

SUDHAMANI & ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS

SUDHAMANI S.T.

Advocate

off : No. 1/A, 2ND Floor,

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ROLL No. KAR/787/1989

Ref: TIR/SBI/2017

To

HEMKUMAR GOPALAKRISHNAN

Bangalore.

LEGAL REPORT

1. Complete & full description of the immovable properties

SCHEDULE 'A' PROPERTY

ITEM 1

All the piece and parcel of the immovable property being a portion of converted residential land bearing **Sy. No. 7/14** converted Vide No. B.D.S.ALN:(SR(S):235/2002-03 dated 13.12.2002 from the office of Special Deputy Commissioner, Bangalore Urban District, measuring **to an extent of 2 acres 20 guntas out of 3 acres 20 guntas** situated at Uttarahalli Manavarthe Kaval Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore & bounded on:

EAST : Remaining portion of Sy. No. 7/14

WEST : BDA Road

NORTH : Pipeline Road

SOUTH : Mantri LakeView Layout

ITEM 2

All the piece and parcel of the immovable property being a portion of converted residential land bearing **Sy. No. 7/14** converted Vide No. B.D.S.ALN:(SR(S):235/2002-03 dated 13.12.2002 from the office of Special Deputy Commissioner, Bangalore Urban District, measuring **to an extent of 1 acre out of 3 acres 20 guntas** situated at Uttarahalli Manavarthe Kaval Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore & bounded on:

EAST : Private Property

WEST : Remaining portion of Sy. No. 7/14

NORTH : Pipeline Road

SOUTH : Mantri LakeView Layout

COMPOSITE SCHEDULE PROPERTY

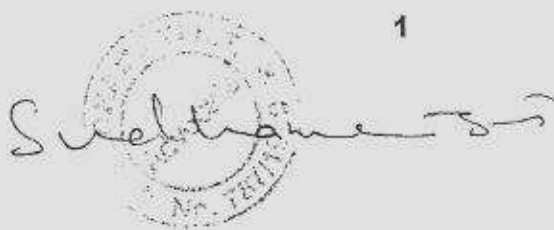
All the piece and parcel of residential land bearing Khatha No. 84/7/14 (Sy. No. 48(old Sy. No. 7/14)) situated at Uttarahalli Manavarthe Kaval Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore measuring **to an extent of 3 acres 20 guntas i.e., 1,52,333.77 Sft. & bounded on:**

EAST : Private Property

WEST : BDA Road

NORTH : Pipeline Road

SOUTH : Mantri LakeView Layout



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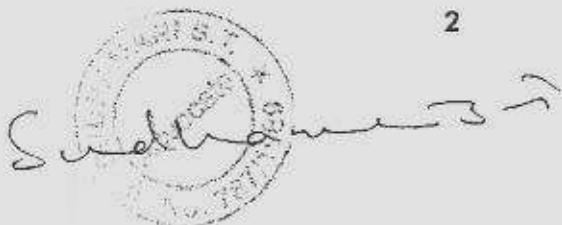
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2	a. Particulars of the documents scrutinized serially & chronologically : b. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	
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Sl. No.	Date	Name/Nature of Document	Original /Certified Copy/Certified Extract/Photocopy etc.,	In case of copies whether the original was scrutinized by the Advocate
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1	1. Records of Rights in the name of Chikkanna. (in respect of Sy. No. 7/14 measuring 4 acres.) 2. Family Tree of Chikkanna. (consists of Nagamma, Yeshodamma, Venkateshappa & Vajrappa)	Certified copy Verified (relating to larger extent)
2	Official Memorandum dated 13.12.2002 bearing No. BDis : ALN : SR(S) : 235/2002-03 issued by Special Deputy Commissioner, Bangalore District. (In respect of Sy. No. 7/14 to an extent of 3 acres 20 Guntas)	Certified copy Verified
3	1. General Power of Attorney dated 05.10.2002 executed by Nagamma, Venkateshappa & Vajrappa in favour of B.S.N.Hari & D.Ravishankar duly notarized before the Notary Public, Bangalore. 2. Trust deed dated 19.05.2000 of Bapu Education trust registered as document No. JAY-4-00481/2003-04 stored in CD JAYD 2 in the office of Sub Registrar, Jayanagar, Bangalore. 3. Sale Deed dated 25.03.2004 executed by Nagamma, Venkateshappa & Vajrappa through GPA holder infavour of Bapu Education trust registered as document No. KEN-1-37952/03-05 CD KEND 44 in the office of Sub Registrar, Kengeri, Bangalore. (In respect of Sy. No. 7/14 to an extent of 1 Acre). 4. Sale Deed dated 25.03.2004 executed by	Certified copy Verified Original Verified



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	Nagamma, Venkateshappa & Vajrappa through GPA holder infavour of Paola Ravishankar & B.N.Sunanda registered as document No. KEN-1-37958/03-05 CD KEND 44 in the office of Sub Registrar, Kengeri, Bangalore. (Inrespect of Sy. No. 7/14 to an extent of 2 Acres 20 Guntas). 5. Sale Deed dated 13.07.2006 executed by Bapu Education trust infavour of Parvathamma registered as document No. KEN-1-19514/06-07 CD KEND 321 in the office of Sub Registrar, Kengeri, Bangalore. (Inrespect of Sy. No. 7/14 to an extent of 1 Acres).	
4	1. Specific Power of Attorney dated 21.02.2007 executed by Paola Ravishankar, B.N.Sunanda, Louisa Rodridgues in favour of D. Ravishankar duly notarized before the Notary Public, Bangalore. (Two SPA) 2. Deed of Confirmation dated 01.03.2007 executed by Nagamma, Venkateshappa & his family members, Vajrappa, Yeshodamma & M.Sadananda in favour of Paola Ravishankar, B.N.Sunanda, Louisa Rodridgues through SPA holder & Parvathamma registered as document No. KEN-1-38885/2006-07 CD KEND 371 in the office of Sub Registrar, Kengeri, Bangalore. 3. General Power of Attorney dated 19.10.2006 executed by Gowramma, Srinivasa, Gopal, Mahadeva & Nagarathna in favour of Shashi Shekar.M. duly notarized before the Notary Public, Bangalore. 4. General Power of Attorney dated 16.09.2004 executed by Louisa Rodridgues in favour of Paola Ravishankar duly notarized before the Notary Public, Bangalore. 5. Deed of Confirmation dated 07.11.2006 executed by Gowramma, Srinivasa, Gopal, Mahadeva & Nagarathna through GPA holder in favour of Paola Ravishankar, B.N.Sunanda, Louisa Rodridgues through GPA holder through SPA holder &	Original Verified


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	Parvathamma registered as document No. KEN-1-28496/2006-07 CD KEND 344 in the office of Sub Registrar, Kengeri, Bangalore.	
5	1. Agreement (Partnership deed - Association of Persons) dated 04.11.2006 entered among Parvathamma, Paola Ravishankar, B.N.Sunanda M/S Hara Housing & Land Development Company Pvt. Ltd. & Vijaya Enterprises registered as document No. KEN-1-28374/2006-07 CD KEND 344 in the office of Sub Registrar, Kengeri, Bangalore. 2. Reconstituted deed of Associations of persons dated 22.07.2008 entered between Parvathamma, Paola Ravishankar, B.N.Sunanda, M/s Hara Housing & Land Development Co. Pvt. Ltd. & M/s Vijaya Enterprises registered as document No. JPN-1-02364/2008-09 CD JPND 29 in the office of Sub Register, J.P.Nagar, Bangalore. 3. Khatha Certificate/Extract dated 22.12.2010 issued by Bruhath Bangalore Mahanagara Palike in favour of M/s HARA VIJAYA ENTERPRISES.	Original Verified
6	Index of Lands, Resurvey Sketch, Karnataka Settlement Akarbandh, Village Map.	Certified Copy Verified
7	1. Joint Development Agreement dated 20.09.2010 entered between M/s HARA VIJAYA ENTERPRISES & M/s VIJAYA ENTERPRISES represented by Proprietor H.B.SHIVAKUMAR registered as Document No. JPN-1-04598/2010-11 CD JPND 79 in the office of Sub Registrar, J.P.Nagar, Bangalore. (65%-35%) 2. General Power of Attorney dated 20.09.2010 entered between M/s HARA VIJAYA ENTERPRISES & M/s VIJAYA ENTERPRISES represented by Proprietor H.B.SHIVAKUMAR registered as Document No. JPN-4-00254/2010-11 CD JPND 79 in the office of Sub Registrar, J.P.Nagar, Bangalore.	Original Verified
8	License & Approved Building Plan dated 25.02.2013 bearing LP No. 19/2010-11 issued by Bruhath Bangalore	

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	Mahanagara Palike for the construction of Building 1 – Ground +11 Upper Floors. Building 2 – Ground + 5 Upper Floors.	Original Verified
9	Property Tax Paid Receipt for the period 2016-17.	Original Verified
10	Encumbrance Certificate for the period 1.06.1982 to 30.11.2016.	Original Verified
11	No Objection Certificate issued by 1. Letter issued by BSNL 2. Karnataka State Pollution Control Board 3. BESCOM 4. BWSSB 5. HAL	Original Verified
12	Sharing Agreement dated 14.08.2013 entered between HARA VIJAYA ENTERPRISES & M/s VIJAYA ENTERPRISES represented by Proprietor H.B.SHIVAKUMAR	Original Verified
3	Chain of title tracing the title from the oldest title deed to the latest title deed.	Mentioned below

I perused Document No. 1, Supra, it is observed from recitals made therein that the property bearing **Sy. No. 7/14 measuring 4 acres** situated at Uttarahalli Manavarthe Kaval Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore originally owned by one Chikkanna as a owner as can be seen Records of Rights.

Whereas the Family Tree of Chikkanna discloses that the family consists of his wife Nagamma & children namely Yeshodamma, Venkateshappa & Vajrappa as his only legal heirs to succeed to his estates under the provisions of law.

Whereas the property bearing **Sy. No. 7/14 to an extent of 3 acres 20 Guntas** were converted from agriculture to non agricultural residential purposes by the office of Special Deputy Commissioner, Bangalore District Vide Official Memorandum dated 13.12.2002 bearing No. BDis : ALN : SR(S) : 235/2002-03. Since a mistake were crept in the boundaries the same was rectified through and Official Memorandum dated 15.09.2008 bearing No. ALN(SU)SR 24/2007-08.

vide Document No. 2, supra.

Whereas after the death of said Chikkanna a General Power of Attorney dated 05.10.2002 is being executed by his legal heirs namely Nagamma, Venkateshappa & Vajrappa in favour of B.S.N.Hari & D.Ravishankar duly notarized before the Notary


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Public, Bangalore authorizing them to perform certain acts including the power of alienation.

I perused Trust deed dated 19.05.2000 of **Bapu Education trust** registered as document No. JAY-4-00481/2003-04 stored in CD JAYD 2 in the office of Sub Registrar, Jayanagar, Bangalore discloses that a trust under the name & style **Bapu Education trust** is being formed by 5 Parties namely Chandrakala.V, Kumari Swarnalatha.P, Kumari Suma.K.S, Amaresh.H & C.Gopal. the said document further discloses that the trustees shall have power to acquire, borrow, possess, own, hold & enjoy the immovable property on behalf of Trust & to sell, dispose or alienate the immovable property on behalf of trust & to invest capital and income on behalf of the charitable trust.

Whereas the said Nagamma, Venkateshappa & Vajrappa through GPA holder intum conveyed the property bearing Sy. No. 7/14 to an extent of 1 Acre infavour of **Bapu Education trust** through registered Sale Deed dated 25.03.2004 registered as document No. KEN-1-37952/03-05 CD KEND 44 in the office of Sub Registrar, Kengeri, Bangalore.

Whereas the said Nagamma, Venkateshappa & Vajrappa through GPA holder intum conveyed the property bearing Sy. No. 7/14 to an extent of 2 Acres 20 Guntas infavour of Paola Ravishankar & B.N.Sunanda through registered Sale Deed dated 25.03.2004 registered as document No. KEN-1-37958/03-05 CD KEND 44 in the office of Sub Registrar, Kengeri, Bangalore.

Whereas the said **Bapu Education trust** intum conveyed the property bearing Sy. No. 7/14 to an extent of 1 Acre infavour of Parvathamma through registered Sale Deed dated 13.07.2006 registered as document No. KEN-1-19514/06-07 CD KEND 321 in the office of Sub Registrar, Kengeri, Bangalore.

vide Document No. 3, supra.

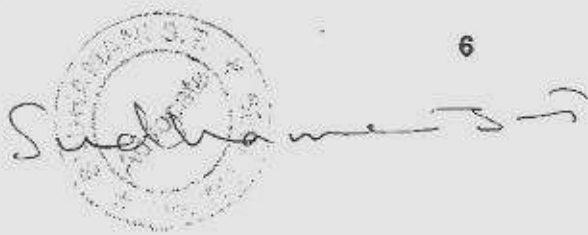
A Specific Power of Attorney dated 21.02.2007 (Two SPA) is being executed by Paola Ravishankar, B.N.Sunanda, Louisa Rodridgues in favour of D. Ravishankar duly notarized before the Notary Public, Bangalore authorizing him to perform certain acts including the power of signing the Deeds of Confirmation.

A General Power of Attorney dated 19.10.2006 is being executed by Gowramma, Srinivasa, Gopal, Mahadeva & Nagarathna in favour of Shashi Shekar.M. duly notarized before the Notary Public, Bangalore authorizing him to perform certain acts including the power of signing the Deeds of Confirmation.

A General Power of Attorney dated 16.09.2004 is being executed by Louisa Rodridgues in favour of Paola Ravishankar duly notarized before the Notary Public, Bangalore authorizing him to perform certain acts including the power of signing the Deeds of Confirmation.

Whereas the family members of original owner Chikkanna have executed Two Confirmation Deeds as follows:

1. Deed of Confirmation dated 01.03.2007 executed by Nagamma, Venkateshappa & his family members, Vajrappa, Yeshodamma & M.Sadananda in favour of Paola Ravishankar, B.N.Sunanda, Louisa Rodridgues through SPA holder & Parvathamma registered as document




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No. KEN-1-38885/2006-07 CD KEND 371 in the office of Sub Registrar, Kengeri, Bangalore.

2. Deed of Confirmation dated 07.11.2006 executed by Gowramma, Srinivasa, Gopal, Mahadeva & Nagarathna through GPA holder in favour of Paola Ravishankar, B.N.Sunanda, Louisa Rodrigues through GPA holder through SPA holder & Parvathamma registered as document No. KEN-1-28496/2006-07 CD KEND 344 in the office of Sub Registrar, Kengeri, Bangalore.

vide Document No. 4, *supra*.

A Agreement (Partnership deed - Association of Persons) dated 04.11.2006 is being formed by Parvathamma, Paola Ravishankar, B.N.Sunanda M/S Hara Housing & Land Development Company Pvt. Ltd. & Vijaya Enterprises under the name & style **M/s HARA VIJAYA ENTERPRISES** and the said deed is registered as document No. KEN-1-28374/2006-07 CD KEND 344 in the office of Sub Registrar, Kengeri, Bangalore. The main object of the firm is business of developing and building residential apartments. The partners Parvathamma & Paola Ravishankar, B.N.Sunanda have contributed property bearing Sy. 7/14 measuring 3 acres 20 guntas (1 acre by Parvathamma & 2 acre 20 guntas by Paola Ravishankar, B.N.Sunanda) acquired by them to the firm as their capital contribution. Thus the said M/s HARA VIJAYA ENTERPRISES became the absolute owner of the said property. (HEREIN AFTER REFERRED TO AS ITEM 1 & 2 OF THE SCHEDULE PROPERTY)

Whereas by a registered Reconstituted deed of Associations of persons dated 22.07.2008 entered between Parvathamma, Paola Ravishankar, B.N.Sunanda, M/s Hara Housing & Land Development Co. Pvt. Ltd. & M/s Vijaya Enterprises registered as document No. JPN-1-02364/2008-09 CD JPND 29 in the office of Sub Register, J.P.Nagar, Bangalore, One of the partner namely M/s Vijaya Enterprises retired from the firm.

Whereas the Khatha of the schedule 'A' property was transferred in the name of **M/s HARA VIJAYA ENTERPRISES** in the revenue records of Bruhath Bangalore Mahanagara Palike vide Khatha Certificate/Extract dated 22.12.2010.

vide Document No. 5, *supra*.

The Index of Lands, Resurvey Sketch, Karnataka Settlement Akarbandh, Village Map discloses that the extent, location, shape & size of the schedule property.

vide Document No. 6, *supra*.

Whereas said **M/s HARA VIJAYA ENTERPRISES** have formulated the scheme for the development of the Schedule 'A' property into Multistoried residential building has entered into Joint Development Agreement dated 20.09.2010 with **M/s VIJAYA ENTERPRISES** represented by Proprietor **H.B.SHIVAKUMAR** registered as Document No. JPN-1-04598/2010-11 CD JPND 79 in the office of Sub Registrar, J.P.Nagar, Bangalore. The said document further discloses that the owners shall convey 65 % Undivided Share in the schedule 'A' property infavour of developer and developer in turn construct and deliver 35 % super built up area infavour of the owner



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Whereas by virtue of Joint Development Agreement the said **M/s HARA VIJAYA ENTERPRISES** has executed a General Power of Attorney dated 20.09.2010 in favour of **M/s VIJAYA ENTERPRISES** represented by Proprietor **H.B.SHIVAKUMAR** thereby authorizing them to perform certain act with the power of alienation of their share over the schedule 'A' property & the said GPA is registered as Document No. JPN-4-00254/2010-11 CD JPND 79 in the office of Sub Registrar, J.P.Nagar, Bangalore.

vide Document No. 7 supra.

The said **M/s HARA VIJAYA ENTERPRISES** through GPA holder with an intent to construct multistoried residential building has approached Bruhath Bangalore Mahanagara Palike & obtained License & Approved Building Plan dated 25.02.2013 bearing LP No. 19/2010-11 for the construction of multistoried residential building consisting of

Building 1 – Ground +11 Upper Floors.

Building 2 – Ground + 5 Upper Floors.

on the schedule 'A' property

vide Document No. 8, supra.

Whereas the property tax assessed in respect of the Schedule 'A' Property is paid up to 2016-17 **vide Document No. 9, supra.**

The Encumbrance Certificates for the period 1.06.1982 to 30.11.2016 clearly discloses that the Schedule 'A' Property is free from Encumbrance

vide Document No.10, supra.

whereas the several government authorities and boards namely BSNL, BWSSB, Survey of India, BESCOM, HAL & Kamataka State Pollution Control Board & Airport Authority of India has issued No Objection Certificate for the construction of multistoried residential building on the Schedule 'A' Property.

vide Document No.11, supra.

The said **HARA VIJAYA ENTERPRISES & M/s VIJAYA ENTERPRISES** represented by Proprietor **H.B.SHIVAKUMAR** entered into Sharing Agreement dated 14.08.2013 for sharing of Apartment between them as follows :

APARTMENT ALLOTTED TO THE SHARE OF OWNERS (PARVATHAMMA) :

TOWER -1 :-

909	914								
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TOWER -2 :-

905	907	1008				-	-	-	-
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PREMIUM :-

204	304	401	404	405	501	502	504	-	-
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APARTMENT ALLOTTED TO THE SHARE OF OWNERS (PAOLA RAVISHANKAR & B.N.SUNANDA & Hara Housing & Land Development Company) :

TOWER -1 :-

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117	801	819	910	919	1010	1019			
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PREMIUM :-

105	206								
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**REMAINING APARTMENTS ARE ALLOTTED TO THE SHARE OF
BUILDER/DEVELOPER.**

**THE PROPOSED SCHEDULE 'C' PROPERTY IS ALLOTTED TO THE SHARE OF
BUILDER/DEVELOPER**

vide Document No.13 , supra .

CERTIFICATE OF TITLE :

I Certify that **M/S HARA VIJAYA ENTERPRISES** has an **ABSOLUTE, CLEAR, VALID & MARKETABLE TITLE** over the Schedule 'A' Property.

The said **M/S HARA VIJAYA ENTERPRISES** is competent to convey apartment No.503, 5TH Floor in favour of Applicant in which event the applicant shall derive valid title.

Date : 10.05.2017

Sudhamani S.T.

ADVOCATE

