



SURIYA LAW ASSOCIATES

Flat No.303, 3rd Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191
M.9845087191/9686426282/9535397986

To,

Date.25.02.2021

M/s. A S N DEVELOPERS

A Partnership firm having its office at
No.39, Horamavu Village,
K.R.Puram Hobli, Bangalore East Taluk,
Bangalore-560 016.

Represented by its Managing Partners

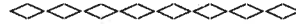
1. Mr. P.BALASUBARAMANYAM, aged about 44 years,
S/o. Sri.P.Muthuswamy Perumal,

2. Mr. G.MADHUKAR, aged about 39 years,
S/o. Sri.G.Muralidhar,

3. Mr. K. ETHIRAJULU NAIDU, aged about 37 years,
S/o Sri. K. Uddandama Naidu,

TITLE CLEARANCE CERTIFICATE

This Legal Opinion is given to **M/s. SRI BALAJI GROUP**
based on the photocopies of title documents provided by them.



SCHEDULE PROPERTY

RE: Item No.I.

All that piece and parcel of the immovable Property bearing **Converted Survey No.13/4**, (Old Survey Number 13/2) **now assigned new BBMP Kahta No.08/13/4/08**, {Converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.ALN:(PU):SR:(KRPH)106/2011-12, dated:28/10/2011, issued by the Deputy Commissioner, Bangalore}, situated at **HORAMAVU VILLAGE**, K.R. Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently under the administrative jurisdiction of **BBMP**, measuring **2 Acres 2 Guntas**, remaining portion of same survey No.13/4, measuring 7 Gutnas, retained by the First





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Party for their personal use, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Sy No.7;
West by : **Road** & Portion of Land in same survey number;
North by : Land in Sy No.14 and Sy No.6;
South by : Portion of Land in same survey number;

Item No.II

All that piece and parcel of the immovable Property bearing **Converted Survey No.7/1B, now assigned new BBMP Kahta No.14/7/1B/14**, {Converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.ALN:(KRPH)SR:19/14-15, dated:13/10/2014, issued by the Deputy Commissioner, Bangalore}, situated at **HORAMAVU VILLAGE**, K.R. Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently under the administrative jurisdiction of **BBMP**, measuring 1 Acre 31 Guntas, after encroachment of the said property by the neighbouring land owners, the owners are in possession of **measuring 1 Acre 25 Gunts** only, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Remaining Portion of same Land Sy No.7/1B, measuring 4 Guntas, thereafter in Sy No.7/2;
West by : Land in Sy No.13 and 8;
North by : Land in Sy No.7/1;
South by : Road and Land in Sy.No.7/3, 7/12, 7/11 and 7/7.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of Property bearing **Converted Survey No.13/4**, (Old Survey Number 13/2) **now assigned new BBMP Kahta No.08/13/4/08, & Converted Survey No.7/1B, now assigned new BBMP Kahta No.14/7/1B/14**, situated adjacent to each other at situated at **HORAMAVU VILLAGE**, K.R. Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently under the administrative jurisdiction of





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BBMP, totally measuring 3 Acres 27 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the:

East by : Remaining Portion of same Land Sy No.7/1B,
measuring 4 Guntas, thereafter in Sy No.7/2;
West by : Road & Sy No.8;
North by : Land in Sy No.14 and Sy No.6 & 7/1;
South by : Road and Land in Sy.No.13/4, 7/3, 7/12, 7/11 and
7/7.

I. LIST OF DOCUMENTS SCRUTINISED:

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		Survey No.13/4 (old No.13/2) (Item No.I)	
01.		Village Map, RR Balabagada Nakalu, Atlas, Index of land and Mysore settlement in respect of Survey No.13/4 of Horamavu Village.	Copy
02.	10.03.2020	Endorsement stating Akarbandh, Karda and Atlas in respect of Sy.No.13/4 situated at Horamavu Village is not Available.	Copy
03.	14.01.2018	Letter issued by VSSSN Horamavu stating that there is no outstanding loan in respect of Survey No.13/4 of Horamavu Village.	Copy
04.	13.03.2020	Endorsement issued by the Thasildhar stating that RTC Extract from 1964-65 to 1986 and again from 1991 to 1995-96 and Index of Land and record of Rights in respect of Survey No.13/4 situated at Horamavu Village is not available.	Copy
05.		RTC from the year 1986-87 to 1990-91, 1996-97 to 2001-02, 2002-03 to 2020-21 in respect of Survey No.13/4 measuring 2 Acres 08 Guntas + 1 Guntas Karab situated at Horamavu Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy





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06.		Mutation register Extract No.13/1983-84 and MR No.H23/2011-12.	Copy
07.	12.01.2006	P.T.C.L issued by the Assistant Commissioner (A.C), in respect of the above said survey number.	Copy
08.	10.11.2011	79 (a) (b) Endorsement issued by the Assistant Commissioner (A.C), in respect of the above said survey number.	Copy
09.	30.01.2006	48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
10.	28.10.2011	Official Memorandum bearing No. ALN:(PU):SR:(KRPH)106/2011-12 issued by the Deputy Commissioner in the name of Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna in respect of Sy.No13/4 measuring 2 Acres 08 Guntas and 1 Gunta Karab of Horamavu Village.	Copy
11.	18.02.2019	Confirmation deed executed by Sri.M.Nagaraja and M.Somashekar both Sons of Late Sri.P.Muniswamyappa, Mr.K.Ramesh and Mr.K.Umesh both Sons of Late Sri.P.Krishnappa and Mr.C.Prakash S/o Late P.Chandrasappa all are Grand Sons of Late Peraiah in favour of Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna Late Smt.Muni Akkayamma registered vide document No.19466/2018-19, Book I registered before the office of the Sub-registrar Shivajinagar (Banaswadi).	Copy
12.	18.02.2019	Joint Development Agreement entered between Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna and Late Smt.Muni Akkayamma and their legal heirs and M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and	Copy





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		Mr. K. Ethirajulu Naidu, registered vide document No.19477/2018-19, Book I, registered before the office of the Sub-registrar Banaswadi in respect of Converted Survey No.13/4, (Old Survey Number 13/2) measuring 2 Acres 02 Guntas of Horamavu Village.	
13.	18.02.2019	General Power of Attorney executed by Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna and Late Smt.Muni Akkayamma and their legal heirs in favour of M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and Mr. K. Ethirajulu Naidu, registered vide document No.896/2018-19, Book IV, registered before the office of the Sub-registrar Banaswadi in respect of Converted Survey No.13/4, (Old Survey Number 13/2) measuring 2 Acres 02 Guntas of Horamavu Village.	Copy
14.	30.01.2020 03.02.2020	Special Notice, Katha certificate and Katha Extract issued by the Bruhat Bangalore Mahanagara Palike in the name of Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna.	Copy
15.	30.01.2020	Improvement Charges paid receipt.	Copy
16.		Encumbrance Certificate from the year 15.02.1957 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 06.03.2020, 01.01.2020 to 23.02.2021.	Copy
		Survey No.7/1B (old Survey No.7/1) (Item II)	
17.		Village Map, Moola Tippani, Mysore survey Settlement, Hissa Survey Tippani, in respect of Survey No.7/1B of Horamavu Village.	Copy
18.	10.03.2020	Endorsement stating that Karda, RR Yedabaga, Balabaga and Atlas in respect of Survey No.7/1B of Horamavu Village is not available.	Copy





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19.	13.03.2020	Endorsement issued by the Thasildhar stating that RTC Extract from 1964-65 to 1986 and again from 1991 to 1995-96 and Index of Land and Record of Rights in respect of Survey No.7/1B situated at Horamavu Village is not available.	Copy
20.		RTC from the year 1986-87 to 1990-91, 1996-97 to 2001-02, 2002-03 to 2020-21 in respect of Survey No.7/1B measuring 1 Acre 35 Guntas + 1 Gunta Karab situated at Horamavu Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
21.		Compromise Petition in O.S.No.397/1957 filed in the court of the First Munsiff at Bangalore in respect of Survey No.7/1 of Horamavu Village.	Copy
22.	13.01.1961	Sale deed executed by Sri.Chinnaswamy and Srinivas both Sons of Sri.yellappa and Smt.Pullamma W/o Sri.Papaiah in favour of Sri.Ramaiah S/o Sri.Muniswamappa registered vide document No.4583/1960-61, Volume 216, Pages 238 to 241, Book I, registered before the office of the Sub-Registrar Bangalore South Taluk in respect of Survey No.7/1 measuring 1 Acre 36 Guntas of Horamavu Village.	Copy
23.	17.08.1971	Panchayath Partition deed entered between Sri.Ramaiah, Sri.Krishnappa, Sri.Sriramaiah and Sri.Papanna in respect of various lands including Survey No.7/1 situated at Horamavu Village.	Copy
24.		Mutation register Extract No.18/1987-88 .	Copy
25.	17.05.2019	P.T.C.L issued by the Assistant Commissioner (A.C), in respect of the above said survey number.	Copy
26.	17.05.2019	79 (a) (b) Endorsement issued by the Assistant Commissioner (A.C), in respect of the above said survey number.	Copy





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27.	30.1.2006	48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
28.	13.10.2014	Official Memorandum bearing No. ALN:(KRPH).SR.19/2014-15 issued by the Deputy Commissioner in the name of Mr.M.Ramaiah, M.Krishnappa and Sri.M.Sriramaiah all Sons of Munishamappa in respect of Sy.No.7/1 measuring 1 Acre 35 Guntas of Horamavu Village.	Copy
29.		Death Certificate and Family tree of Sri.M.Ramaiah S/o Muniswamappa.	Copy
30.	15.05.2019	Joint Development Agreement entered between Mrs.Ammayamma W/o Late Sri.M.Ramaiah and her legal heirs, Mr.M.Krishnappa and his legal heirs and Sri.M.Sriramaiah and his legal heirs and M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and Mr. K. Ethirajulu Naidu, registered vide document No.2771/2019-20, Book I, registered before the office of the Sub-registrar Banaswadi in respect of Converted Survey No.7/1B, (Old Survey Number 7/1) measuring 1 Acre 25 out of 1 Acre 31 Guntas of Horamavu Village.	
31.	15.05.2019	General Power of attorney executed by Mrs.Ammayamma W/o Late Sri.M.Ramaiah and her legal heirs, Mr.M.Krishnappa and his legal heirs and Sri.M.Sriramaiah and his legal heirs in favour of M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and Mr. K. Ethirajulu Naidu, registered vide document No.108/2019-20, Book IV, registered before the office of the Sub-registrar Banaswadi in respect of	Copy

(Signature)

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		Converted Survey No.7/1B, (Old Survey Number 7/1) measuring 1 Acre 25 out of 1 Acre 31 Guntas of Horamavu Village.	
32.	26.02.2020	Katha certificate and Katha Extract issued by the Bruhat Bangalore Mahanagara Palike in the name of Mr.M.Krishnappa and others.	Copy
33.		Improvement Charges paid receipt.	Copy
34.		Encumbrance Certificate from the year 1.04.1960 to 31.05.1989, 01.06.1989 to 31.03.2004 and 01.04.2004 to 06.03.2020 and 01.01.2020 to 23.02.2021.	Copy
35.	27.02.2020	Amalgamation Deed between Mr. Y.Munirajappa and Smt.Ammayamma and others vide registered as document No.21115/2019-20, in Book-I, registered in the Office of the Sub Registrar, Shivajinagar (Banaswadi), Bangalore	Copy
36.	11.08.2020	Joint/Common BBMP Special Notice, Khatha certificate and Extract issued by the Bruhat Bangalore Mahanagara Palike in the names of Mr. Y.Munirajappa, M.Krishnappa and others.	Copy

II. FLOW OF PROPERTY

On perusal of the documents referred to above, it could be ascertained that the land bearing Survey No.13/4 (old Survey No.13/2) measuring 2 Acres 08 Guntas + 1 Gunta Karab situated at Horamavu Village, K.R. Puram Hobli, Bangalore East Taluk earlier Bangalore South Taluk, was originally belonging to held by Sri.Y.Munirajappa S/o Late Sri.Doddayammanna he having acquired the same vide inheritance Certificate No.13/1983-84 after the death of his father and he stated enjoyment of above said property.





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Thereafter, the above said Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna after having acquired the above said property have applied for Conversion to Agricultural to non-agricultural residential purpose in respect of property bearing Sy.No13/4 measuring 2 Acres 08 Guntas and 1 Gunta Karab, {Converted vide Official Memorandum dated:28.10.2011, bearing No. ALN:(PU):SR:(KRPH)106/2011-12, issued by the Deputy Commissioner, Bangalore District} and also paid conversion charges.

Thereafter the said Sri.M.Nagaraja and M.Somashekar both Sons of Late Sri.P.Muniswamyappa, Mr.K.Ramesh and Mr.K.Umesh both Sons of Late Sri.P.Krishnappa and Mr.C.Prakash S/o Late P.Chandrasappa all are Grand Sons of Late Peraiah who claim as they were the earlier Owners/agreement Holder in respect of the Schedule Property have executed Confirmation deed dated 18.02.2019 in favour of Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna Late Smt.Muni Akkayamma which document is registered vide document No.19466/2018-19, Book I registered before the office of the Sub-registrar Shivajinagar (Banaswadi) they hereby released, relinquished their entire rights, title and interest over the schedule property.

Thereafter, the said Mr.Y.Munirajappa S/o Late Sri.Dodda Yamanna and Late Smt.Muni Akkayamma and their legal heirs has entered to Joint Development to developed the above said schedule property for constructed residential Apartments with M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and Mr. K. Ethirajulu Naidu, Vide Joint Development Agreement dated 18.02.2019 registered vide document No.19477/2018-19, Book I, registered before the office of the Sub-registrar Banaswadi in respect of Converted Survey No.13/4, (Old Survey Number 13/2) {Converted vide Official Memorandum dated:28.10.2011, bearing No. ALN:(PU):SR:(KRPH)106/2011-12, issued by the Deputy Commissioner, Bangalore District} situated at **HORAMAVU VILLAGE**, K.R.Puram Hobli, Bangalore East Taluk, **totally measuring 2 Acres 02 Gunta**, and at same day executed Registered General Power of Attorney in favour M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and Mr. K. Ethirajulu Naidu, vide registered General Power of Attorney dated:18.02.2019, registered as document No.896/2018-19, in respect of above said property to sell 62.64% undivided interest in the Property described at





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Para -II, alongwith proportionate super built up area. subsequent to the said transaction the Katha has also been changed in the name of Mr.Y.Munirajappa in the records of Bruhat Bangalore Mahanagara Palike, as the said property, has fallen within the administrative confines of BBMP. in respect of the Item No.I of the schedule Property which property is hereinafter referred to Item No.I of the Schedule property.

On perusal of the documents referred to above it could be ascertained that the Item No.II of the Schedule Property bearing Sy.No.7/1 of Horamavu Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was originally belong to Sri.T.Papaiah was in possession and enjoyment of said property. Subsequently, the Said Sri. T.Papaiah had mortgage the above said property in favour of The Century bank Limited and where in he demised leaving behind his wife Smt.Pullamma later the said bank filed a case for non payment of debts vide O.S.No.397/1957 before the court of the first Munsiff at Bangalore against Smt.Pullamma and they entered into compromise petition and as per the Compromise she has agreed to repay the loan amount.

Thereafter Smt.Pullamma Wife of Late T.Papaiah along with Sri.Chinnaswamy and Srinivas both Sons of Sri.Yellappa (Brother of Late T.Papaiah) sold the above said property to one Sri.Ramaiah S/o Sri.Muniswamappa vide sale deed dated 13.01.1961, registered vide document No.4583/1960-61, Volume 216, Pages 238 to 241, Book I, registered before the office of the Sub-Registrar Bangalore South Taluk in respect of Survey No.7/1 measuring 1 Acre 36 Guntas of Horamavu Village. Later the said Sri.Ramaiah after acquiring the said property along with his brothers entered into Panchayath Partition deed dated 17.08.1971 as per the above partition Sy.No.7/1 measuring 25 Guntas was allotted to the share of Sri.Ramaiah, measuring 25 Guntas was allotted to the share of Sri.Krishnappa and Measuring 25 Guntas was allotted to the share of Sri.Sriramaiah and Sri.Papanna was allotted other property and they started enjoying and possession of the above said description of property and subsequent to the said transaction the Mutation is also transferred in their respective names Vide Mutation register Extract No.18/1987-88.





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Thereafter, the above said Mr.M.Ramaiah, M.Krishnappa and Sri.M.Sriramaiah all Sons of Munishamappa after having acquired the above said property have applied for Conversion to Agricultural to non-agricultural residential purpose in respect of property bearing Sy.No7/1B measuring 1 Acre 35 Guntas, {Converted vide Official Memorandum dated:13.10.2014, bearing No. ALN:(KRPH).SR.19/2014-15 issued by the Deputy Commissioner, Bangalore District} and also paid conversion charges.

Thereafter, Later the said Sri.M.Ramaiah demised on 09.07.2015 leaving behind him his wife and children, as his legal heirs to inherit his entire estate including the above said property and later Mrs. Ammayamma W/o Late Sri.M.Ramaiah and her legal heirs, Mr.M.Krishnappa and his legal heirs and Sri.M.Sriramaiah and his legal heirs have entered to Joint Development to developed the above said schedule property for constructed residential Apartments with M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and Mr. K. Ethirajulu Naidu, Vide Joint Development Agreement dated 15.03.2019 registered vide document No.2771/2019-20, Book I, registered before the office of the Sub-registrar Banaswadi in respect of Converted Survey No.7/1B, (Old Survey Number 7/1) {Converted vide Official Memorandum dated:13.10.2014, bearing No. ALN: (KRPH).SR.19/2014-15, issued by the Deputy Commissioner, Bangalore District} situated at **HORAMAVU VILLAGE**, K.R.Puram Hobli, Bangalore East Taluk, **totally measuring 1 Acre 25 Guntas** only out of 1 Acre 31 Guntas remaining land is been encroached by the neighbouring land owners, and at same day executed Registered General Power of Attorney in favour M/s. A S N DEVELOPERS A Partnership firm Represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar and Mr. K. Ethirajulu Naidu, vide registered General Power of Attorney dated:15.05.2019, registered as document No.108/2019-20, in respect of above said property to sell 61% undivided interest in the Property described at Para -II, alongwith proportionate super built up area. subsequent to the said transaction the Katha has also been changed in the names of Mr.M.Krishnappa and others in the records of Bruhat Bangalore Mahanagara Palike, as the said property, has fallen within the administrative confines of BBMP. in respect of the Item No.II





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of the schedule Property which property is hereinafter referred to Item No.II of the Schedule property.

Thereafter the owners of both properties, i.e., the immovable property bearing **Converted Survey No.13/4**, (Old Survey Number 13/2) **now assigned new BBMP Kahta No.08/13/4/08**, & **Converted Survey No.7/1B**, **now assigned new BBMP Kahta No.14/7/1B/14**, both the properties, situated adjacent to each other and are situated at **HORAMAVU VILLAGE**, K.R. Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently under the administrative jurisdiction of **BBMP**, totally **measuring 3 Acres 27 Guntas**, have entered into Amalgamation deed dated 27.02.2020, registered vide document No.21115/2019-20, Book I, registered before the office of the Sub-Registrar Banaswadi which property is morefully described in the Composite Schedule hereunder and hereinafter referred to as the 'COMPOSITE SCHEDULE PROPERTY. subsequent to the said transaction the Katha has also been changed in their Joint names in the records of Bruhat Bangalore Mahanagara Palike, as the said property, has fallen within the administrative confines of BBMP

III. ENCUMBRANCES:

There are no encumbrances or minor claims over the subject property from 15.02.1957 to 23.02.2021 in respect of Item No.I, and from 1.04.1960 to 23.02.2021 in respect of Item No.II, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given

IV. CERTIFICATE

Therefore I certify that Mr. Y.Munirajappa, Mrs. Ammayamma W/o Late Sri.M.Ramaiah and her legal heirs, Mr.M.Krishnappa and his legal heirs and Sri.M.Sriramaiah and his legal heirs have absolute title over the Property described at Para – II and **M/s. A S N DEVELOPERS**, represented by its Managing Partners Mr. P.Balasubaramanyam, Mr. G.Madhukar, & Mr. K. Ethirajulu Naidu, would derive marketable title to sell the flats that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – II, by virtue of the registered Joint Development Agreement and the

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prospective Purchaser/s of the said flat/s from the Builders M/s. A S N **DEVELOPERS**, represented by its Managing Partners Mr. P.Balasubramanyam, Mr. G.Madhukar, & Mr. K. Ethirajulu Naidu, would also derive valid title to the said flats/super built up area constructed over the Property described under at Para- II, in the project/multistoried residential building known as “A S N **GARDENIA**” and Mr. Y.Munirajappa, Mrs. Ammayamma W/o Late Sri.M.Ramaiah and her legal heirs, Mr.M.Krishnappa and his legal heirs and Sri.M.Sriramaiah and his legal heirs, would derive valid title for the remaining flats in the project that has been allocated to heir share, alongwith proportionate undivided share of land, by virtue of the registered Joint Development Agreement referred to above.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II upto 23.02.2021.

(MURTHY. S)
ADVOCATE

S. MURTHY
ADVOCATE
M/s. SURIYA LAW ASSOCIATES
Flat No. 303, 3rd Floor, Motati Meadows,
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