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**TITLE REPORT IN RESPECT OF PROPERTY BEARING Sy.No. 34/2, BBMP  
KHATA NO. 9/34/2 MEASURING 2 ACRES AND 21½ GUNTAS SITUATED AT  
CHOKKANAHALLI, YELAHANKA HOBLI, BANGALORE.**

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**DESCRIPTION OF PROPERTY (CONCERNED PROPERTY):**

All that piece and parcel of the immoveable converted Land bearing Sy.No.34/2, BBMP Khata No. 9/34/2 measuring 2 Acres 21 ½ guntas and situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk converted from agricultural to non-agricultural, residential purpose vide Order No.A.LN.(NAY) S.R.203/2008-09 dated 04/12/2009 and bounded on:

East by : Sy.No.35

West by : Sy.No.34/1

North by : Peripheral Ring Road on the remaining portion of Survey No. 34/2.

South by : Sy.No.66 and 52.

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## DOCUMENTS :

We have perused the copies of the following documents:

1. Deposition made by Sri. Srinivasa Rao in Case no. 14/57-58.
2. Order dated 15/10/1958 by Special Deputy Commissioner for Inams Abolition in Case No. 14/57-58.
3. Endorsement dated 23/01/59 by Special Deputy Commissioner for Inams Abolition.
4. Mutation Register Extract bearing no. 19/82-83 with respect to Sy.No. 34.
5. Endorsement dated 09-05-1985 issued by the Village Accountant.
6. Village Map of Chokkanahalli, Bangalore issued on behalf of the Director of Land Survey, Revenue Settlement and Land Records on 27/11/1995.
7. General Power of Attorney dated 10/12/2004 executed by J.Subba Rao in favour of J.Ashwath Rao. The General Power of Attorney has been registered in Book No. 4 as Document No. YAN-4-00340-2004-05 in C.D. No. YAND97.
- 8.. General Power of Attorney dated 08/08/2005 executed by Sri. J.Raja Gopal, S/o Sri Ashwath Rao and Smt. Sheela, S/o Ashwath Rao, Smt. S. Nirmala, W/o. J.Subba Rao, S.Sharadha,D/o. J.Subba Rao, S.Bharathi, D/o Subba Rao in favour of J.Ashwath Rao. Registered in Book No. 4 as Document No. YAN-4-00159-2005-06 in CD No. YAND141.
9. Family Tree of Muninaga Reddy issued under the hand of the Village Accountant.

10. Sale Deed dated 16/08/2005 registered in Book. No. 1 as Document No. YAN-1-05205-2005-06 in CD.No. YAND142.

11. Mutation Register Extract bearing no. 20/2005-2006.

12. Urban Development Secretariat Final Notification- dated 29/06/2007.

13. Hissa Nakal dated 02/11/2007 with respect to Sy.No. 34.

14. Letter from BDA dated 27/02/2009 to the Special Deputy Commissioner.

15. Land Conversion Order bearing number ALN(NAY)SR203/08-09 issued by the Deputy Commissioner dated 04/12/2009.

16. Certificate from BBMP dated 18/01/10.

17. Khata Certificate issued on 09/04/2010 by BBMP.

18. Municipal Assessment Extract dated 09/04/2010.

19. Gift Deed dated 30/06/2010 made by Muninaga Reddy in favour of his daughter Mrs. M.N.Neetha registered in Book No. 1 as Document No. BYP-1-01429-2010-11 in C.D. No. BYPD50 incorporating therein the total area as 2 acres 27 guntas while actual measurement is only 2 acres 21½ guntas which was subsequently rectified by Rectification Deed dated 28.05.2011 registered vide Doc No 1076/2011-12 stored BYPD 78.

20. Receipt dated 16/04/2010 and 21/09/2010 issued by BBMP.

21. Certificate and Khata Certificate issued by BBMP dated 24/09/2010.

22. Tax Assessment Extract dated 24/09/2010.

23. Encumbrance Free Certificate for the period 03/07/2007-21/12/2008, 21/12//2008-10/11/2009 and 20/12/2008 to 17/02/2010 with respect to the Sy.No.34/2.

24. Encumbrance Certificate from 01/04/2004 to 03/07/2007 and 19-09/2009-19/09/2010.

25. Joint Development Agreement dated 24-12-2010

26. General Power of Attorney dated 24-12-2010

27. Rectification Deed dated 20-08-2011 to the aforesaid Joint Development Agreement basically to incorporate the correct schedule to the Schedule Property.

**Derivation of Title:**

**The land bearing Survey No. 34 situated at Chokkanahalli was originally an inam land which was granted to J. Srinivasa Rao in case bearing Case No. 14/1957-58.**

1. Document No. 1: Deposition made by J. Srinivasa Rao, S/o Gopal Rao consists of a declaration that he along with N. Munishyamappa jointly owned the properties bearing the survey numbers listed/enumerated in the Deposition. It is also requested that the properties listed therein be granted to him in accordance with the Rules. The land bearing Sy.No. 34 is one amongst the survey numbers listed in the Deposition.

2. Document No. 2: Order made by the Special Deputy Commissioner for Inams Abolition provides that the survey numbers listed/enumerated therein are the khas lands of the Jodidar/Petitioner under his cultivation and the same are to be recognized under the provisions of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 in the name of the Petitioner. The land bearing Sy.No. 34 is one amongst the other survey numbers/lands with respect to which J. Srinivasa Rao is recognized as the occupant.

3. Document No. 3: Endorsement provides that application made by J.Srinivasa Rao for grant of lands with respect to the certain survey numbers including land in Sy.No.34 under the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 has been considered and that he is recognized as the occupant and khatedar with respect to the land bearing Sy.No.34.

4. Document No. 4: It is noted that an application was made by Subba Rao, S/o J. Srinivasa Rao stating that the property bearing Sy.No. 34 along with other properties bearing the listed survey numbers was jointly held by J. Srinivasa Rao and Ashwath Rao and that Srinivasa Rao has expired on 10/09/1981 and it is requested that accordingly the khata with respect to Sy.No. 34 be transferred in his name to be jointly held with Ashwath Rao. It has been ordered that the khata with respect to the properties including property bearing Sy.No. 34 be transferred in the name of the son of J.Srinivasa Rao to be jointly held with Ashwath Rao.

5. Document No. 5: Endorsement provides that in consideration of application dated 05/05/1985 made by Subba Rao and Ashwath Rao and in furtherance of order no. IHC.19/82-83 dated 07/06/1983 the khata with respect to the properties bearing Sy.no 34 has been transferred in the name of Ashwath Rao and Subba Rao.

6. Document No. 6: Suvey No. 34 is reflected in the Village Map.

7. Document No. 7: J. Aswatha Rao had been appointed as the General Power of Attorney Holder Agent with power to sell, manage etc certain properties including property bearing Sy.No. 34.

8. Document No. 8 Power of Attorney with respect to certain properties had been provided in favour of Aswatha Rao authorizing him to sell and manage the properties detailed in the schedule to the Power of Attorney which included property at Sy.No.

9. Document No.9.: It is noted that Mr. Muninaga Reddy along with his wife, Bhagya. N.Reddy has two daughters Neethu and Megha.

10. Document No. 10: Muninaga Reddy purchased the property at Sy.No.34 from Aswatha Rao.

11. Document No. 11: It is noted that the Mutation Register entry is with respect to a Sale Deed dated 16/08/2005.

12. Document No. 12: It is noted from the document that an extent of land measuring 2 Acres and 9 Guntas has been acquired in land bearing Sy No. 34 measuring 6 Acres 14 Guntas for the formation of Peripheral Ring Road.

13. Document No. 13: It is noted that Survey No. 34 was bifurcated into Survey No. 34/1 and 34/2. Also the R.R. Balabhaga Nakalu reflects the name of Muninaga Reddy as owner of Survey No 34/1 and Sy.No.34/2 which measures 4 Acres and 9 Guntas.

14. Document No. 15: Letter from BDA to the Special Deputy Commissioner refers to the application made by Muninaga Reddy for conversion of the land bearing Sy.No. 34/1 for industrial use and Sy.No. 34/2 for residential use. It has been recommended that the permission for conversion of the land bearing Sy.No.34/2 for residential use may be granted subject to exclusion of the land demarcated for development of Peripheral Ring Road and subject to enquiries made to its satisfaction with respect to the same.

15. Document No. 16: The Deputy Commissioner made an order for conversion of the land bearing Sy.No. 34/2 measuring 2 Acres and 27 Guntas.

16. Document No. 17: The BBMP allotted municipal number. 9/34/2 to the property bearing Sy.No. 34/2 and registered the khata with respect to the property in the name of Muninaga Reddy.

17. Document No.18: It is noted that the khata with respect to the property bearing no. 9/34/2 was in the name of Muninaga Reddy.

18. Document No. 19: The concerned property was transferred by way of a Gift by Muninaga Reddy to his daughter Neetha.M.N.. During the survey, the actual area of the land measured only 2 acres 21½ guntas and accordingly the said Gift Deed was subsequently rectified by Rectification Deed dated 28.05.2011 registered vide Doc No 1076/2011-12 stored BYPD 78.

19. Document No.20: Property tax has been paid by Muninaga Reddy with respect to the property bearing no.9/34/2 situated at Chokkanahalli, Bangalore for the year 2009-2010 and 2010-2011.

20. Document No. 21: The khata with respect to the property bearing no. 9/34/2 has been transferred in the name of Neetha.M.N and khata certificate reflects the same.

21. Document No. 22: The schedule property's Tax Assessment Extract reveals that the property stands in the name of Ms.Neetha, M.N.

22. Document Nos. 23 and 24: The Encumbrance Certificate reflects the transfer of the property bearing Sy.No. 34 to Muninaga Reddy in 2005 vide Sale Deed 16/082005 and subsequent transfer of the Concerned Property to Neetha.M.N.

23. From the Document at Sl.No.25 above, it can be seen that the same is a Joint Development Agreement entered into between Ms.Neetha, M.N. and Prisha Properties India Private Limited and the same has been registered as Document No.BYP-1-04411/2010-11 and stored in CD No.BYPD61 in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.

24. From the Document at Sl.No.26 above, it can be seen that pursuant to the aforesaid Joint Development Agreement, Ms. M.N.Neetha has executed a General Power of Attorney dated 24-12-2010 and the same has been registered as

Document No.209/2011 .and stored in CD No.BYPD61 in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.

25. From the Document at Sl.No.27 above, it can be seen that the aforesaid Joint Development Agreement has been rectified to rectify the discrepancy in the schedule of the property and the same has been registered as Document No. 1076/2011-12 and stored in BYPD78, in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.

**Opinion:**

After verifying the aforesaid documents, I am of the considered opinion that Ms. Neetha, M.N. has a valid, legal and marketable title to the property under reference and it is noted that the same has flowed properly to her. Further she had no impediment to enter into a Joint Development Agreement with Prisha Properties India Private Limited, a Company registered under the provisions of the Companies Act, 1956. Both the Joint Development Agreement and the General Power of Attorney are registered and as such Prisha Properties India Private Limited is entitled to enter into Sale Agreements and consequently to execute absolute Sale Deeds in favour of their end customers, in respect of their share and entitlement of 63 % of super built-up area along with the corresponding undivided right, title and interest in the property in terms of the aforesaid Joint Development Agreement dated 24-12-2010.