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Title Investigation Report

To,
M/s. MA Sarada Constructions .

I, AMRUTHA, Advocate has investigated the title of the immovable property situated at more fully described hereunder, on the basis of the title deed/s and other documents (more particularly described in Schedule- I). My report on the title is as under: -

1. Schedule- I (Description of the immovable property): -

SCHEDULE PROPERTY

All that Piece and Parcel of Immovable Property bearing Sy.No. 76/1, measuring 4 acres 20 guntas, including 3 guntas of phut kharab land comprised therein, situated at Doddahullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, and bounded on the :-

East by : Land bearing New Sy.No. 84/3 and 84/4 (Old Sy.No. 84) ;
West by : Road & Remaining Land in Sy.No. 76/1 ;
North by : Land bearing New Sy.No. 77/2 (Old Sy.No. 77) ; &
South by : Land bearing New Sy.No. 76/3 and 76/6 (Old Sy.No. 76) .

Schedule- II (List of Documents Submitted Before me for Scrutiny & Legal Opinion) (ALL XEROX COPIES): -

SL.No	DATE	DESCRIPTION OF THE DOCUMENTS
1.	-----	RTC's for the period from 1969-70 to 1996-97 of Doddahullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District,- in respect of Sy.No. 76/1, measuring 5acres 28 guntas.
2.	-----	Akarband in respect of Sy.No. Sy.No. 76/1
3.	-----	Moola Survey Tippani, Tippani, Pakka Book - in respect of Sy.No. Sy.No. 76/1
4.	-----	Village Map of Doddahullur Village.
5.	10.05.1972	Gift Deed executed by Munishamappa in favour of his daughter Muniyamma , document.no. 692/72-73, in the Office of the SRO, Hoskote.
6.	-----	Mutation Register Extract bearing No. 4/93-94.



7.	-----	RTC's for the period from 2015-16 to 2025-26 of Doddahullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District,- in respect of Sy.No. 76/1, measuring 5acres 25 guntas
8.	22.06.2013	Form C- Acknowledgement of Registration of Firms issued by Registrar of Firms bearing No. Firm/JNR/259/2013-14 in the name and style as ' M/s. MA SARADA CONSTRUCTIONS'.
9.	27.12.2020	GST Registration Certificate bearing No. 29AAXFM0492KIZG issued by Asst Commissioner, LVO, Bengaluru.
10.	22.02.2024	Conversion Order bearing No. 624031 issued by Commissioner, Bangalore Rural District , converted the land bearing Sy.no. 76/1 of Doddahullur Village, measuring 4 acres 17 guntas (out of 5acres 28 guntas) from agricultural to non-agricultural residential purpose.
11.	11.04.2024	Mutation Register Extract bearing No. T9/22-23
12.	11.04.2024	Mutation Register Extract bearing No.T49/23-24
13.	28.06.2024	Release Deed executed by Sri. Dyavappa in favour of Sri. Krishnappa & Rajagopala, document.no. 5223/24-25, in the Office of the SRO, Hoskote.
14.	01.07.2024	Joint Development Agreement entered into between Sri. Krishnappa & Rajagopala with M/s.Ma Sarada Constructions repd by its partner Manjunath. C.N, document.no. 5410/24-25, in the Office of the SRO, Hoskote.
15.	01.07.2024	General Power of Attorney executed by Sri. Krishnappa & Rajagopala in favour of M/s.Ma Sarada Constructions repd by its partner Manjunath. C.N, document.no. 309/24-25, in the Office of the SRO, Hoskote.
16.	15.09.2025	Form 9 &11A Extract issued by Doddahullur Village Panchayath, Hoskote in the names of Sri. Krishnappa , Rajagopala & M/s.Ma Sarada Constructions.
17.	19.06.2025	Approved Layout Plan/ Permission letter vide LAO No. 32/2024-25 issued by Hosakote Planning Authority, Hoskote.
18.	-----	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004
19.	-----	Encumbrance Certificate for the period from 01.04.2004 to 31.08.2023
20.	-----	Encumbrance Certificate for the period from 01.04.2011 to 08.01.2026

3. Devolution of Title:-

As the recitals in copies of the documents produced to me that, the larger extent of land bearing Sy.No. 76/1, measuring 5 acres 28 guntas, including 3 guntas of kharab land, situated at Doddahullur Village, Kasaba Hobli, Hoskote Taluk,



Bangalore Rural District, was owned and possessed by one Sri. Munishamappa and the same has been reflected in RTC's for the period from 1969-70 to 1996-97.

As per, Moola Survey Tippani, Tippani, Pakka Book , Akarband - in respect of Sy.No. 76/1 reflects the measurement and boundaries of the land & Village Map of Doddahullur Village.

In turn, said Sri. Munishamappa gifted the land bearing Sy.No. 76/1, measuring 5 acres 25 guntas in favour of his daughter Muniyamma , under Deed of Gift dated 10.05.1972, registered as document.no. 692/72-73, in the Office of the SRO, Hoskote and all the revenue records were mutated in her name as per MR.No. 4/93-94 and the same has been reflected in RTC's for the year 1994-95 to 1997-98.

RTC's for the period from 2015-16 to 2025-26 of Doddahullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District,- in respect of Sy.No. 76/1, measuring 5 acres 25 guntas.

Form C- Acknowledgement of Registration of Firms issued by Registrar of Firms bearing No. Firm/JNR/259/2013-14 in the name and style as ' M/s. MA SARADA CONSTRUCTIONS'. Dated 22.06.2013.

GST Registration Certificate bearing No. 29AAXFM0492KIZG issued by Asst Commissioner, LVO, Bengaluru - dated 27.12.2020.

Conversion Order bearing No. 624031, dated 22.02.2024 was issued by Commissioner, Bangalore Rural District , converted the land bearing Sy.no. 76/1 of Doddahullur Village, measuring 4 acres 17 guntas (out of 5 acres 28 guntas) from agricultural to non-agricultural residential purpose.

Mutation Register Extract bearing No. T9/22-23, dated 11.04.2024 hereby reflects that all the revenue records were mutated in the name of Krishnappa- in respect of land bearing Sy.No. 76/1 of Doddahullur Village, measuring 5 acres 28 guntas including 03 guntas karab.

As per, Mutation Register Extract bearing No.T49/23-24 dated 11.04.2024-herby reflects the conversion order bearing No. 624031- in respect of land bearing Sy.No. 76/1 , measuring 4 acres 17 guntas.

Sri. Dyavappa hereby released and relinquished all his right , title and interest in respect of converted land bearing Sy.No. 76/1 of Doddahullur Village, measuring 4 acres 17 guntas in favour of Sri. Krishnappa & Rajagopala, under Deed of Release dated 28.06.2024 , registered as document.no. 5223/24-25, in the Office of the SRO, Hoskote.



Joint Development Agreement dated 01.07.2024 entered into between Sri. Krishnappa & Rajagopala with M/s.Ma Sarada Constructions repd by its partner Manjunath. C.N, document.no. 5410/24-25, in the Office of the SRO, Hoskote. As per the said agreement 42% allotted to owners share and 58% for developer.

General Power of Attorney dated 01.07.2024 was executed by Sri. Krishnappa & Rajagopala in favour of M/s.Ma Sarada Constructions repd by its partner Manjunath. C.N, document.no. 309/24-25, in the Office of the SRO, Hoskote- to deal with the same.

Form 9 &11A Extract both dated 15.09.2025 was issued by Doddahullur Village Panchayath, Hoskote in the names of Sri. Krishnappa , Rajagopala & M/s.Ma Sarada Constructions.

Approved Layout Plan/ Permission letter vide LAO No. 32/2024-25, dated 19.06.2025 was issued by Hosakote Planning Authority, Hoskote.

04. ENCUMBRANCE :

Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004 & Encumbrance Certificate for the period from 01.04.2004 to 31.08.2023 & Encumbrance Certificate for the period from 01.04.2011 to 08.01.2026.- in respect of the Schedule Property.

V. OTHER PROVISIONS:

5.1. Whether provisions of Urban Land Ceiling Act are applicable?

NO

5.2 Whether property to be given as security is subject to any minor/s claim/share?

NO

5.3 Whether the property is affected by any revenue & tenancy regulations?

NO

5.4 Whether user land has been converted under a land revenue law?

YES

5.5. Whether up to date tax/ land revenue has been paid on the property.

YES

5.6. Whether all copies of the documents for last 13 years have been scrutinized?

YES

5.7. Whether required documents are available for creating mortgage?

YES

5.8 Whether all previous owners had the right/competency to transfer property?

YES



5.9 Whether proposed mortgage by deposit of title is possible?

YES

5.10 What is tenure of the land/ (in case of leased property?)

NA

5.11. Whether the land/property is joint family property?

NO

5.12. Any prohibitory orders from Income Tax/ Wealth tax or other authorities.

NO

5.13. Is land/property subject to any reservations/acquisitions/ requisitions?

NO

5.14. Is the Borrower defaulter under Rule 2, Schedule II to Income Tax Act.1961?

NO

Note : (1) This Report is based on the information & Photocopies of documents made available to us by the client and no verification of authenticity of such copies has been made by us.

(2) Report is released based on the documents furnished only.

(3) Further Additional documents may also require to fulfill the legal formalities.

(4) The property flow is given only based on the present ownership.

(5) This legal report is issued only to show the flow of the property.

(6) The Photocopies of the documents verified above are believed to be the genuine and the above report is based on same assumptions/understandings arrived and based on the information furnished by the representative.

Only copies of the documents furnished to me are returned herewith.

DATED THIS 18th DAY OF JANUARY 2026

