

Ref. : 01.08.2022
Bangalore.

To,

M/s Sattva Developers Pvt. Ltd.,
Bangalore.

Sirs,

Sub :-	Legal scrutiny report regarding the title of Sri.Jawad Basith represented by his GPA holder M/s Sattva Developers Private Limited rep by its Director Sri.Mahesh Kumar Khaitan in respect of undeveloped residentially converted land bearing Sy.no.130/3, measuring 3 acres 13 guntas (<i>converted for industrial purpose vide official memorandum/s dated 19.05.1975 and 24.12.1975 bearing no.B.DIS.ALN.SR789/1974-75, issued by the office of Deputy Commissioner, Bangalore District, Bangalore and modified for residential purpose vide modified official memorandum dated 12.07.2019 issued by the office of Deputy Commissioner, Bangalore District, Bangalore</i>), situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk.
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I DESCRIPTION OF THE PROPERTY:

All that piece and parcel of undeveloped residentially converted land bearing Sy.no.130/3 measuring 3 acres 13 guntas (*converted for industrial purpose vide official memorandum/s dated 19.05.1975 and 24.12.1975 bearing no.B.DIS.ALN.SR789/1974-75, issued by the office of Deputy Commissioner, Bangalore District, Bangalore and modified for residential purpose vide modified official memorandum dated 12.07.2019 issued by the office of Deputy Commissioner, Bangalore District, Bangalore*), situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk. The property is bounded as follows:

On the East by	:	Private road leading to GR Sun Villas,
West by	:	Road,
North by	:	Property belonging to Kalpana Patil,
South by	:	Private property.

II LIST OF DOCUMENTS SCRUTINISED (*all photo-copies*) :




1. RTC/s for the period 1969-70 to 1972-73, 1974-75 to 81-82, 1988-89 to 1989-90, 1993-94 to 1998-99, 1999-00 to 2001-02, 2018-19, 2019-20, issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajapura in respect of land bearing Sy.no.130, 130/3, Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk, Hosakote Taluk.
2. Copy of mutation register bearing MR no.H44/2018-19.
3. Copy of mutation register bearing MR no.T4/2019-20.
4. Certified copy of Indenture of Sale dated 31.01.1952 executed by Sri.H.L.Jagannath and others in favour of Sri.P.S.Deva Das (doc.no.140/1951-52).
5. Certified copy of sale deed dated 16.04.1960 executed by Sri.P.S.Devadas in favour of Sri.V.Chidambara Sharma (doc.no.207/1960-61).
6. Certified copy of sale deed dated 31.07.1961 executed by Sri.V.Chidambara Sharma in favour of Sri.K.J.Varghese (doc.no.1599/1961-62).
7. Certified copy of sale deed dated 22.01.1970 executed by Sri.K.J.Varghese in favour of Sri.Vaijinath Rao (doc.no.3384/1969-70).
8. Certified copy of sale deed dated 22.01.1970 executed by Sri.K.J.Varghese in favour of Sri.Gurupadappa (doc.no.3385/196-70).
9. Mortgage deed dated 20.07.1970 executed by Sri.Vaijinath Rao in favour of Syndicate Bank (doc.no.1366/1970-71).
10. Certified copy of release deed dated 17.10.1975 executed by Syndicate Bank in favour of Sri.Vaijinatha Rao and Sri.Gurupadappa (doc.no.2489/1975-76).
11. Certified copy of sale deed dated 27.08.1975 executed by Sri.Vaijinath Rao J. (doc.no.1895/1975-76) in respect of land bearing Sy.no.130, measuring 6 acres – only for reference purpose.
12. Certified copy of sale deed dated 07.04.1978 executed by Sri.Vaijinatha Rao S.Patel in favour of Sri.Y.R.Tippaswamy (doc.no.75/1978-79) – in respect of land bearing Sy.no.130, measuring 08 acres – only for reference purpose.
13. Special power of attorney dated 11.05.1990 executed by Sri.Vaijinath Rao Patil and Sri.Gurupradappa Nagmarpalli in favour of Sri.Sidramappa Patil (Notarised).
14. Copy of order dated 20.08.1996 passed by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore in case no.LRF (83) 341/95-96, 307/90-91.
15. Sale deed dated 27.12.1990 executed by Sri.Vaijinath Rao Patil and Sri.Gurupadappa Nagmarpalli rep by their PA holder Sri.Sidramappa Patil in favour of Smt.Kalpana Patil (doc.no.4914/1996-97).



16. Sale deed dated 27.12.1991 executed by Sri.Vaijinath Rao Patil and Sri.Gurupadappa Nagmarpalli rep by their PA holder Sri.Sidramappa Patil in favour of Sri.Chandashekara Patil (doc.no.4913/1990-91).
17. Deed of absolute sale and conveyance dated 16.03.2005 executed by Smt.Kalpana Patil in favour of M/s Solid State Systems Private Limited rep by its director Smt.Ibal Basith (doc.no.34499/2004-05).
18. Deed of absolute sale dated 05.05.2005 executed by Sri.Chandrashekar Patil in favour of M/s Solid State System Private Limited rep by its director Smt.Iqbal Basith (doc.no.3671/2005-06).
19. Absolute sale deed dated 16.06.2005 executed by Sri.Chandrashekar Patil in favour of Smt.Iqbal Basith (doc.no.4646/2005-06).
20. Certified copy of agreement dated 27.07.2005 entered into between Smt.Kalpana Patil of the one part and M/s Solid State System Private Limited rep by its director Smt.Iqbal Basith of the other part (doc.no.5590/2005-06).
21. Deed of absolute sale and conveyance dated 17.04.2006 executed by Smt.Kalpana Patil in favour of Smt.Iqbal Basith (doc.no.1703/2006-07).
22. Agreement dated 16.04.2007 entered into between Sri.Chandrashekar Patil and M/s H.M. Estates & Properties rep by its partners Sri.H.J.Siwani and Sri.M.J.Siwani of the one part and M/s Apoorva Agro Foods (Bangalore) Pvt. Ltd., rep by its director Sri.T.S.Mohammed Ismail and Sri.V.Chetan of the other part (doc.no.762/2007-08).
23. Deed of absolute sale and conveyance dated 31.10.2009 executed by M/s Solid State Systems Private Limited rep by its directors Smt.Iqbal Basith and Sri.Omer Basith in favour of Sri.Jawad Basith (doc.no.3061/2009-10).
24. Deed of absolute sale and conveyance dated 31.10.2009 executed by Smt.Iqbal Basith in favour of Sri.Jawad Basith (doc.no.3062/2009-10).
25. Lease agreement dated 24.12.2011 entered into between Sri.Jawad Basith of the one part and M/s New Consolidated Construction Co. Ltd., rep by their Sri.D.Ramesh of the other part (doc.no.7689/2011-12).
26. Lease agreement dated 05.01.2012 entered in between Sri.Jawad Basith of the one part and M/s Bharat Builders rep by its Managing partner Sri.Mohamed Arshad of the other part (doc.no.1753/2011-12).
27. Copy of judgement passed by the Karnataka Appellate Tribunal in Appeal no.775/2014.
28. Surrender of lease agreement dated 03.11.2014 entered into between Sri.Jawad Basith of the one part and M/s New Consolidated Construction Co. Ltd., rep by its Assistant General Manager (Prestige Tranquility Project) Sri.A.Khan of the other part (doc.no.2429/2014-15).



29. Cancellation of lease agreement dated 11.12.2014 entered into between M/s Bharat Builders rep by its Managing partner Sri.Mohammed Arshad of the one part and Sri.Jawad Basith of the other part (doc.no.2924/2014-15).
30. Development Agreement dated 13.03.2017 entered into between Sri.Jawad Basith of the one part and M/s Sattva Developers Pvt. Ltd., rep by its director Sri.Mahesh Kumar Khaitan of the other part (doc.no.6117/2016-17).
31. Power of Attorney dated 30.03.2017 executed by Sri.Jawad Basith in favour of M/s Sattva Developers Pvt. Ltd., rep by its director Sri.Mahesh Kumar Khaitan (doc.no.623/2016-17).
32. Modified official memorandum dated 12.07.2019 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 3 acres 13 guntas of land bearing Sy.no.130 (130/3), situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk from agricultural industrial to residential purpose.
33. Copy of order dated 04.12.2018 passed by Special Tahsildar Court, Bangalore in case no.RRT(D)158/2018-19.
34. E-Katha (Form-9) dated 15.02.2022 issued by the office of Manduru Village Panchayath in favour of Sri.Jawad Basith.
35. E-Katha (Form-11A) dated 15.02.2022 issued by the office of Manduru Village Panchayath in favour of Sri.Jawad Basith.
36. Official memorandum dated 12.07.2019 issued by the office of Deputy Commissioner, Bangalore regarding conversion of 3 acres 13 guntas of land bearing Sy.no.130 (130/3), situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District from agriculture to non-agricultural residential purpose.
37. Official memorandum dated 19.05.1975 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 10 acres of land bearing Sy.no.130, situated at Bommanahalli Village, Bidarahalli Hobli, Hosakote Taluk from agriculture to non-agricultural industrial purpose.
38. Relinquishment deed dated 10.12.2021 executed by Sri.Jawad Basith rep by his GPA holder M/s Sattva Developers Pvt. Ltd., rep by its director Sri.Mahesh Kumar Khaitan in favour of Panchayath Development Officer, Manduru Village Panchayath, Bidarahalli Hobli, Bangalore East Taluk (doc no.5264/2021-22).
39. Relinquishment deed dated 08.12.2021 executed by Sri.Jawad Basith rep by his GPA holder M/s Sattva Developers Pvt. Ltd., rep by its director Sri.Mahesh Kumar Khaitan in favour of Panchayath Development Officer, Manduru Village Panchayath, Bidarahalli Hobli, Bangalore East Taluk (doc no.5293/2021-22).
40. Copy of Karnataka Settlement of Akaraband.

pg. 4

Settlement of Akaraband.

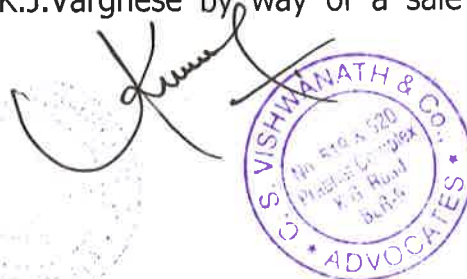
41. Copy of Village Map.
42. Copy of sketch.
43. Copy of Hissa Survey Pakka.
44. Copy of sanction plan (doc.no.148/2021-22) issued by the office of Hosakote Planning Authority.
45. Encumbrance certificates :
 - a. Dated 18.10.2014 for the period 30.07.1961 to 31.12.1969.
 - b. Dated 14.07.2014 for the period 01.01.1970 to 31.07.1986.
 - c. (undated) for the period 01.10.1975 to 31.10.1975.
 - d. Dated 23.09.2014 for the period 01.08.1986 to 31.05.1989.
 - e. Dated 17.07.2014 for the period 01.06.1989 to 31.03.2004.
 - f. Dated 17.07.2014 for the period 01.06.1989 to 31.03.2004.
 - g. Dated 17.07.2006 for the period 17.11.1997 to 31.03.2006.
 - h. Dated 15.07.2006 for the period 17.11.1997 to 31.03.2006.
 - i. Dated 21.07.2014 for the period 01.04.2004 to 20.07.2014.
 - j. Dated 04.08.2014 for the period 01.04.2004 to 02.08.2014.
 - k. Dated 04.08.2014 for the period 12.07.2006 to 02.08.2014.
 - l. Dated 27.10.2014 for the period 01.04.2004 to 25.10.2014.
 - m. Dated 07.11.2014 for the period 01.04.2004 to 06.11.2014.
 - n. Dated 04.01.2021 for the period 01.04.2009 to 11.12.2020.
 - o. Dated 26.10.2021 for the period 01.04.2009 to 26.10.2021.
 - p. Dated 13.03.2022 for the period 26.10.2021 to 13.05.2022.

III SOURCE OF TITLE :

On perusal of documents produced for scrutiny, it is noticed that land bearing Sy no.130 measuring 20 acres situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk among other properties was owned and possessed by one Sri.P.S.Deva Das S/o Subba Rao, he having acquired the same in terms of an Indenture of Sale dated 31.01.1952 (doc.no. 140/1951-52) executed by Sri.H.L.Jagannath, Sri.H.L.Narasinga Rao and Sri.S.H.Lakshminarasappa.

Subsequently, Sri.P.S.Devadas for a valuable consideration, sold and conveyed land bearing Sy no.130 measuring 20 acres situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk in favour of Sri.V.Chidambara Sharma in terms of a Sale Deed dated 16.04.1960 (doc.no. 207/1960-61).

Further, Sri.V.Chidambara Sharma, sold and conveyed land bearing Sy no.130 measuring 20 acres situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk unto Sri.K.J.Varghese by way of a sale deed dated 31.07.1961 (doc.no.1599/1961-62).



Thereafter, Sri.K.J.Varghese sold and conveyed the land bearing Sy.no.130 situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk under two separate sale deeds in the following manner:

1. Sale deed dated 22.01.1970 (doc.no.3384/1969-70) executed by Sri.K.J.Varghese in favour of Sri.Vaijinath Rao Patil in respect of land bearing Sy.no.130 (portion), measuring 10 acres 20 ½ guntas including 16 guntas kharab land.
2. Sale deed dated 22.01.1970 (doc.no.3385/196-70) executed by Sri.K.J.Varghese in favour of Sri.Gurupadappa in respect of land bearing Sy.no.130 (portion), measuring 10 acres 20 ½ guntas including 16 guntas kharab land.

The mortgage created by Sri.Vaijanath Rao Patil and Sri.Gurupadappa in favour of Syndicate Bank in respect of land bearing Sy.no.130 measuring 20 acres of Bommenahalli Village vide memorandum of deposit of title deed dated 20.07.1970 (doc no.1366/1970-71) came to be discharged vide Release deed dated 17.10.1975 (doc.no.2489/1975-76) issued executed by Syndicate Bank in favour of Sri.Vaijanatha Rao Patil and Sri.Gurupadappa.

The land measuring 10 acres land in Sy no.130 situated at Bommanahalli Village, BidarahalliHobli, Hosakote Taluk from agriculture to non-agricultural industrial purpose vide official memorandum dated 19.05.1975 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The land measuring 10 acres 05 guntas land in Sy no.130 situated at Bommanahalli Village, BidarahalliHobli, Hosakote Taluk from agriculture to non-agricultural industrial purpose vide official memorandum dated 24.12.1975 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The said Sri.Vaijinath Rao Patil and Sri.Gurupradappa Nagmarpalli executed a Special power of attorney dated 11.05.1990 in favour of Sri.Sidramappa Patil, to execute sale deeds on their behalf and to present the deeds and documents for completion of registration at the office of Sub-Registrar in respect of land bearing Sy no.130/3 of Bommenahalli Village. .

Thereafter, Sri.Vaijinath Rao Patil and Sri.Gurupadappa Nagmarpalli rep by their PA holder Sri.Sidramappa Patil sold and conveyed western portion of land bearing Sy.no.130/3, now bearing non-agricultural Assessment No.165/175 measuring 3 acres situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk in favour of Smt.Kalpna Patil in terms of Sale Deed dated 27.12.1990 (doc no.4914/1996-97).



Similarly, Sri.Vaijinath Rao Patil and Sri.Gurupadappa Nagmarpalli rep by their PA holder Sri.Sidramappa Patil sold and conveyed eastern portion of land bearing Sy.no.130/3 now bearing non-agricultural Assessment No.165/175 measuring 3 acres 20 guntas situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk in favour of Sri.Chandrashekara Patil in terms of Sale Deed dated 27.12.1990 (doc no.4913/1996-97).

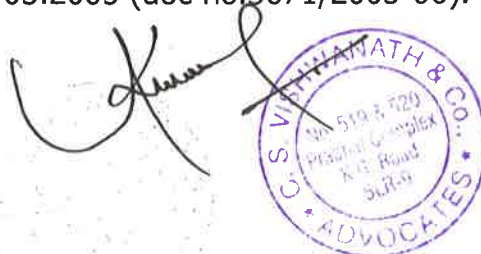
The Assistant Commissioner, Bangalore North Sub-Division, Bangalore initiated proceedings under Sec 79(A) & (B) and 83 of KLR Act against Sri.Gurupadappa and another in case bearing no. LRF (83) 341/95-96, 307/90-9 in respect of land bearing Sy.no.130 measuring 10 acres 10 ½ guntas of Bommenahalli Village with a direction to forfeit the said land to government free from all encumbrances in terms of an order dated 2008.1996.

Further, Smt.Kalpana Patil for a valuable consideration, sold and conveyed land forming a portion of erstwhile S.no.130/3 and presently bearing Village Panchayath katha no.265/149/130/3 measuring 26.642 guntas (29014 Sq. ft.,) (exclusive of kharab land) situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk in favour of M/s Solid State Systems Private Limited rep by its Director Smt.Iqbal Basith in terms of a Deed of Absolute Sale and Conveyance dated 16.03.2005 (doc.no.34499/2004-05).

Subsequently, Smt.Kalpana Patil has entered into Agreement dated 27.07.2005 (doc.no.5590/2005-06) with M/s Solid State System Private Limited rep by its Director Smt.Iqbal Basith for providing Right of Way by way of an access road measuring 30 ft., wide North to South (and 222 ft., in Length East to West) and 39 feet wide East to West (and 248 feet in Length North to South) in Sy no.130/3 to reach the property owned by the second party.

The said Smt.Kalpana Patil sold conveyed the portion of industrially converted land bearing Sy.no.130/3, Katha no.265/149/130/3 measuring 1 acre 13 guntas (44973.55 Sq. ft.,) situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk in favour of Smt.Iqbal Basith in terms an Deed of Absolute Sale and Conveyance dated 17.04.2006 (doc.no.1703/2006-07).

The said, Sri.Chandrashekar Patil sold and conveyed the portion of industrially converted land forming a portion of erstwhile Sy.no.130/3 and presently bearing Village Panchayath katha no.266/150/130/3 measuring 32.5987 guntas (35,500 Sq. ft.,) (exclusive of Kharab land) situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk in favour of M/s Solid State Systems Private Limited rep by its Director Smt.Ibal Basith in terms of a Deed of Absolute Sale and Conveyance dated 05.05.2005 (doc no.3671/2005-06).



Further, Sri.Chandrashekar Patil for a valuable consideration, sold and conveyed the portion of industrially converted land forming a portion erstwhile Sy.no.130/3 and presently bearing Village Panchayat Katha no.266/150/130/3 measuring 32.5987 guntas (35,500 Sq. ft.,) (exclusive of Kharab land) situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk unto Smt.Iqbal Basith under a Deed of Absolute Sale and Conveyance dated 16.06.2005 (doc.no.4646/2005-06).

Thereafter, Sri.Chandrashekar Patil entered into Agreement dated 16.04.2007 (doc.no.762/2007-08) with M/s HM Estates & Properties rep by its Partners Sri.H.J.Siwani and Sri.M.J.Siwan and M/s Apoorva Agro Foods (Bangalore) Pvt. Ltd., rep by its Director Sri.T.S.Mohammed Ismail and Sri.V.Chetan with regard to providing Access Road measuring 620" ft., length and 39" feet breadth in Sy no.30/3 to reach the property owned by the parties of Second and Third Part.

Aggrieved by the order passed by the Assistant Commissioner in case no. in LRF (83) 341/1995-96/207/1990-91, dated 20.08.1996, Sri.Javid Basit and others filed an Appeal no.775/2014 before the Karnataka Appellate Tribunal, Bangalore against the Assistant Commissioner challenging the order passed in case no. in LRF (83) 341/1995-96/207/1990-91 in respect of Sy.no.130 measuring 10 acre 20 ½ guntas of Bommenahalli Village. The said appeal came to be allowed in terms of an order dated 13.05.2016 setting aside the order passed by the Assistant Commissioner.

Thereafter, Smt.Kalpna Patil (erstwhile owner) filed a case bearing RRT(D) 158/2018-19 before the Court of Special Tahsildar, Bangalore East Talluk, KR Puram, Bangalore against Revenue Inspector on behalf of Government, Bidarahalli Hobli, Bangalore East Taluk to effect katha in her favour for balance portion of land bearing Sy no.130/3 measuring 2 acres 34 guntas of Bommenahalli Village. The said case came to be allowed in terms of an order dated 04.12.2018.

Thereafter, Smt.Iqbal Basith for a valuable consideration, sold and conveyed the portion of industrially converted land bearing Sy.no.130/3 measuring 32.5987 guntas AND land measuring 1 acre 13 guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk unto Sri.Jawad Basith under a Deed of Absolute Sale and Conveyance dated 31.10.2009 (doc.no.3062/2009-10).

Similarly, M/s Solid State Systems Private Limited rep by its Directors Smt.Iqbal Basith and Sri.Omer Basith for a valuable consideration, sold and conveyed the portion of industrially converted land forming a portion of erstwhile Sy.no.130/3 measuring 26.642 guntas AND land measuring 32.5987 guntas (exclusive of Kharab land) in favour of Sri.Jawad Basith by virtue of a Deed of Absolute Sale and Conveyance dated 31.10.2009 (doc.no.3061/2009-10).



The registered lease deed dated 24.12.2011 (doc.no.7689/2011-12) entered into between Sri.Jawad Basith of the one part and M/s New Consolidated Construction Co. Ltd., came to be surrendered, in terms of a Deed of Surrender of Lease dated 03.11.2014 (doc.no.2429/2014-15).

Thereafter, Sri.Jawad Basith entered into a registered lease agreement dated 05.01.2012 (doc.no.1753/2011-12) with M/s Bharat Builders rep by its Managing partner Sri.Mohamed Arshad in respect of industrially converted land measuring an extent of 1 acre 26 guntas, comprised in panchayath nos.273/149/130/3/1 and 274/150/130/3/1 of Bommanahalli Village, Mandur Gram Panchayath, Bidarahalli Hobli, Bangalore East Taluk for a period of 3 years and the same came to be cancelled in terms of a Cancellation of Lease Agreement dated 11.12.2014 (doc.no.2924/2014-15).

Subsequently Sri.Jawad Basith entered into a Development Agreement dated 13.03.2017 (doc.no.6117/2016-17) with M/s Sattva Developers Pvt. Ltd., rep by its Director Sri.Mahesh Kumar Khaitan to develop the land bearing Sy no.130/3 measuring 3 acres 13 guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk into a multi-storeyed apartment building comprising of residential apartments under mutually agreed beneficial terms and conditions. In terms of the said Agreement, the Land Owner and the Developer have agreed to share the undivided share in land and constructed area in the ration of 30% to the Land Owner and 70% to the Developer.

Pursuant thereto, Sri.Jawad Basith executed a registered Power of Attorney dated 30.03.2017 (doc.no.623/2016-17) in favour of M/s Sattva Developers Pvt. Ltd., rep by its Director Sri.Mahesh Kumar Khaitan, empowering the attorney to do various acts, deeds and things including power of alienation of Developer's share of apartments with proportionate undivided share in land and car parking space in the land bearing Sy no.130/3 measuring 3 acres 13 guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk.

The land measuring 3 acres 13 guntas land in Sy no.130 (130/3) situated at Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk was converted from industrial to residential purpose vide modified official memorandum dated 12.07.2019 issued by the office of Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion is corroborated in the mutation register bearing MR no.T4/2019-20 issued by the Village Accountant, Bangalore East Taluk.

The office of Village Panchayath, Manduru has issued 'E' khatha (Form 9 & 11A) recognizing Sri.Jawad Basith as khathedar in respect of land bearing Sy.no.130/3 of BommenahalliVillage. The property tax is paid upto the period 2015-16.



Subsequently, Sri.Jawad Basith rep by his GPA holder M/s Sattva Developers Pvt. Ltd., rep by its director Sri.Mahesh Kumar Khaitan executed two separate Relinquishment Deeds both dated 10.12.2021 (doc no.5263 and 5264/2021-22) in favour of Panchayath Development Officer, Manduru Village Panchayath, Bidarahalli Hobli, Bangalore East Taluk relinquishing portions of land bearing Sy no.130/3 of Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk for the formation of park, play grounds, roads etc.,.

The copies of RTC/s for the period 1969-70 to 1972-73, 1974-75 to 81-82, 1988-89 to 1989-90, 1993-94 to 1998-99, 1999-00 to 2001-02, 2018-19, 2019-20, issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajapurareflects the names of respective erstwhile owner/s as kathedar/s and occupant/s in respect of Sy.no.130, 130/3 of Bommenahalli Village, Bidarahalli Hobli, Hosakote Taluk/Bangalore East Taluk.

The copies of Hissa, Survey Sketch, Tippani, Akarbandh issued by ADLR/Tahsildar, Bangalore East Taluk discloses the identification, shape, bifurcation assignment of new Sy no.130/3 of Bommenahalli Village.

The copy of sanction plan dated 28.03.2022 (LP no.148/2021-22) issued by the office of Hosakote Planning Authority is given for perusal.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charges in or upon the property for the period covered in the E.C/s.

IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of Captioned Property in favour of of Sri.Jawad Basith rep by his GPA holder M/s Sattva Developers Pvt. Ltd., rep by its Director Sri.Mahesh Kumar Khaitan.

V OPINION :

On the basis of documents scrutinised and information furnished, **SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS :**

1. RTC/s from 2002-03 till date date together with relevant copies of IHC / mutation register extract/s
2. Copy of RERA certificate.
3. Tax paid receipt for the period 2022-23.
4. Nil encumbrance certificate 13.05.2022 till date,



We are of the opinion that the title of Sri.Jawad Basith rep by his GPA holder M/s Sattva Developers Pvt. Ltd., rep by its Director Sri.Mahesh Kumar Khaitan over the Subject Property first described above is legally clear, valid and marketable.

NOTE:-

1. ALL THE ORIGINAL DOCUMENTS OF TITLE HAVE BEEN VERIFIED BY SRI.VIJAY KUMAR OF THIS OFFICE AND THE DOCUMENTS ARE FOUND TO BE IN ORDER.
2. DOCUMENTS PERUSED & VERIFIED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE COPIES OF ORIGINALS.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,
Yours Sincerely,

For G.S.Vishwanath & Co.,
Krishnamurthy,
Advocate.



