

SNR ASSOCIATES

Advocates

To

Sri. Ramachandrareddy

Dated:20 /06/2026

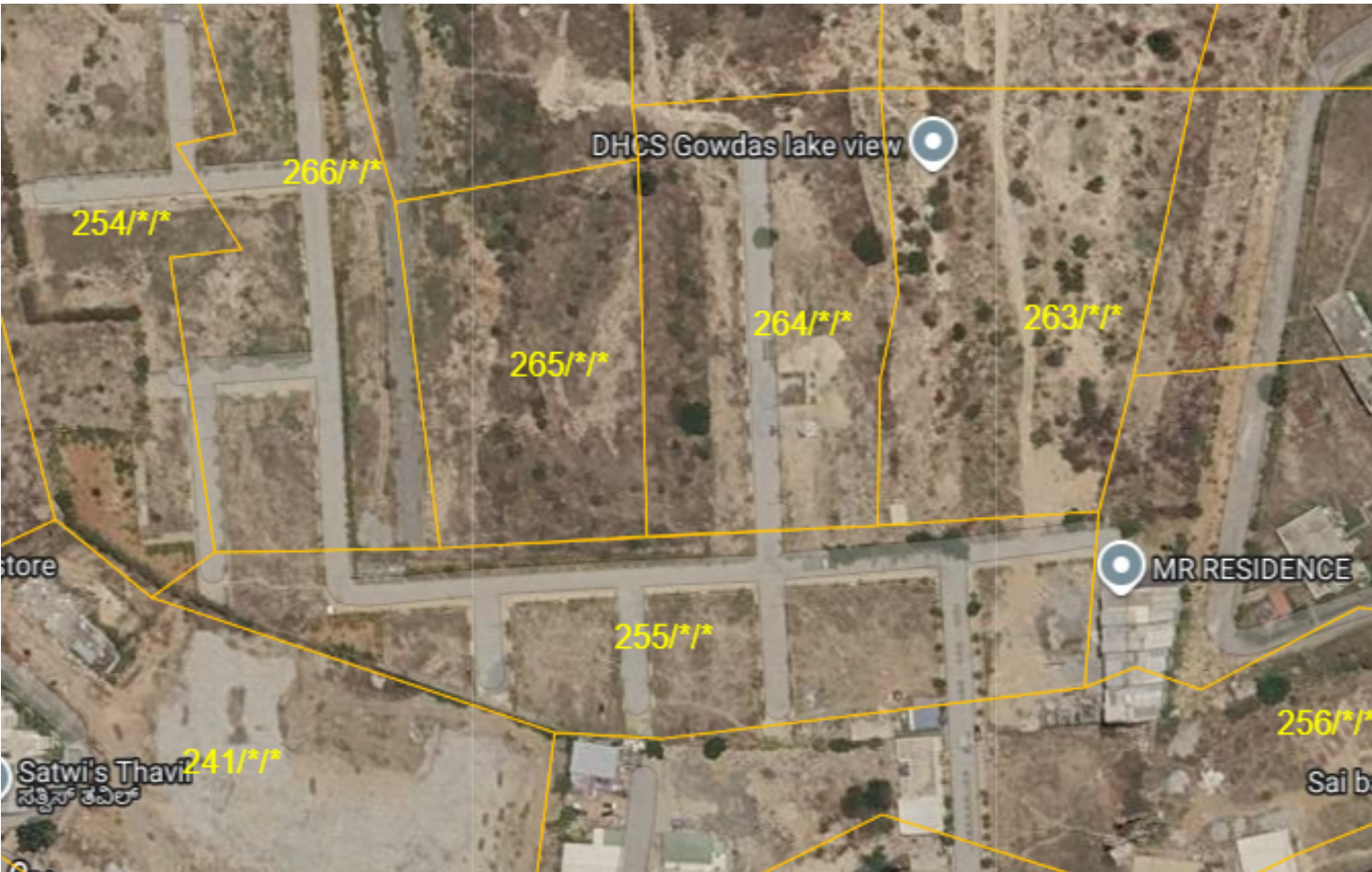
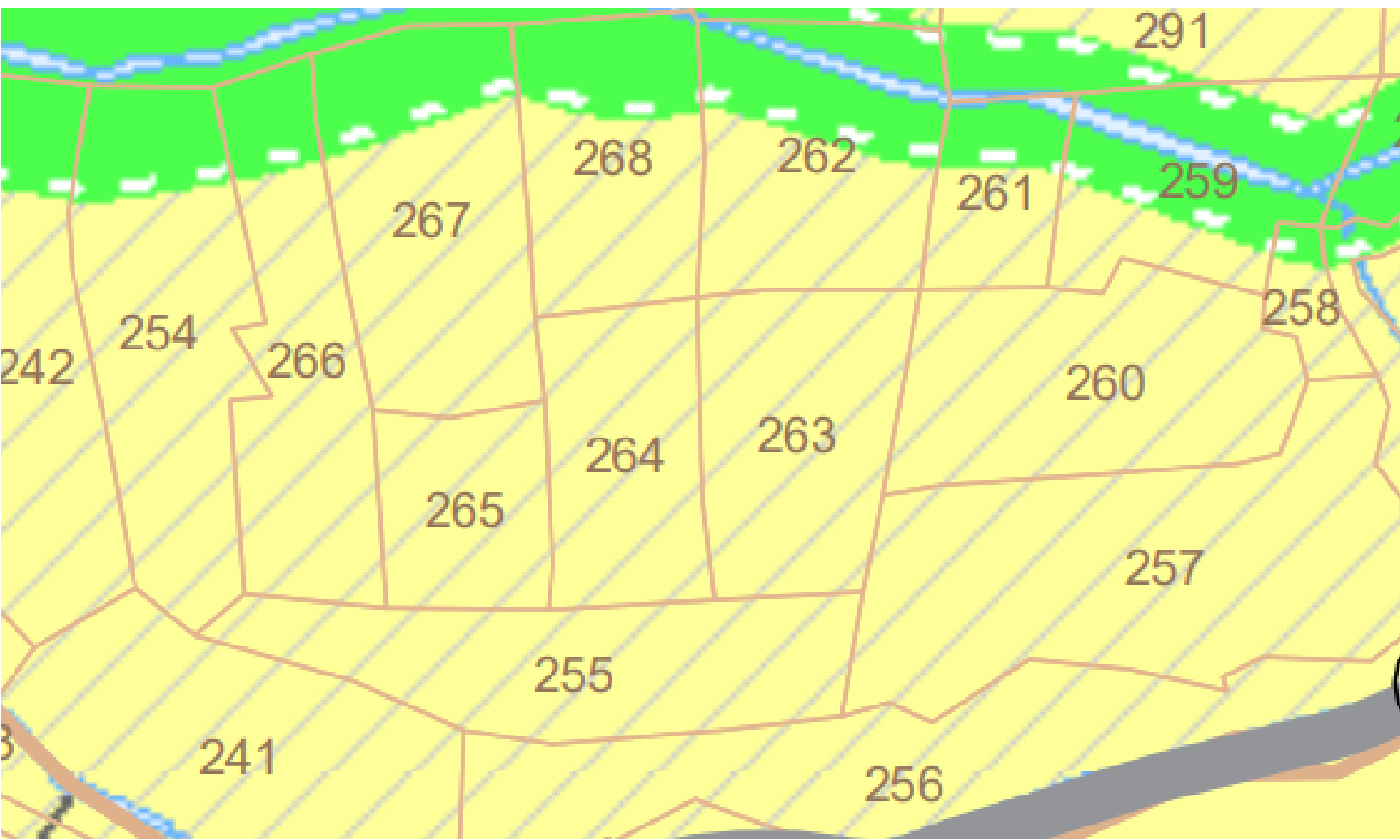
File No 51/2026-2027

PRELIMINARY REPORT

All That Piece And Parcel of The Property’ s

SL No	Site No	Measurement
1	93 Sy no 264/1	

Present owner:- Sri.



ಗ್ರಾಮ ನಮೂನೆ ೨
ತಾಲ್ಲೂಕು ಮೊಹರು

ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ವರ್ತೂರು1

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್, ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (R.T.C) ಫಾರಂ ನಂ. ೧೬

ಗ್ರಾಮ : ಅಮಾನಿ ಬೆಲ್ಲಂದೂರುಖಾನೆ

Print Page No: 1/1 Village Account Form No. 2

Valid from 28/04/2022 To Till Date

1. ಸರ್ವೆ ನಂಬರು 264	3. ಬೇತೆವಾರು ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ವ ಖರಾಬ್ (ಅ) ಪೂರ್ವ ಖರಾಬ್ (ಬ) ಉಳಿದದ್ದು	ಎಕರೆ ಗುಂಟೆ ಆ 0.19.00.00 0.19.00.00	4. ಕಂದಾಯ (ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸಮಗುರು (ಡ) ನೀರಿನ ದರ	ರೂ. ಪೈ. 0.86 0.00 0.00 0.00	9. ಕಟ್ಟಡ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿವರ ಮೊಹಮ್ಮದ್ ಶೌಕತ್‌ಉಲ್ಲಾ ಶರೀಫ್ ಬಿ.ಎ.ಎ. ಲೇಟ್ ಅಬ್ದುಲ್ ಅಜೀಜ್ .-- ಭೂ.ಪ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 00.00	ಖಾತೆ ನಂ. MR T123/2021-2022 28/04/2022 ಭೂ ಪರಿವರ್ತನೆ	10. ಕಟ್ಟಡ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಮುಣಗಲು ಹಕ್ಕುಗಳು: ಮುಣಗಲು:					
2. ಹಿಸ್ಸಾ 1			ಒಟ್ಟು	0.86										
5. ಮಣ್ಣಿನ ನಮೂನೆ ಜೇಡಿ	7. ಮರಗಳ ಸಂಖ್ಯೆ ಹೆಸರು ಸಂಖ್ಯೆ ಕ್ರ. ಸ. ನೀರಾವರಿ ಮೂಲ	8. ವೇತುವಾರ ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ ಮುಂಗಾರು ಹಿಂಗಾರು ಬಾಗಾಯ್ತು ಒಟ್ಟು												
6. ಪಟ್ಟಾ ಸರ್ಕಾರಿ														
For Viewing Only For Viewing Only For Viewing Only														
12. ಸಾಗುವಳಿ ಮುಖ್ಯ ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸ್ತವ್ಯ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 4	ಗುಕ್ಕಿ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವರ್ಗ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	ಖುಟ್ಟಿ ತರಿ ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮೀತ್ 10 ಮಿತ್ರಿ 11 ಒಟ್ಟು 12		ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿತ್ರಿ, ಬೆಳೆಗೆ ಒಟ್ಟು ಮಿತ್ರಿ, ಉದ್ದ ಹೆಸರು 15 ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16	
2025-2026 ಮುಂಗಾರು	ಮೊಹಮ್ಮದ್ ಶೌಕತ್‌ಉಲ್ಲಾ ಶರೀಫ್ ಬಿ.ಎ. ಲೇಟ್ ಅಬ್ದುಲ್ ಅಜೀಜ್ .						-		0.00.00.00	0.00.00.00	0.00.00.00	0.00		

List of documents required in respect of site No 93 carved out of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk

1. Title documents in the names of Smt. Kaveramma and Smt. Narayanamma and her previous owners in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
2. Genealogical Tree of Sri. Gundappa and Sri. PN Govardhanareddy his family members (showing entire family members, sons, married daughters, including children and grand children and also his brothers & sisters).
3. Death certificate of Sri. PN Govardhanareddy
4. Copy of Conversion Sketch and Layout plane in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
5. Confirmation deed from missing family members of Sri. Gundappa respect of Schedule property

6. Petition copy and final order in RRT C 1084/2007-2008 dated 11/09/2007 in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
7. Petition copy and final order in LRF (BE) 84/2012-13 dated 30/10/2013 in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
8. Petition copy and final order in LRF/83/BE/149/2018-2019 dated 24/09/2020 in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
9. Sharing agreement in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
10. Complaint copy and final order and judgement and written statement in OS No 26317/2023 in the court of the XIII Addl City civil Sessions Judge Bangalore in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
11. PTCL Endorsement issued by Tahsildar stating that the land in question is not a free grant land granted to schedule caste or schedule tribe people and that in no restriction/prohibition under the provisions of PTCL Act for the owners in of 1974 in the land in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
12. Village map of Amani Bellandur Khane
13. E-katha in respect of Site No 93 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk

14. 48A Endorsement in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
15. Encumbrance Certificate from 01-04-2004 to till date in respect of Sy no.264/1 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk
16. Encumbrance Certificate from 01-04-2004 to till date in respect of Site No 93 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk

Note:

1. Check for acquisition from other competent authorities, if any in respect of the Property in question.
2. Public notice in news paper and erecting board on the spot would also be advisable.
3. Check and ensure authenticity of all documents,
4. Local verification would be very important.

CLARIFICATIONS:

1. Check C.D.P/O.D.P for nature of land use.
2. Check all the original documents before entering into agreement of sale.

3. Check spot measurements and boundaries and tally the same with the original documents.
4. Check if there are any court claims/litigations in respect of the Property in question.
5. Check if there are any minor claims in respect of the Property in question.
6. Check if there are any objection at the jurisdictional Sub-Registrar's Office for the sale of the Property in question.
7. Check out for any Road cutting across the Property.
8. Check if there is any high-tension wire over the Property in the question.
9. Check for any road widening.
10. Check for defence acquisition if any.
11. Check if any mortgage or Agreement Holders.
12. On receipt of the above documents and on scrutiny of the same, if any further documents are required, the same will be intimated to you.

Thank you,

SNR Legal Team.