of M/S Peninsula Infra Developments Pvt Ltd is produced. It is notice Mr.Ramesh.L and Mrs.Nagaveni Ramesh are the directors of the company.

ENCUMBRANCE CERTIFICATE:

Encumbrance certified produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the Encumbrances.

PENDING LITIGATION OR CLAIMS: As per the document perused, no such thing is noticed.

CERTIFICATE :

Thus in view of the foregoing it is unequivocally clear that the Schedule property belonged to M/S. PENINSULA INFRA DEVELOPMENTS PVT LAT., interests are forthcoming and no charges are owners to sell the property have got a good marketable title of the property in question and they can sell sites in favour of the prospective purchasers and soon after registration by deposit of original sale deed of the prospective purchases and other documents scrutinized in this report in favour of the Bank as security for the loan to be granted to the intending borrower/s in a manner provided under the law a valid equitable mortgage would be created.

NOTE :

- I. Copy of Documents perused herein are bona-fide believed to be genuine photocopies of originals.
- II. Document and verified perused herein are bona fide believed to be genuine

Specific Note: This legal report is given on the basis of cumulative compilation of information furnished and documents perused for the property.