

CHANDRA KALA .B.Com. LL.B. LL.M
(Advocate)

M.No. 6363230062

#114,CMR Complex,
2nd Floor, Above Union Bank,
Chandapura,
Bangalore-560099

16:09:2022

Report Date : 16-09-2022
Name of the Project : "GREEN CITY"
Name of the Builder/Developer : M/s. SRIPARVATA & BEST REALITY

Dear Sir,

Sub :- Legal Opinion in respect of Property measuring (i) 1 Acre 34 guntas in Sy.No.57/1; and (ii) 1 Acre in Sy.No. 57/4, in All Measuring to an extent of 2 Acre 34 guntas Situated at Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore District.

I. DISCRIPTION OF THE SUBJECT PROPERTY:-

(i) Property owned by Gali Kamakshaih.

All the piece and parcel of the property measuring 37 guntas bearing Sy.No.57/1, of Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk, duly converted for Non-agricultural residential purpose vide Conversion Order Official Memorandum bearing Application No.30958 Dt.08-04-2022 bounded by:

East by : Property belongs to Veeramadappa Sy.No.56/1 &56/2.
West by : Property belongs to Gurappa Sy.No.57/2
North by : Land belongs to remaining portion of Sy.No.57/1
South by : Land belongs to M/r. Sripavata & Best Reyalty Sy.No. 57/3.

(ii) Property owned by Naveen Boganadham Venkat.

All the piece and parcel of the property measuring 37 guntas bearing Sy.No.57/1, of Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk, duly converted for Non-agricultural residential purpose vide Conversion Order Official Memorandum bearing Application No.30958 Dt.08-04-2022 bounded by:

East by : Property belongs to Veeramadappa Sy.No.56/1 &56/2.
West by : Property belongs to Gurappa Sy.No.57/2
North by : Road
South by : Land belongs to remaining portion of Sy.No.57/1



(iii) Property owned by Sri P.Prathap and P.Jeevan Prashanth.

All the piece and parcel of the property measuring 1 Acre in Sy.No. 57/4 of Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk duly converted for Non-agricultural residential Purpose vide Conversion Order Official Memorandum bearing vide Doc.No.ALN(A)&(K)SR:135/2010-11. Dt.27-08-2012.

East by : Veeramadaiah's Property
West by : Halu Krishnappa's Property
North by : M/r. Sripavata & Best Reyalty's property Sy.No.57/3
South by : Chandrappa & Susheelamma's Property

I am furnished with the photocopies of the following documents and my opinion is as follows:-

II. DOCUMENTS SCRUTINISED :-

SL.No.	Date	Nature of the Documents
1		Order Copy in Case No.62/1961-62 before Special Deputy Commissioner for Abolition of Inams under the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954.
2		FORM No. VIII issued by the Tahsildar Anekal reveals that to the extent of 5 acre 29 guntas in Sy.No.57 of Kammasandra Agrahara Village is mutated in the name of Shivaramaiah.
3		RTC for the year 1969 to 1984.
4	12-08-1981	Order of the Land Tribunal Anekal in LRF ATC 3569/82-83 Dt. 12-08-1981 Ordered for grant of Certificate of Rights in favour of Sri Nanjundareddy .
5	12-08-1981	Form No.10 Dated 12-08-1981 issued by the Special Tahsildar in favour of Sri Nanjundareddy registered as Occupant.
6		MR.No. 3/85-86
7		RTC for the year 1984- 1996.
8	21-08-2000	A Registered Sale deed executed by Nanjundareddy in favour of Lakshmidevi vide Doc No. 3305/2000-01 Dt. 21-08-2000 to the extent of 1 Acre 34 guntas.
9		MR. 6/2000/2001
10		RTC for the period 2000-2004
11	24-01-2004	Sale deed executed by Lakshmidevi & others in favour of Venkatappa K.V vide Doc.no. ANK-1-12560/2003-04
12		MR. 21/2004-05
13		RTC for the period 2005-2009
14	05-03-2009	MR.No.36/2008-09
15		Hissa Survy Pakka Book reveals Sy. No. 57 re- surveyed and allotted Sy.No.57/1 measuring to the extent of 1 Acre 34 gunta
16	25-10-2018	Judgement & Order copy in APPEAL No.482/2010



17	12-08-2018	Order copy in Case No. LRF(83)(AK)02/2005-06
18		MR.No.
19	10-12-2021	A Registered sale deed executed by Venkatappa K.V. and others in favour of Sri. Gali Kamakshaih and Naveen Boganadham Venkat vide Doc No. ANK-1-06791-2021-22.
20		MR.No. H9/2021-2022
21		RTC for the year 2021-23
22	08-04-2022	D.C. Conversion Order Official Memorandum of Application No.30958 Dt.08-04-2022 in respect of Sy.No. 57/1.
23		MR. T13/2021-22
24		RTC for the year 2022-23.
25	12-09-2022	A Registered Partition Deed executed by & between Gali Kamakshaih and Naveen Boganadham Venkat vide Doc.No. ABL-1-06379-2022-23.
26	12-09-2022	JDA executed by Naveen Boganadham Venkat vide Doc.No.ABL-1-06380-2022-23.
27	12-09-2022	GPA executed by Naveen Boganadham Venkat vide Doc.No.ABL-4-00173-2022-23
28	12-05-2006	MR. 47/2006-07 Sy.No. 57 measuring 2 acre 2 guntas inherited by succession by the Legal heirs of late Shivaramaiah
29		RTC between 2006-2008
30	19-09-2007	Reg.Sale Deed executed by (1) Srinivasamurthy and others in favour of Yallamma . Vide Doc.No.ANK-1-02104-2007-08.
31		MR.No. 33/2007-08
32		RTC for the year 2008-09 to 2014-15
33	14-11-2007	A Reg. GPA executed by Yallamma and others in favour of Sheshanjunailu vide Doc.No. ANK-4-00242-2007-08
34	08-04-2010	A Reg. Sale Deed executed by Yallamma and others represented by their GPA holder Sheshanjunailu in favour of P.Prathap, P.Jeevan Prashanth S/o Sheshanjunailu. Vide Doc.No.ANK-1-00083-2010-11.
35		MR.No. 19/2009-10 for New Sy.No.57/4
36	27-08-2012	D.C. Conversion Order Official Memorandum vide Doc.No.ALN(A)&(K)SR:135/2010-11.
37	27-08-2012	MR.No.T1/2013-14
38	21-04-2022	JDA executed by and between P.Jeevan Prashanth and Prathap in favour of M/r Sripavata & Best Realty vide Doc.No. ABL-1-00785-2022-23.
39		GPA ABL-4-00022-2022-23
40		RTC for the period between 2011-2023 for Sy.No.57/4
41		Hissa Survey Tippani in respect of property bearing Sy.No.57/1 ; and 57/4
42		Hissa Survy Pakka Book in respect of property bearing Sy.No.57/3
43		Form No.5 issued by Survey Department in respect of Sy.No. 57/4.
44		Akarband in respect of Sy.No. 57
45		Encumbrance Certificate covering the period between 01-04-1950 to 31-03-2004 in respect of Sy.No.57/1.
46		Encumbrance Certificate covering the period between 01-



		04-2004 to 08-09-2022 in respect of Sy.No.57/1.
47		Encumbrance Certificate covering the period between 01-04-2004 to 08-09-2022 in respect of Sy.No.57/4.

III. TRACING OF TITLE.

1. Takthe Book :

The extract of Takthe Book reveals that Sri. Shivaramaiah S/o Srinivasaiah is the **Jodidar** of the land bearing Sy.No.57 measuring to an extent of 5 acre 29 guntas of Kammasandra Agrahara Village.

2. Case No.62/1961-62 before the Special Deputy Commissioner for Abolition of Inams under the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954.

The Document No. 2 placed in my hand is the photo Copy of Case No.62/1961-62, it reveals that the land bearing Sy.No. 57 measuring to an extent of 5 Acre 29 guntas do not come under any prohibited categories of Inam Abolition Act. Hence Court ordered that the name of Inamdar Shivaramaiah S/o Srinivasaiah was register as Occupant in respect of land bearing Sy.No. 57 measuring to an extent of 5 Acre 29 guntas.

3. FORM No. VIII : The Document No. 3 placed in my hand is the photo Copy of FORM No. VIII issued by the Tahsildar Anekal. Column No.1 reveals that MR.No. 62/1961-62, Column No. 6 reveals the name of holder Sri. Shivaramaiah S/o Srinivasaiah Column No.3 reveals the Sy.No.57 and Column No.4 reveals the extent measuring 5 acre 29 guntas. Further it is evidencing that Sri. Shivaramaiah was the Khathedar of the said property in peaceful possession and enjoyment. The same is evidenced by the Order Copy in Case No. 62/1961-62 and entry in the Revenue records for the year 1962-63 and MR. No. 62/61-62.

4. RTC from 1969-70 to 1983-84

The RTC extract placed before me between the year 1969 -70 to 1983-84 issued by Tahsildar Anekal Taluk in respect of Sy. No. 57 measuring to an extent of **5 Acre 29** guntas reveals that Column No. 9 reflects the name of Sri. Shivaramaiah S/o Srinivasaiah. Column No. 10 reflects the property is his ancestral one and Column No.12 reflects that one Nanjundareddy is the Hiduvaluidar.

5. LRF ATC 3568, 3569/82-83 Dt. 12-08-1981 :



Reveals that the Order of the Land Tribunal Anekal in **LRF ATC 3569/82-83** Dt. 12-08-1981, Ordered for grant of Certificate of Rights in favour of Sri **Nanjundareddy** in respect of Sy. No. 57 measuring **1 Acre 34 guntas**. The same is evidenced by **Form No.10 dated 09-06-1982** issued by the Special Tahsildar Anekal. Occupancy Rights was granted to Sri Nanjundareddy to the extent of 1 acre 34 guntas and to sri. Gureddy to the extent of 1 acre 33 guntas in **LRF ATC 3568, 3569/82-83 Dt. 12-08-1981**. Remaining 2 acre 2 guntas was in peaceful possession and enjoyment of Sri. Shivaramaiah as an absolute owner out of 5 acre 29 guntas of Kammasandra Agrahara Village.

6. FORM No. 10:

The Document placed before me is the **FORM No. 10** reveals that Nanjunda Reddy was registered as Occupant as per the Order in **LRF ATC 3569/82-83 Dt. 12-08-1981** to the extent of **1 Acre 34 guntas of Kammasandra Agrahara Village**. Provided that the said Sri Nanjundareddy was the Khathedar and the Absolute owner of the said granted land bearing sy. No. 57 to the extent of 1 acre 34 guntas.

7. MR.No.5/87-88:

The Mutation Register extract No. 5/87-88 issued by the Village Accountant in the name of Nanjundareddy which reveals that, on the basis of Order in **LRF ATC 3569/82-83 Dt. 12-08-1981**, the Revenue authorities mutated the Khatha in the name of Nanjunda reddy to the extent of 1 Acre 34 guntas in Sy.No. 57 of Kammasandra Agrahara Village.

8. RTC for the year 1984-85

The extracrt of RTC for the year 1984-85 issued by the Tahsildar Anekal Taluk in respect of Sy.No. 57 of Kammasandra Agrahara Village reveals that Column No.9 reflects that to the extent of 1 acre 34 guntas was granted in favour of Sri Nanjundareddy; 1 acre 33 guntas granted in favour of Gureddy and remaining 2 acre 2 guntas was allotted to Sri Shivaramaiah and the column No. 10 reflects the MR.No.5/87-88. It is evidenced by the RTC for the year 1984-85 that Sri Shivaramaiah and Sri Nanjundareddy were in peaceful possession and enjoyment to an extent of 2 acre 2 guntas and 1 acre 34 guntas respectively.

9. Sale deed bearing vide Doc.No. 3305/2000-01 Dt.09-10-2000

Later **Nanjundareddy** and others executed a registered sale deed in favour of N. Lakshmidevi W/o G.S.Srinivas to the extent of 1 acre 34 guntas vide Doc. No.3305/2000-01 Book-1 Volume 2244 Page No. between 187-195, before Sub-Registrar Anekal.Dt.09-10-2000. The said sale deed confirms the



passing of title and possession of the property measuring 1 acre 34 guntas in New Sy.No. 57 in favour of N. Lakshmidevi as absolute owner and her name were mutated in the Revenue Records as owner and Khatedar vide Mutation Register Extract bearing **M.R.No. 6/2000-01**

10. RTC for the period of 1999-2004:

The extract of RTC for the period of 1999-2000 issued by the Tahsildar Anekal Taluk in respect of Sy.No. 57 of Kammasandra Agrahara Village reveals that Column No.9 reflects that to the extent of 1 acre 34 guntas was acquired by N.Lakshmidevi W/o Srinivas and Column 10 reveals the **MR.No. 6/2000-01**

11. Sale deed vide Doc.No. ANK.S.R. 12560/24-01-2004

The said Lakshmidevi W/o G.A.Srinivas and her sons namely Sathish Kumar and Girish Kumar executed a registered sale deed in favour of K.V.Venkateshappa S/o Late Veerappa vide Doc.No. ANK.S.R.12560/24-01-2004 registered in the office of the Sub-Registrar Anekal to the extent of 1 acre 34 guntas in Sy.No.57. The said sale deed confirms the passing of title and possession of the property measuring 1 acre 34 guntas in New Sy.No. 57 in favour of Sri K.V.Venkateshappa as absolute owner and his name was mutated in the Revenue Records as owner and Khatedar vide Mutation Register Extract bearing **M.R.No. 21/2004-05**

12. RTC for the period of 2004-2008

RTC for the period of 2004-2008 issued by the Tahsildar Anekal Taluk in respect of Sy.No. 57 of Kammasandra Agrahara Village reveals that Column No.9 reflects that to the extent of 1 acre 34 guntas was acquired by K.V.Venkateshappa and Column 10 reveals the MR.No.21/2004-2005.

13. LRF(83)AK/02/05-06 Order dated. 30-10-2019 :

It is relevant to note that Proceedings are initiated against K.V.Venkateshappa in **LRF(83)K/02/2005-06** the Assistant Commissioner, Bangalore South Sub-Division Ordered and held that K.V.Venkateshappa has violated the provisions under sec.79-A, 79-B and 80 of the KLR Act, 1961. Hence ordered dated:10-12-2008 in LRF(83)K/02/2005-06 directed to forfeit the property bearing New Sy. No. 57 to the extent of 1 Acre 34 guntas the Revenue Records were mutated in the name of Government vide **M.R.No. 36/2008-2009**, the RTC for the year 2008-2019 reflects the same.

Subsequently the **Appellate Authority KAT in appeal No.482/2010** passed the **Judgement dated: 25-10-2018** has set aside the Order Dated 10-12-2008 and remanded the matter to reconsider. On perusal of the



documents AC Court came to the conclusion that there is no contravention of Sec.79-A, 79-B and 80 of the KLR Act, 1961 and the Assistant Commissioner, Bangalore South Sub-Division **Ordered in favour of K.V.Venkateshappa in LRF(83)AK/02/05-06 dated: 30-10-2019** and proceedings initiated against K.V.Venkateshappa under Sec. 83 of the Act are dropped. The same is evidenced by the Revenue Authorities mutated the name of K.V.Venkatesh in the Revenue Records to the extent of 1 acre 34 guntas in Sy.No. 57 as an absolute owner vide Mutation Register Extract bearing **M.R.No. H21/2019-2020**.

In the meantime, the property in Sy.No. 57 to the extent of 1 Acre 34 guntas owned by K.V.Venkateshappa was re-surveyed and was assigned with **New Sy. No.57/1** by the Survey Department Anekal. The same is evidenced by the RTC for the period 2009-2010.

14. RTC for the period between 2019-2020 :

RTC for the period between 2019-2020 issued by the Tahsildar Anekal Taluk in respect of Sy.No. 57/1 of Kammasandra Agrahara Village reveals that Column No.9 reflects that to the extent of 1 acre 34 guntas was restored in the name of K.V.Venkateshappa and Column 10 reveals the **MR.No.H21/2004-2005**.

15. Sale deed bearing vide Doc. No. ANK-1-06791-2021-22 Dt. 10-12-2021:

Subsequently a Registered sale deed executed by K.V.Venkateshappa and others in favour of Sri. Gali Kamakshaiah and Naveen Bogandam Venkat vide Doc. No. ANK-1-06791-2021-22 stored in C.D.No. ANKD1174 Dt.10-12-2021 in respect of Sy.No. 57/1 to the extent of 1 acre 34 guntas of Kammasandra Agrahara Village in the Office of the Sub-Registrar Basavanagudi Anekal. The said sale deed confirms the passing of title and possession of the property measuring 1 acre 34 guntas in New Sy.No. 57/1 in favour of Sri. Gali Kamakshaiah and Naveen Bogandam Venkat as absolute owners and their name were mutated in the Revenue Records as owners and Khatedars vide Mutation Register Extract bearing **M.R.No. H9/2021-2022**

16. RTC for the period 2020-2022 :

The extract of RTC for the period between 2020-2022 issued by the Tahsildar Anekal Taluk in respect of Sy.No. 57 of Kammasandra Agrahara Village reveals that Column No.9 reflects that to the extent of 1 acre 34 guntas was purchased by Sri. Gali Kamakshaiah and Naveen Bogandam



Venkat as the owners and Khatedars at relavent period of time. Column No.10 reflects the **MR.NO. H9/2021-2022**

17. Conversion Order vide Official Memorandum bearing Application No. 300958 dated: 09-04-2022:

Later the aforesaid Sri. Gali Kamakshaiah and Naveen Bogandam Venkat secured conversion of the said land for non-agricultural residential purposes. D.C. Conversion Order of Official Memorandum bearing **Application No. 300958 dated: 09-04-2022** in respect of Sy.No. 57/1 measuring 1 Acre 34 guntas of Kammasandr Agrahar Village. The same is evidenced by Mutation Register Extract bearing **MR.No. T13/2021-2022** reveals the Conversion Order Vide **Official Memorandum bearing Application No. 300958 dated: 09-04-2022** in respect of above said land. In the same way RTC for the year 2021-22 column 10 reflects the **MR.No. T13/2021-22** Converted for residential purposes.

18. Partition Deed bearing vide Doc. No. ABL-1-06379-2022-23 CD.No. ABLD1262 Dated: 12-09-2022

Subsequently a Registered Partition Deed executed by & between Gali Kasmakshaiah and Naveen Boganadham Venkata in respect of Sy.No.57/1 to the extent of 1 acre 34 guntas. Both the parties shared 37 guntas each. The same is registered in vide Doc. No. ABL-1-06379-2022-23 stored in CD.No. ABLD1262 dated 12-09-2022 in the office of Sub-registrar Attibele.

19. Joint Development Agreement vide Doc. No. ABL-1-06380-2022-23 dated 12-09-2022

Subsequently a registered Joint Development Agreement executed by Naveen Boganadham Venkata in favour of M/s. Sripurvata & Best Realty in respect of Sy.No. 57/1 to the extent of 37 guntas of Kammasandra Agrahara Village. vide Doc. No. ABL-1-06380-2022-23 in Book-1, stored in CD.No.ABLD1262 dated 12-09-2022 in the office of Sub-registrar Attibele.

20. General Power of Attorney vide Doc. No.ABL-4-00173-2022-2023 in Book No.4 Stored in C.D.No.ABLD1262 Dt.12-09-2022:

A registered General Power of Attorney executed by Naveen Boganadham Venkata in favour of M/s. Sripurvata & Best Realty in respect of Sy.No. 57/1 to the extent of 37 guntas of Kammasandra Agrshara Village. vide Doc. No. ABL-4-00173-2022-23 in Book-4, stored in CD.No.ABLD1262 dated 12-09-2022 in the office of Sub-registrar Attibele.

21. RTC for the period between 2022-2023:

22. MR.No. 47/2006-07.



Later the Aforesaid Sri. Shivaramaiah died on 12-03-1975 died intestate leaving behind his THREE Sons and TWO Daughters Viz., (1) Srinivasamurthy (2) Subramaniya (3) Nagaraju namely (5) Rathnamma (6) Gayatri as his legal heirs to succeed his estate. The Revenue records are mutated jointly in the name of aforesaid surviving legal heirs of late Sri. Shivaramaiah. The same is evidenced by **MR.No. 47/2006-07**.

23. RTC for the year 2007- 2008:

In RTC for the year 2007- 2008 Column No.9 reflects all the legal heirs of Sri. Shivaramaiah. Column No.10 reflects the **MR.No. 47/2006-07**.

24. Sale deed bearing vide Doc.No.ANK-1-02104-2007-08 dated:19-09-2007:

The aforesaid surviving legal heirs of late Sri. Shivaramaiah namely S.Srinivasamurthy and others sold the property in favour of Smt. Yallamma W/o Thammaiah, bearing Sy.No.57 to the extent of 2 acre 2 guntas vide Doc.No.**ANK-1-02104-2007-08**, in Book -1 stored in C.D.No.ANKD204 **Dt. 19-09-2007** in the office of Sub-registrar Anekal. The said sale deed confirms the passing of title and possession of the property measuring 2 acre 2 guntas in New Sy.No. 57 in favour of Smt. Yallamma as absolute owner and her name was mutated in the Revenue Records as owners and Khatedar vide Mutation Register Extract bearing **M.R.No. 33/2007-08**.

25. MR.No. 33/2007-08 :

The copy of the Mutation Register extract No. 33/2007-08 issued by the Village Accountant in the name of Smt. Yallamma reveals that on the basis of sale deed dated:19-09-2007 Doc.No.ANK-1-02104-2007-08 the revenue authorities mutated the Khatha in the name of Smt. Yallamma as Khathedar in respect of Sy. No. 57 to the extent of 2 acre 2 guntas of Kammasandra Agrahara Village vide **MR.NO. 33/2007-08**.

26. The RTC for the year 2008 to 2009

The extract of RTC for the year 2008 to 2009 issued by the Tahsildar Anekal Taluk in respect of old Sy.No.57 of Kammasandra Agrahara Village reveals that Column No.9 reflects the name of Smt. Yallamma is in possession and Column No.10 reflects **MR.No. 33/2007-2008**. It is evidenced that Smt. Yallamma was in possession and enjoyment of the above said property to the extent of 2 acre 2 guntas on the basis of Sale Deed Dated: 19-09-2007.

27. Hissa Survey Tippani:

In the meantime, the property in Sy.No. 57 owned by Yallamma W/o Thammaiah was re-surveyed and was assigned with New Sy. No.57/3 to the



extent of 2 Acre 2 guntas of Kammasandra Agrahara Village, issued by the Survey Department dated 30-12-2008. Hissa Survey Tippani clearly shows that Yallamma W/o Thammaiah was allotted Sy.No. 57/3. Whereas Sy.No.57/1 was allotted to K.V. Venkateshappa and 57/2 was allotted to Sugunamma.

28. RTC for the year 2009-2010:

RTC for the Year 2009-2010 column No.2 discloses the **Hissa No.3** in respect of 2 acre 2 guntas in Sy.No.57 hold by Yallamma W/o Thammaiah. column No.10 discloses the **MR.No. 33/2007-08**

29. GPA bearing vide Doc.No. ANK-4-00242-2007-08 dated.14-11-2007

Later Smt. Yallamma and Others executed a registered GPA in favour of P. Sheshanjunailu vide Doc.No. ANK-4-00242-2007-08 in Book-4 stored in C.D.No. ANKD206 Dt.14-11-2007 in the office of Sub-Registrar Anekal in respect of old Sy.No.57 New Sy. No. 57/3 to the extent of **1 Acre out of 2 acre 2 guntas** of Kammasandra Agrahara Village.

30. Sale deed bearing vide Doc.No. ANK-1-00083-2010-11 Dt. 08-04-2010

Later the said Yallamma and Others Represented by their GPA holder P. Sheshanjunailu executed a Reg.Sale deed in favour of P. Prathap S/o P.Sheshanjunailu and P.Jeevanprakash S/o Sheshanjunailu in respect of old Sy.No.57 New Sy. No. 57/4 to the extent of 1 Acre out of 2 acre 2 guntas of Kammasandra Agrahara Village. Vide Doc.No.ANK-1-00083-2010-11 in Book-1 stored in C.D. No.ANKD 253 Dt. 08-04-2010 registered in the office of the Sub-Registrar Anekal. Ths said sale deed confirms the passing of title and possession over the said property measuring 1 acre in Sy.No.57/3 in favour of Sri.P.Prathap and P.Jeevanprakash as absolute owners and their names were mutated in the Revenue Records as owners and Khatedars vide Mutation Register Extract bearing **M.R.No. 19/2009-2010.**

31. Hissa Survey Tippani :

Hissa Survey Tippani clearly shows that Yallamma W/o Thammaiah was allotted Sy.No. 57/3. Whereas **New Sy.No.57/4** was allotted to Prathap & Jeevan Prashanth both are S/o Sheshanjunailu.

32. Form No.V Form No.V issued by the Survey Department Anekal discloses that on the basis of Re- Survey Sy.No.57/3 allotted to Smt. Yallamma to the exten of 1 acre 2 guntas & Sy.No.57/4 allotted to Prathap & Jeevan Prashanth S/o Sheshanjunailu to the extent of 1 Acre of Kammasandra Agrahara Village.



33. RTC for the year 2010-2011:

The extract of RTC for the year 2010-2011 in column No. 2 reflect the Hissa no.4; column No. 9 reflect the name of P.Prathap & P.Jeevan S/o P.Sheshanjunailu. Column No.10 reflects **MR.No.19/2009-2010** to the extent of 1 Acre of Kammasandra Agrahara Village.

34. Conversion Order Official Memorandum vide Doc. No. ALN(AK)SR135/2010-11. Dt.27-08-2012:

Later the aforesaid Sri.P.Prathap and P.Jeevanprakash secured conversion of the said land for non-agricultural residential purposes. D.C. Conversion Order of Official Memorandum bearing vide Doc. No. **ALN(A)&(K)SR:135/2010-11. Dated: 27-08-2012** in respect of Sy.No. 57/4 measuring 1 acre of Kammasandr Agrahar Village. The same is evidenced by Mutation Register Extract bearing **MR.No.T1/2013-14** reveals the Conversion Order Vide Doc no. **ALN(AK)SR135/2010-11 Dt.27-08-2012** in respect of above said land.

35. RTC for the year 2013-2014:

The extract of RTC for the year 2013-2014 in column No. 9 reflect the name of possessor P.Prathap & P.Jeevan S/o P.Sheshanjunailu. Column No.10 reflects **MR.No.T1/2013-2014** to the extent of 1 Acre of Kammasandra Agrahara Village.

36. Joint Development Agreement vide Doc. No. ABL-1-00785-2022-23 dated:

Later a registered JDA executed by and between P.Jeevan Prashanth and P.Prathap in favour of M/r Sriparvata & Best Realty vide Doc.No. ABL-1-00785-2022-23 stored in C.D.No. ABLD1154 in respect of Sy.No.57/3 to the extent of 1 Acre of Kammasandra Agrahara Village.

46. Encumbrance Certificate 01-04-1950 to 31-03-2004 Encumbrance Certificate of Encumbrance issued by the Jurisdictional Sub-Registrar, Anekal covering the period between 01-04-1950 to 31-03-2004 in respect of Property bearing Sy.No.57 of Kammasandra Agrahara Village specific that transactions disclosed under the Documents Scrutinised No.8 and 11 were taken place for the period between 2004 to 2022. Further this EC clearly shows that except these transaction no other transaction have been taken place in respect of above said properties during the period between 01-04-1950 to 31-03-2004.

47. Encumbrance Certificate 01-04-2004 to 13-09-2022



Certificate of Encumbrance issued by the Jurisdictional Sub-Registrar, Anekal covering the period between 01-04-2004 to 13-09-2022 in respect of Property bearing Sy.No.57/1 of Kammasandra Agrahara Village specific that transactions disclosed under the Documents Scrutinised No.19, 25 and 39 were takes place for the period between 2004 to 2022. Further this EC clearly shows that except these transaction no other transaction have been taken place in respect of above said properties during the period between 01-04-2004 to 08-09-2022.

49. Encumbrance Certificate 01-04-2004 to 08-09-2022:

Certificate of Encumbrance issued by the Jurisdictional Sub-Registrar, Anekal covering the period between 01-04-2004 to 08-09-2022 in respect of Property bearing **Sy.No.57/4** of Kammasandra Agrahara Village specific that transactions disclosed under the Documents Scrutinised No.19, 31,35 and 39 were transacted during the period between 2004 to 2022. Further this Document clearly shows except these transaction no other transaction have been taken place in respect of above said properties during the year between 01-04-2004 to 08-09-2022.

OPINION

On careful scrutiny, I am of the opinion that the Document produced before me in respect of Sy.No. 57/1; 57/4 in all measuring to an extent of 2 Acre 34 guntass Situated at Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore District, the title has flown clearly as well as the above said owners have perfect marketable title over the Subject Property. Holding / Acquisition of the said Subject property is in accordance with the provisions of the Land Reform Act.

Under the circumstances, it can be stated that Sri. Gali Kamakshaih in Sy.No.57/1 to the extent of 37 guntas; Sri.Naveen Boganadham Venkat in Sy.No.57/1 to the extent of 37 guntas; and Sri P.Prathap and P.Jeevan Prashanth in Sy.No. 57/4 to the extent of 1 Acre are all the absolute owners and in peaceful possession of the said residentially converted land and also got good marketable title in respect of aforesaid property to hold, sell, develop or enter into any agreement.

Note : It is also to be mentioned that the above opinion is based only on the Xerox copies of Documents furnished.

Place: Bangalore.
Date: 16-09-2022

Advocate

CHANDRA KALA B.COM, LLB, LLM,
ADVOCATE

Enrolment No. KAR/134/2020
#114 CMR Complex, 2nd Floor, Above Union Bank,
Chandapura, Bengaluru - 560099
Mob : 9383239062. 12

CHANDRA KALA .B.Com. LL.B. LL.M
(Advocate)

M.No. 6363230062

#114,CMR Complex,
2nd Floor, Above Union Bank,
Chandapura,
Bangalore-560099

Report Date : 28-10-2022
Name of the Project : "GREEN CITY"
Name of the Builder/Developer : M/s. SRIPARVATA & BEST REALITY
Name of Present Owners : Nagaraju S/o Late G.Krishnappa and others.

Dear Sir,

Sub :- Legal Opinion in respect of Property measuring 2 Acre 35 guntas in Sy.No.60 Situated at Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore District.

I. DISCRIPTION OF THE SUBJECT PROPERTY:-

Property owned by Nagaraju S/o Late G.Krishnappa and others

All the piece and parcel of the property measuring 2 Acre 35 guntas in Sy.No. 60 of Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk duly converted for Non-agricultural residential Purpose vide Conversion Order Official Memorandum bearing Application No.393745 dated: 30-08-2022.

East by : Property belong to A.Krishnappa/Sy.No.58.
West by : Property belong to Shivaramaiah/Sy.No.144.
North by : Property belong to M.Krishnappa/Sy.No.59.
South by : Property belong to Ashwathnarayana/Sy.No.61.

II. DOCUMENTS SCRUTINISED :-

SL.No.	Date	Nature of the Documents
1		RTC extract for the period between 1972-1984 reflects in column no. 9 the name of God Eshwar to the extent of 2 acre 35 guntas and column no.10 reflects Inam in the name of God. Column NO. 12 reflects that G.Krishnappa is the Cultivater
2	14-07-1982	Order Copy Under Karnataka Inam Abolition Act, 1954 in Case.No.LRF/INM/901/80-81
3	24-09-1982	Endorsement issued by the Land Reform Special Tahsildar Anekal.
4		Extract of mutation Register Form No.11 issued by the Village accountant MR.No. 7/1988-89.
5		RTC extract for the period between 1984-85 to 2014-15.
6		Extract of mutation Register MR.No.H27/2015-16.
7		RTC extract for the period between 2016-17 to 2022-23.



8	25-08-2022	JDA executed by Smt.K.Vinodamma and other in favour of M/s Sripavata & Best Realty vide. Doc.No. ABL-1-05754-2022-23.
9	25-08-2022	GPA executed by Smt.K.Vinodamma and other in favour of M/s Sripavata & Best Realty vide. Doc.No. ABL-4-00153-2022-23.
10		EC from 01-04-1950 to 31-03-2004
11		EC from 01-04-2004 to 08-09-2022 reflects the transaction of JDA Dt. 25-08-2022
12		EC 09-09-2022 to Till date
13	30/08/2022	D.C. Conversion Order Official Memorandum vide Application No.393745 Dt.30/08/2022
14		MR.No. T13-2022-23
15		Tippani Book
16		Akarband

1. Case.No.LRF/INM/901/80-81 dated 14-07-1982

Originally the land in Sy.No. 60 measuring to an extent of 2 Acre 35 guntas of Kammasandra Agrahara Village was Dharmadaya Inamthi land stood in the name of the Temple, it is evident from the pahanis and Records of Rights for the relevant period, namely 1972-73 to 1983-84, showing the name of the Temple in Column No.9. G.Krishnappa was the tenant of the said land. He filed an application under The Mysore Religious & Charitable) Inams Abolition Act, 1954 to obtain Occupancy Rights over the said land. Special Tahsildar, Land Tribunal, Anekal had passed an Ordered in Case. No. LRF/INM/901/80-81 dated 14-07-1982 granting occupancy rights in favour of G.Krishnappa, his name find a place in the pahanis. In the year 1984-85 the name of Eshwara Devaru has been round off in Column No.9 and the name of G.Krishnappa has been inserted.

2. MR.No. 7/1988-89 :

Extract of mutation Register Form No.11 issued by the Village accountant MR.No. 7/1988-89 Column No.2 reflects Case.No.LRF/INM/901/80-81 and registered the name of G.Krishnappa as Iduvalidar; Column No. 4 reflects Sy.No.60; and Column No. 5 reflects measuring to an extent of 2 acre 35 guntas.

3. RTC for the period between 1989-90 to 2015-16 :

RTC for the period between 1989-90 to 2015-16 showing the name of G.Krishnappa in Column No. 9 to the extent of 2 acre 35 guntas and Column No.10 reveals the MR.No. 7/1988-89. It is evident that during the life time of G.Krishnappa he was in peaceful possession and enjoyment of the said property



G.Krishnappa died intestate leaving behind his legal heirs to succeed his estate. Further after the demise of G. Krishnappa the Revenue Authorities entered Khatha in the name of his Sons namely Nagaraju; Parashuram ; and Guruswamy jointly in respect of Sy.No.60 measuring 2 Acre 35 guntas of Kammasandra Agrahara Village the same is Evident by the extract of Mutation Register vide **MR. No. H27/2015-16** and the pahanis and **Records of Rights for the relevant period, namely 2015-16 to 2021-22**, showing the name of Nagaraju; Parashuram ; and Guruswamy in Column No. 9 to the extent of 2 acre 35 guntas and Column No.10 reveals the MR.No. H27/2015-2016.

4. Joint Development Agreement vide Doc.No. ABL-1-05754-2022-23 dated 25-08-2022 :

Joint Development Agreement vide Doc.No. **ABL-1-05754-2022-23** in Book-1, stored in C.D. No.ABLD1250 dated 25-08-2022 registered in the office of Sub Registrar Basavanagudi, Anekal, executed by Smt. Vinodamma D/o Late G.Krishnappa and others in favour of M/s Sripavata & Best Realty in respect of Sy.No.60 measuring to an extent of 2 Acer 35 guntas of Kammasandra Agrahara Village.

5. General Power of Attorney vide Doc.No.ABL-4-00153-2022-23 Dt.25-08-2022

General Power of Attorney vide Doc.No.ABL-4-00153-2022-23 in Book-4 stored in C.D.No.ABLD1250 dated: 25-08-2022 executed by registered in the office of Sub Registrar Basavanagudi, Anekal. Executed by Smt. Vinodamma D/o Late G.Krishnappa and others in favour of M/s Sripavata & Best Realty in respect of Sy.No.60 measuring to an extent of 2 Acer 35 guntas of Kammasandra Agrahara Village.

6. Conversion Order vide Official Memorandum bearing Application No. 393745 Dt.30-08-2022 :

Owners of Sy.No.60 of Kammasandra Agrahara Village applied with Affidavit before Deputy Commissioner Bangalore for conversion of the above said land from agricultural to Non-agriculture residential purpose and got obtained Official Memorandum from Deputy Commissioner Bangalore on certain condition in respect of Sy.No.60 to an extent of 2 Acre 35 guntas. The same is evident by Mutation Register Extract bearing **MR.No. T13-2022-23** reveals the Conversion Order Vide **Official Memorandum bearing Application No. 393745 dated: 09-04-2022** in respect of above said land.

7. Encumbrance Certificate 01-04-2004 to 13-09-2022: reflects the transaction of doc No. 11.



CERTIFICATE OF TITLE

On careful scrutiny, I am of the opinion that the Document produced before me in respect of Sy.No. 60 measuring to an extent of 2 Acre 35 guntass Situated at Kammasandra Agrahara Village, Kasaba Hobli, Anekal Taluk, Bangalore District, the title has flown clearly as well as the above said owners have perfect marketable title over the Subject Property. Holding / Acquisition of the said Subject property is in accordance with the provisions of the Land Reform Act.

Under the circumstances, it can be stated that the above said legal heirs of Sri. G. Krishnappa I.e., Nagaraju S/o Late G.Krishnappa and others in Sy.No. 60 to the extent of 2 Acre 35 Guntas are all the absolute owners and in peaceful possession of the said residentially converted land and also got good marketable title in respect of aforesaid property to hold, sell, develop or enter into any agreement.

Note : It is also to be mentioned that the above opinion is based only on the Xerox copies of Documents furnished.

Place: Bangalore.
Date: 28-10-2022

Advocate



CHANDRA KALA B.COM, LLB, LL.M,
ADVOCATE
Enrolment No KAR/134/2020
#114 CMR Complex, 2nd Floor, Above Union Bank,
Chandapura, Bengaluru - 560099
Mob : 6363230062.

JAGANATHA. N. BA.L.LB.

ADVOCATE

No.06, 1st Floor,
Gowramma Complex,
Near Athreya Hospital
Anekal, Main Road,
Chandapura,
Bangalore - 560 099

Date: 21/12/2021

LEGAL OPINION

Subject properties

Legal opinion in respect of the following property

The property bearing Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district.

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right title and interest of owners to the subject property

TRACING OF TITLE SY58 2 ACRE 37 GUNTS

List of documents

- 1. Register No VIII**
- 2. I L and RR**
- 3 Sale deed dated 10-06-1963**
- 4. Sale deed dated 27-11-1971**
- 5. MR No 6/1971-72**
- 6. Encumbrance Certificate for the year 1/4/ 1960 to 31/03/ 2004**
- 7. RTC for the year 1969 to 1971**
- 8. RTC for the year 1973 to 2006**
- 9. RTC for the year 2006 to 2015**

10. MR No 15/2006 07

11. Encumbrance Certificate for the year 1/4/ 2004 to 16 /12/ 2021

12. Release Deed dated 08 -02 -2021

1 Register No VIII

Kamasndra Agrahara Inam village being an inam land stood vested in the State in terms of the provisions contained in Mysore (Personnel & Miscellaneous) Inams Abolition Act, 1954, with effect from 01.02.1959. It was a jodi village wherein all the jodidars had interest to the extent of their shares. Sri Ankareddy S/o Papa reedy was one of the jodidar and he applied to the Deputy Commissioner for Inams Aboliton, Bangalore, for conferment of occupancy rights in respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district. And the Deputy Commissioner was conferred occupancy rights to Ankareddy S/o Papa reedy to an extent of 2 acre 37 guntas in Sy. No. 58 in Case No.43/1961-62 in Register No VIII Ankareddy S/o Papa reedy name was registered as occupant

2) IL And RR

The IL And RR placed before me issued by Tahsildlar Anekal talk in respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district. which is disclose that Ankareddy S/o Papa reedy name was enters possession Colum an cultivator Colum no 2 it is evidencing that during such period said Ankareddy S/o Papa reedy was in possession and enjoyment of the above land as jodidar

3. Sale deed dated 10/06/1963

The Document placed in my hand is the Copy of Registered Sale deed dated 10 -06 -1963 which is disclose that Papa reedy S/o Ankareddy Executed

Sale deed in respect Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district. in favour one Lakshmaiah under register sale deed dated 10/06/1963 vide document No 784/1963-64, It is further viewed that through this sale deed Papa reedy S/o Ankareddy had transferred all their right, title interest in respect of the above property in favour of Lakshmaiah by executing registered sale deed 10-06-1963 and further Lakshmaiah have acquired the right, title, interest over the said property through above sale deed.

4. Sale deed dated 27/11/1971

The Document placed in my hand is the Copy of Registered Sale deed dated 27-11-1971 which is disclose that Lakshmaiah Executed Sale deed in respect Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district. in favour one A Krishnappa under register sale deed dated 27/11/1971 vide document No 1617/1971, It is further viewed that through this sale deed Lakshmaiah had transferred all their right, title interest in respect of the above property in favour of A Krishnappa by executing registered sale deed 27-11-1971 and further A Krishnappa have acquired the right, title, interest over the said property through above sale deed.

5. MR No 6/1971-72

The Document No.5 placed in my hand is the Copy the mutation register extract MR No 6/1971—72 which is explain that, on the basis of Sale deed dated: 27.11.1971, the revenue authorities entered Khatha in name of A Krishnappa in respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district vide MR No 6/1971—72.

6. Encumbrance Certificate for the year 1/4/ 1950 to 10/9/ 1997

The Document No.5 placed in my hand is the Copy the mutation register extract MR No 6/1971—72 which is explain that, on the basis of Sale deed dated: 27.11.1971, the revenue authorities entered Khatha in name of A Krishnappa in respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district vide MR No 6/1971—72.

The Encumbrance certificate issued by senior sub-register in form No.15 for the year 1/4/1960 to 31/03/2004. In respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district Which is specifies that the Document No 3, and 4 transactions are done from 1963 to 1971 And it is further clearly shows except this transaction on other transaction has been taken in respect of above said property in this era.

7. RTC's form 1969 to 1971

The RTC extract placed before me from the year 1969 to 1971 issued by Tahsildar Anekal Taluk in respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district in Colum No 9 the name of Ankareddy S/o Papa reddy and in Colum No 10 shown above property is ancestor property of Ankareddy S/o Papa reddy

08. RTC's form 1973 to 2006

The RTC extract placed before me from the year 1973 to 2006 issued by Tahsildar Anekal Taluk in respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district, in Colum No 9 possession Colum the name of A Krishnappa and in Colum No 10 shown MR No 6/1971-72 it is evidence that A Krishnappa was in possession and enjoyment of the above land during such on the basis of Sale deed dated 27-10-1971 A Krishnappa was in possession and enjoyment of the above land during such on the basis of Sale deed

9. RTC's form 2006 to 2021

The RTC extract placed before me from the year 2021 issued by Tahsildar Anekal Taluk in respect of Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district, Colum No 9 possession Colum the name of K Chanarayappa S/o A Krishnappa and K Chandra shekar S/o A Krishnappa and in Colum No 10 in cultivators Colum

shown MR No 15/2006-2007. it is evidence that K Chanarayappa and K Chandra shekar were in possession and enjoyment of the above

10. MR No 15/2006 -07

The Document No.7 placed in my hand is the Copy the mutation register extract NO 15/2006—07 which is explain that, after demise A Krishnappa the revenue authorities entered Khatha in names of K Chanarayappa S/o A Krishnappa and K Chandra shekar S/o A Krishnappa in respect of Sy No Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district, vide MR No 15/2006-07.

11) Release deed dated 08-02-2021

The Document No. 11 placed in my hand is the Copy the Release deed dated 08/02/2021 which is disclose that Daughters of A Krishnappa i.e Smt K Padamma smt Umadevi and S ,Vekatesh S/o Sarojamma are executed a register Release deed Dated 08-02-2021 in favour K Chanarayappa S/o A Krishnappa and K Chandra shekar S/o A Krishnappa and they are Release and discharge their right title interest and claim over joint family properties by receiving amount from K Chanarayappa S/o A Krishnappa and K Chandra shekar S/o A Krishnappa

12. Encumbrance Certificate for the year 1/4/2004 to 16/12 / 2021

The Encumbrance certificate issued by senior sub-register in form No.15 for the year 1/4/2004 to 16/12 /2021 . In respect of y No Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district,. Which is specifies that the Document No 11 transactions has been done And it is further clearly shows except this transaction on other transaction has been taken in respect of above said property in this era.

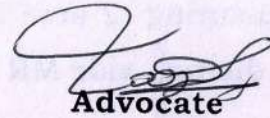
OPINION

Hence, I am of the opinion that the documents produced before me in respect of y No Sy No 58 measuring 2 acre 37 situated at Kamasndra Agrahara village, Kasaba Bangalore district, .Present owner K Chanarayappa family and K Chandra shekar S/o A Krishnappa have got good marketable title in respect of afore said property.

Note : The above said opinion is based on the copies of the documents produced before me.

Date 21/12/2021

Bangalore



Advocate

N. JAGANATHA, B.A.L., LL.B
ADVOCATE

No. 06, 1st Floor, Gowramma Complex,
Near Athreya Hospital, Anekal Main Road,
Chandapura, Bangalore - 560 099
Mob.: +91 9448704361