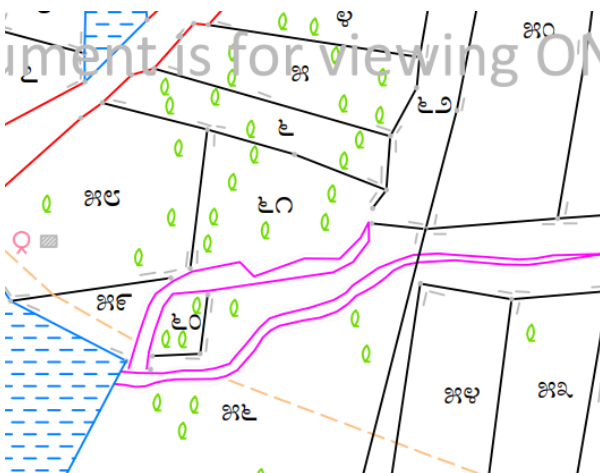
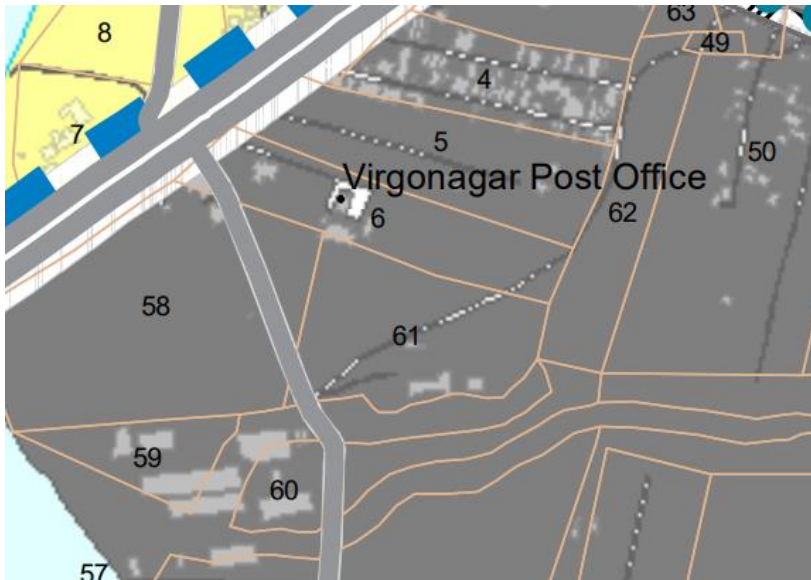


Advocates

Sri. Prathapnaidu

PRELIMINARY REPORT

SLNO	Property	Measurement	Present owner
1	SY No 61/1A2	0.12 Guntas	Sri.



1. RTC from 2001-2002 to 2011-2012 in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk
2. Title documents in the names of Sri. Munishamappa and his previous owners in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk
3. Genealogical Tree of Sri. Venkatappa and his family members (showing entire family members, sons, married daughters, including children and grand children and also his brothers & sisters).
4. Death certificate of Sri. Venkatappa
5. Linc document between Sri. Munishamappa and Sri. Sri. Venkatappa in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk
6. Copy of RR No 160,214,239 in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk
7. Copy of sale deed dated 27/09/1971 registered as document No 2261/1971-72 in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk

8. Copy of sale deed dated 31/05/1972 registered as document No 1288/1972-73 in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk
9. Company Authorization letter from Sri. Ramadas moter transport ltd
10. Copy of article of association and memorandum of association for Sri. Ramadas moter transport ltd
11. Death certificate of Sri. Kodali Jayaprakash
12. Change of land from Transport Purpose to residential purpose
13. 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 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk
14. 48A Endorsement in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk
15. Encumbrance Certificate from 01-04-2004 to till date in respect of Sy No 61/1A2 situated at Avalahalli Village, Bidarahalli 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.