



66 MG ROAD

Property Concierge · Mumbai · Singapore · Dubai

DOCUMENT

REF NO.

Property Health Check

66MG/PHC/2026-07/0031

DATE

21 Jul 2026

PROPERTY

3BHK independent first floor + 1,240 sq ft
plot · Kalyan Nagar, Bangalore · ID
66MG-P-0488

PREPARED FOR

D. Sundaram (Toronto) ·
66MG-0-0188

PREPARED BY

Meera S. (
66MG-M-0014
, MG Score 93)

Subject: Property Health Check: site visit 14 Jul 2026, records pulled 18 Jul 2026

FINDINGS

3

1 high, 1 medium, 1 low

BOUNDARY

2.4 ft short

North-east edge

DUES OUTSTANDING

₹41,180

Property tax, 3 years

OCCUPANCY

Occupied

Owner believed vacant

1 · THE SITE VISIT, 14 JULY 2026

☒	Every room photographed	19 photographs, each carrying the date and time it was taken, filed to your vault
☒	Exterior, roof line, compound	6 photographs. Roof waterproofing sound, one downpipe detached at the rear
☐	Boundary walked and surveyed	GPS survey against your sale-deed dimensions. North-east edge falls 2.4 ft inside the deed line, a neighbour's cattle shed and fence stand on that strip
☐	Occupancy verified in person	Ground-floor tenant, present at the visit, states he has occupied the first floor since Mar 2024 by arrangement with your cousin. No written agreement produced, no rent reaching you
☒	Meters and connections	BESCOM meter live, reading 71,204 photographed. Water connection active. Bills in your father's name
☒	Locks, doors, entry	Main door and grille sound. Two keys accounted for, held by the occupant

2 · THE RECORDS, PULLED 18 JULY 2026

☒	Encumbrance certificate (2004 to 2026)	Pulled from the sub-registrar, Bangalore East. Read line by line. No mortgage, no lien, no third-party charge
☒	Title chain	Sale deed 2004 registered to your late father, gift deed 2011 to you registered and traceable. Chain unbroken

 Khata / mutation	Khata still stands in your late father's name. Not mutated after the 2011 gift deed. A sale cannot be registered cleanly until this is corrected
 Property tax	₹41,180 outstanding, being three assessment years and accrued penalty. Last payment made in 2023
 Land use and zoning	Residential, no conversion issue, no acquisition notice against the survey number

3 • FINDINGS, RANKED BY WHAT THEY COST YOU IF IGNORED

HIGH	Unauthorised occupation of the first floor since Mar 2024 with no written agreement. Every further month strengthens an adverse claim and makes recovery slower	Act now
MEDIUM	Khata not mutated to your name, plus ₹41,180 in tax arrears. Together these stall a sale for months and are the single most common reason an NRI sale collapses at the registration stage	₹41,180 + fees
LOW	Neighbour's fence and cattle shed standing 2.4 ft inside your north-east boundary. A fence is a conversation. A structure is a suit	Fix while cheap

WHAT WE DID, AND WHAT WE DID NOT DO

WE DID	Visit the property once, photograph it, survey the boundary, pull the records, verify who is inside, and write this report
WE DID NOT	Take keys, hold money, sign anything on your behalf, or ask for a power of attorney
WE DID NOT	Speak to your cousin or the occupant about the arrangement. That is your call to make, and we will not make it for you
YOURS TO KEEP	This report, the 25 photographs, the encumbrance certificate and the tax printout are yours whatever you do next, including nothing

YOUR MANAGER'S NOTE

"You asked us to confirm the property was sitting empty and intact. It is neither, and I would rather write that on day one than manage it around you. The occupation is the finding that gets worse every month it waits. The khata and the arrears are fixable paperwork, and cheaper to fix now than during a sale."

Meera S., 21 Jul 2026

This report states what we saw and what the public records show on the dates given. It is not legal, tax or investment advice. Where a finding needs a lawyer, we say so and you appoint your own.

Meera S. (66MG-M-0014

21 Jul 2026

PROPERTY MANAGER

DATE OF ISSUE

System-generated from manager filings · photographs and receipts referenced are stored in the owner's document vault · 66 MG Road ·
sg@c4e.in · 66mgroad.com