



S. NAGA THRIJALA, M.B.A, L.L.B,
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Bengaluru,
Date: 26.12.2024.

To,
M/S. MYCASA PROJECTS LLP,
HSR Layout, Bengaluru.

Sir,

SUB: LEGAL SCRUTINY REPORT -reg.

I have verified the furnished documents for the title opinion and here with provided my opinion on title in respect of the Residentially converted land bearing Sy. No. **216-2** (Old Survey Number 216), measuring **2 Acres** (converted from agricultural to non-agricultural Layout-Residential purpose on 13.03.2024, vide Official memorandum bearing No. ALN (A) (S) S.R:139/2023-24, issued by the Deputy Commissioner, Bangalore District), situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

DESCRIPTION OF THE SCHEDULE PROPERTY:

All that piece and parcel of the converted (Layout-Residential) land bearing Sy.No.216/2 (Sy.No.216), measuring 2 Acres, duly converted from agricultural to non-agricultural Layout-Residential purpose on 13.03.2024, vide Official memorandum bearing No. ALN (A) (S) S.R:139/2023-24, issued by the Deputy Commissioner, Bangalore District, situated at S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on;

East by : Property in Sy No. 217;
West by : Mahalakshmi Layout & Road;
North by : Property in Sy No. 216;
South by : Property in Sy No. 117.

LIST OF DOCUMENTS SCRUTINIZED:

S. NO.	DATE OF DOCUMENT	NAME AND DESCRIPTION OF DOCUMENT	ORIGINAL/ CERITIFIED/ PHOTOCOPY
1.	17.06.1968	Absolute Sale Deed executed by Sri. Kareem Khan, s/o. Rahimankhan in favour Sri.Puttachari, s/o.Chikkannachari, registered as Document bearing No.1042/1968-69, registered in the office of the Sub-Registrar, Anekal in respect of the land bearing Sy.No.216, measuring 2 Acres.	Certified Copy
2.		Mutation Register Extract bearing MR.No.25/66-67.	Photocopy
3.		Mutation Register Extract bearing MR.No.115/96-97.	Photocopy
4.	10.02.2012	Notarized Genealogical Tree of Sri.Chikannachari.	Photocopy
5.	05.01.1985	Unregistered Panchayath Partition Deed executed between Sri.Maligachari, Sri.Puttachari both are children of Sri.Late Chikkannachari as per said	Photocopy





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		Partition Deed the land bearing Sy.No.216, measuring 1 Acre got allotted to the share of Sri.Maligachari & land bearing Sy.No.216, measuring 1 Acre got allotted to the share of Sri.Puttachari.	
6.	31.01.2007	Death Certificate of Sri.Puttachari.H.C issue by Bommasandra Panchayath.	Photocopy
7.	29.08.2009	Death Certificate of Smt.Basamma, w/o. Late Chikkannachari issued by Handenahalli Village Panchayath.	Photocopy
8.	17-12-2022	Notarized Genealogical Tree of Sri.Maligachari.	Photocopy
9.	17-12-2022	Notarized Genealogical Tree of Sri.Puttachari.	Photocopy
10.	06.03.2012	Order in RRT CR(A)1700/11-12	Photocopy
11.	21.03.2012	Mutation Register Extract bearing MR.No.H58/2011-12.	Original copy
12.		Mutation Register Extract bearing MR.No.H64/2011-12.	Photocopy
13.	06.09.2023	Sale Agreement executed by Sri.Sujnana chari @ Sujnana Murthy and others in favour of MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Suman, s/o. M.Bhaskar Reddy, registered as Document bearing No.SRJ-1-04882-2023/24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavangudi Registration District in respect of the land bearing Sy.No.216, measuring 2 Acres.	Original copy
14.	06.09.2023	GPA executed by Sri.Sujnana chari @ Sujnana Murthy and others in favour of MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Suman, s/o. M.Bhaskar Reddy, registered as Document bearing No.SRJ-4-00297/2023-24, Book 4, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavangudi Registration District in respect of the land bearing Sy.No.216, measuring 2 Acres.	Original copy
15.	20.12.2023	Sale Deed executed by Sri.Sujnana chari @ Sujnana Murthy and others in favour of M/s. MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Suman, s/o. M.Bhaskar Reddy, registered as Document bearing No.SRJ 1 08596 2023/24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavangudi Registration District in respect of the land bearing Sy.No.216/2, measuring 2 Acres.	Original copy
16.	09.01.2024	Mutation Register Extract bearing MR.No.H19/2023-24.	Photocopy
17.		RTC Extracts for the period from 1969-70 to 2022-23 in respect of SY.No.216, measuring 8 Acres 06 Guntas (excluding 10 Guntas 'A' Kharab land).	Photocopy





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18.		RTC Extracts for the period of 2023-24 to 2024-25 in respect of SY.No.216/2 (Old Sy.No.216), measuring 2 Acres (No Kharab land).	Digital copy
19.	06.02.2024	Application bearing Affidavit No.813385 (624409) for conversion of land from agricultural to non-agricultural residential purpose in respect of Sy.No.216/2, measuring 2 Acres.	Digital copy
20.	12.03.2024	Conversion charges paid Challan Paid Receipt issued by SBI.	Photocopy
21.	13.03.2024	Official Memorandum bearing No. ALN (A) (S) SR:139/23-24, issued by Deputy Commissioner, Bengaluru Urban District to conversion from agricultural to non-agricultural Layout-Residential purpose in respect of the land bearing Sy. No.216/2, measuring 2 Acres in the name of M/s. Mycasa Projects LLP.	Original copy
22.		Conversion Sketch.	Original copy
23.	20.03.2024	Mutation Register Extract bearing MR.No.T51/2023-24.	Photocopy
24.	28.05.2024	Endorsement bearing No. P.T.C.L (A)/C.R:108/2024-25, issued by the Sub-Divisional Office, Bengaluru South Sub-Division, Bengaluru denoting that there are no proceedings initiated or pending under section Karnataka Schedule Castes and Tribes (Prohibition of Transfer of certain lands) Act, 1978, in respect of the property bearing Survey No.216/2.	Original Copy
25.	08.11.2024	Endorsement bearing No.R.K/C.R/982/2024-25 issued by the Special Tahsildar, Anekal Taluk denoting that there are no applications filed or pending under Form-7A in section 48(1) of the Karnataka Land Reforms Act, 1961 & Section 77A of Amendment of the Karnataka Land Reforms Act, 1997 claiming tenancy rights in respect of the property bearing Survey No.216/2.	Original Copy
26.		Karda, Karnataka Revision Settlement Akarbandh in respect of Sy.No.216.	Certified Copy
27.		Patta Receipt Book in respect of the property bearing Sy.No.216.	Original Copy
28.		Karnataka Revision Settlement Akarbandh in respect of Sy.No.216/2.	Certified Copy
29.		Hissa Atlas, Re-Survey Pakka Book, Hissa survey sketch, Village Pakka Book (Hissa survey babattu) in respect of the property bearing Sy.No.216/2.	Photocopy
30.		Village Map of S. Medahalli.	Photocopy
31.	30.05.2024	E-Khatha bearing No.150200102701022929 (Form 11B, 9), issued by PDO, Handenahalli Village	Digital copy





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		Panchayat in respect of the property bearing No.312/216/2 in the name of Mycasa Projects LLP.	
32.	30.05.2024	Property Tax Paid receipt for the year of 2024-25 issued by PDO, Handenahalli Village Panchayat in respect of the property bearing No.312/216/2 in the name of Mycasa Projects LLP.	Digital copy
33.	18.07.2024	Nil Encumbrance Certificate for the period from 01.04.1950 to 31.03.1968 issued by the Sub-Registrar, Anekal in respect of Sy.No.216.	Original copy
34.	05.01.2012	EC for the period from 01.04.1968 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of Sy.No.216, measuring 2 Acres.	Photocopy
35.	21.12.2024	EC for the period from 01.04.2004 to 31.12.2023 issued by the Sub-Registrar, Sarjapura in respect of Sy.No.216, measuring 2 Acres.	Digital copy
36.	21.12.2024	EC for the period from 01.04.2023 to 18.12.2024 issued by the Sub-Registrar, Anekal in respect of Sy.No.216/2.	Digital copy
37.	28.06.2023	Letter bearing No.23/23-24 issued by the Handenahalli Village Panchayath, Sarjapura Hobli, Anekal Taluk for the purpose of construction of Residential Project over the Sy.No.216 of S. Medahalli.	Original copy
38.	07.08.2024	Endorsement bearing No. ADLR/ANK/PODI/COPY/111/24-25 issued by the ADLR, Anekal Taluk, Anekal, Bengaluru Urban District in respect of land bearing Sy.No.216, measuring 1 Acre 37 Guntas out of 2 Acres.	Original copy
39.		Sketch approved by ADLR in respect of land bearing Sy.No.216, measuring 1 Acre 37 Guntas out of 2 Acres.	Photocopy
40.	07.12.2024	Letter bearing No. STRRPA/TP/LAO/21/2024-25 issued by the STRR, Bengaluru to the SRO, Sarjapura Hobli, Anekal Taluk to register the Relinquishment Deed to issue the Residential plan in respect of the land bearing Sy.No.216/2, measuring 2 Acres	Original copy
41.	12.12.2024	Relinquishment Deed executed by M/s. MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Suman, s/o. M.Bhaskar Reddy in favour of Secretary, STRR, Bengaluru South, Bengaluru Urban District, registered as Document bearing No.ANK-1-09036/2024-25, Book 1, registered in the office of the Senior Sub-Registrar, Anekal in respect of the land bearing Sy.No.216/2, measuring 781.55 sq.mtrs of 2 Acres (390 sq.mtrs for Land Bank & 391.55 sq.mtrs for Public purpose).	Photocopy





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FLOW OF TITLE:

The land bearing Sy.No.216, measuring 8 Acres 06 Guntas, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was originally belongs to Sri.Karim Khan, same was he acquired through Grant order bearing No. Dis/169/30-31, which reflects in the Akarbandh Durasti, issued by Taluk office.

Subsequently, said Sri.Karim Khan sold the land bearing Sy.No.216, measuring 2 Acres out of 8 Acres 06 Guntas, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of Sri.Puttachari, s/o.Chikkannachari, through Absolute Sale Deed, dated 17.06.1968, registered as Document bearing No.1042/1968-69, registered in the office of the Sub-Registrar, Anekal.

Subsequently, said Sri.Puttachari along with his brother namely Sri. Maligachari both are children of Sri.Late Chikkannachari has entered into Unregistered Panchayath Partition Deed, dated 05.01.1985 as per said partition deed the land bearing Sy.No.216, measuring 1 Acre got allotted to the share of Sri.Maligachari & land bearing Sy.No.216, measuring 1 Acre got allotted to the share of Sri.Puttachari.

Later, said Sri.Puttachari got demised leaving all his estates behind his legal heirs namely Smt. Kanthamma, Sri. Sujana Murthy, Sri. Shivakumar.

Later, said Sri.Maligachari got demised leaving all his estates behind his legal heirs namely Sri. Rajashekarachar.H.M, Sri.Ravindra.H.M.

Subsequently, said Sri.Sujnana chari @ Sujnana Murthy and others executed General Power of Attorney, dated 06.09.2023 in favour of MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Suman, s/o. M.Bhaskar Reddy, registered as Document bearing No.SRJ-4-00297/2023-24, Book 4, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavangudi Registration District in respect of the land bearing Sy.No.216, measuring 2 Acres.

Subsequently, said Sri.Sujnana chari @ Sujnana Murthy and others has entered into Sale Agreement, dated 06.09.2023 with MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Suman, s/o. M.Bhaskar Reddy, registered as Document bearing No.SRJ-1-04882-2023/24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavangudi Registration District to sell the land bearing Sy.No.216, measuring 2 Acres.

To confirm the said Sale Agreement they have executed Sale Deed, dated 20.12.2023 in favour of MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Sumanth, s/o. M.Bhaskar Reddy represented by their GPA holder MYCASA Projects LLP represented by its Managing Partner Sri.M. Bhargav Sumanth, s/o. M.Bhaskar Reddy, registered as Document bearing No.SRJ-1-04882-2023/24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavangudi Registration District in respect of the land bearing Sy.No.216/2, measuring 2 Acres.





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In the manner stated above **M/S. MYCASA PROJECTS LLP** are the absolute owners of the converted land bearing **Sy.No.216/2** (Sy.No.216), measuring **2 Acres**, duly converted from agricultural to non-agricultural Layout-Residential purpose on 13.03.2024, vide Official memorandum bearing No. ALN (A) (S) S.R:139/2023-24, issued by the Deputy Commissioner, Bangalore District, situated at **S.Medahalli** Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

CERTIFICATE OF TITLE

On perusal of the documents referred above, I am of the opinion that, **M/S. MYCASA PROJECTS LLP** are the owners of the converted (Layout-Residential) land bearing Sy.No.216/2 (Sy.No.216), measuring 2 Acres, duly converted from agricultural to non-agricultural Layout-Residential purpose on 13.03.2024, vide Official memorandum bearing No. ALN (A) (S) S.R:139/2023-24, issued by the Deputy Commissioner, Bangalore District, situated at S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and I have verified the Photo copies of title deeds of said Property as referred above, and they having clear and marketable title to the same, that the documents of title referred above to in this opinion are valid evidence of right, title and interest of **M/S. MYCASA PROJECTS LLP**.

S. NAGATHRIJALA, M.B.A., L.L.B,
Advocate.

