

Advocates

Dated:16/06/2026

PRELIMINARY REPORT

[illegible]

All That Piece and Parcel of The Property in Respect of Site No 48 and 49 carved out of Sy No 148/4 Situated At Vibhuthipura Village, K R Puram Hobli, Bengaluru East Taluk.

1. Title documents in the names of Sri. Erappa and his previous owners in respect of Sy No 148/4 Situated At Vibhuthipura Village, K R Puram Hobli, Bengaluru East Taluk
2. Genealogical Tree of Sri. Abhaiah Reddy and Sri. Erappa and his family members (showing entire family members, sons, married daughters, including children and grand children and also his brothers & sisters).
3. Conversion order and Layout Plan in respect of Sy No 148/4 Situated At Vibhuthipura Village, K R Puram Hobli, Bengaluru East Taluk
4. Confirmation deed from missing family members of Sri. A. Venkataswamy Reddy respect of Schedule property
5. Death certificate of Sri. Erappa
6. Death certificate of Sri. Ramachandra naidu
7. Village map of Vibhuthipura
8. Encumbrance Certificate from 01-04-2004 to till date in respect of Sy No 148/4 Situated At Vibhuthipura Village, K R Puram Hobli, Bengaluru East Taluk
9. Encumbrance Certificate from 01-04-1990 to till date in respect of Site No 48 and 49 Situated At Vibhuthipura Village, K R Puram Hobli, Bengaluru 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.

