



Date: 12/01/2022

To

M/s. PLATINUM-NARYA INFRA,
A Registered Partnership Firm,
Office at Sy.No. 191,
Kannamangala Village,
Bidarahalli Hobli,
Bangalore East Taluk,
Bangalore-560 067,

Sir,

Sub: Legal opinion in respect of Residentially Converted land bearing Sy.No.191, measuring 2 Acres 04 Guntas, having Village Panchayath Khata No.913/191, PID No.150200401700126064, comes within the jurisdiction of the Kannamangala Grama Panchayath, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, (Duly converted for residential purposes vide. Official Memorandum bearing No.ALN/[E] [B] SR/5/2010-11 dated 19/05/2010, issued by Special Deputy Commissioner, Bangalore District) (Schedule Property)

List of copies of below mentioned documents furnished for scrutiny and verification of the marketable right, title and interest of the Schedule Property.

Sl.No	DETAILS OF DOCUMENTS
1.	Saguvali Chit Vahi Nakalu issued by Tahsildar, Hosakote
2.	Endorsement dated 01/06/2006 issued by Tahsildar, Hosakote Taluk, Bangalore Rural District
3.	Index of Lands with respect to Sy.No.191
4.	Record of Rights No.333 with respect to Sy.No.191
5.	Sale deed dated 30/03/1954, registered as Document No.4388/1953-54, Book-I, Volume 800, Pages 168, in the Office of Sub-registrar, Hosakote
6.	Sale deed 25/07/1960, registered as Document No.1560/1960-61, Book-I, Volume 970, Pages 126 to 128, in the Office of Sub-registrar, Hosakote
7.	Sale Deed dated 11/04/1973, registered as Document No.140/1973-74, Book-I, Volume 1348, Pages 168 to 170, in the Office of Sub-registrar, Hosakote
8.	Order passed in case No.KSC.ST.1/2005-06 dated 26/11/2007 by the Assistant Commissioner, Bangalore North Taluk

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9.	Order passed in Appeal No.SC.ST(A) 98/2007-08 by the Special Deputy Commissioner, Bangalore District
10.	Mutation Register Extract No.12/2009-10
11.	Official Memorandum/Conversion Certificate bearing No.ALN/[E] [B] SR/5/2010-11 dated 19/05/2010 issued by Special Deputy Commissioner, Bangalore District along with fee paid challan
12.	Mutation Register Extract No.3/2010-11
13.	Form No.11B dated 10/06/2020 registered the name of Sri.P.A.Shroff
14.	Tax paid receipt for the year 2020-21
15.	Order passed in Writ Petition No.35155/2018 (SC-ST) dated 07/06/2019
16.	Order passed in Writ Appeal No.3993/2019 (SC-ST) dated 25/02/2020
17.	Sale Deed dated 12/10/2020, registered as Document No.INR-1-04689/2020-21, Stored in CD No.INRD672, in the Office of Sub-registrar, Shivajinagar (Indiranagar)
18.	Improvement Charges Receipt dated 19/01/2021, issued by Kannamangala Village Panchayath
19.	Tax paid receipts for the year 2019-20 and 2020-21
20.	Form No.11B dated 24/12/2020 registered in the name of M/s.Platinum-Narya Infra
21.	Partnership Deed dated 21/09/2020
22.	Form - C
23.	RTC extracts for the period 1968-69 to 2021-22 with respect to land bearing Sy.No.191
24.	Endorsement dated 06/07/2020 issued by Tahsildar, Bangalore East Taluk, Bangalore District
25.	Encumbrance Certificate for the period 01/04/1950 to 31/07/1986
26.	Encumbrance Certificate for the period 01/08/1986 to 31/05/1989
27.	Encumbrance Certificate for the period 01/06/1989 to 31/03/2004
28.	Encumbrance Certificate for the period 01/04/2004 to 10/01/2022
29.	Nil Tenancy Certificate No.RD0038114132652 dated 18/06/2020 issued by the Tahsildar, Bangalore East Taluk
30.	Endorsement dated 12/06/2020 issued by the Assistant Commissioner, Bangalore South Taluk



31.	Endorsement dated 12/06/2020 issued by the Assistant Commissioner, Bangalore South Taluk
32.	Endorsement dated 26/05/2020 issued by Tahsildar, Bangalore East Taluk, Bangalore District
33.	Survey Sketch and Mula Tippanny issued by the Village Accountant
34.	Village map of Kannamangala

FLOW OF TITLE

1. On perusal of Saguvali Chit Vahi Nakalu issued by Tahsildar, Hosakote it is observed that the land bearing Sy.No.174 situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, was granted to Sri.Malla S/o Maddura vide. Order passed in DD No.47/34-35 dated 15/03/1935. However on perusal of Endorsement dated 01/06/2006 issued by Tahsildar, Hosakote Taluk, Bangalore Rural District, it is observed that the copy of the Saguvali Chit bearing DD No.47/34-35 dated 15/03/1935 is not available in its records. The copies of the Saguvali Chit Vahi Nakalu and Endorsement dated 01/06/2006 could be evidenced from **Document No.1 and 2**.
2. Subsequently the land bearing Sy.No.174 situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, was surveyed and podied by the land revenue authority and the land granted in favour of Malla S/o Maddura has been assigned New Sy.No.191 measuring 2 Acres 04 guntas. The copy of Index of lands and Record of rights No.333 reflects the name of Malla as the owner of the land bearing Sy.No.191 of Kannamangala Village. The copies of Index of Lands and Record of Rights No.333 could be evidenced from **Document No.3 and 4**.
3. By virtue of the Sale deed dated 30/03/1954, Sri.Mallaiah alias Malla S/o Maddurappa conveyed the land bearing Sy.No.191 (Old Sy.No.174) measuring 2 Acres 04 Guntas situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, in favour of Smt.Poojamma W/o Nanjappa. The said Sale deed dated 30/03/1954 registered as Document No.4388/1953-54, Book-I, Volume 800, Pages 168, in the Office of Sub-registrar, Hosakote. The said transactions could be evidenced from Index of lands and Record of rights No.540. The said Sale deed dated 30/03/1954 could be evidenced from **Document No.5**.



4. After the demise of Smt.Poojamma, by virtue of Sale deed 25/07/1960, her husband Sri.Nanjappa along with children Sri.D.N.Muniyappa, Sri.D.N.Nadupanna and Sri.D.N.Dasappa, conveyed the land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, in favour of Smt.Yellamma W/o Thammanna. The said Sale deed dated 25/07/1960, registered as Document No.1560/1960-61, Book-I, Volume 970, Pages 126 to 128, in the Office of Sub-registrar, Hosakote. The said transactions could be evidenced from Index of lands and Record of rights No.934. The copy of the Sale deed dated 25/07/1960 could be evidenced from **Document No.6.**
5. By virtue of Sale Deed dated 11/04/1973, Smt.Yellamma W/o Thammanna along with her son Sri.Venkataswamappa conveyed the land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, in favour of Sri.P.A.Shroff S/o Ardeshar. The said Sale deed dated 11/04/1973, registered as Document No.140/1973-74, Book-I, Volume 1348, Pages 168 to 170, in the Office of Sub-registrar, Hosakote. The said transactions could be evidenced from Index of lands and Record of rights No.1038. The copy of the Sale Deed dated 11/04/173 could be evidenced from **Document No.7.**
6. Meanwhile Sri.Muniyappa S/o Muniyappa, claiming to be legal heir of late.Malla alias Mallaiah filed proceedings under the provisions of Section 4 and 5 of the PTCL Act vide. Case No.KSC.ST.1/2005-06 dated 26/11/2007 before the Assistant Commissioner, Bangalore North Taluk, seeking resumption and restoration of land bearing Sy.No.191, Old Sy.No.174, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and the said proceedings has been allowed by the said authority on 26/11/2007 and ordered to forfeit the land from the purchaser and to restore the same to grantee's family. An Appeal has been preferred by Sri.P.A.Shroff against the order passed in Case No.KSC.ST.1/2005-06 in appeal bearing No.SC.ST(A) 98/2007-08 before the Special Deputy Commissioner, Bangalore District. The Special Deputy Commissioner vide. in his order dated 12/10/2009, stated that since the land bearing Sy.No.191, old No.174 of Kannamangala Village, was granted in the year 1934-35 in 'no rule period', the land in question do not hit by the provisions of the PTCL act and hence ordered to set aside order passed in Case No.KSC.ST.1/2005-06. The copy of the Order passed



in case No.KSC.ST.1/2005-06 dated 26/11/2007 by the Assistant Commissioner, Bangalore North Taluk and order passed in Appeal No.SC.ST(A) 98/2007-08 by the Special Deputy Commissioner, Bangalore District could be evidenced from **Document Nos.8 and 9.**

7. On perusal of Mutation Register Extract No.12/2009-10, it is observed that by virtue of the order passed in Appeal No.SC.ST(A)98/2007-08, the Khatha for the land bearing Sy.No.191 situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District has been retained in the name of Sri.P.A.Shroff. The copy of the Mutation Register Extract No.12/2009-10 could be evidenced from **Document No.10.**
8. Subsequently, the said Sri.P.A.Shroff applied for the conversion of the land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Special Deputy Commissioner, Bangalore District vide. his Official Memorandum bearing No.ALN/[E] [B] SR/5/2010-11 dated 19/05/2010 converted the land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District. The copy of the said Conversion Certificate, fee paid challan could be evidenced from **Document No.11.**
9. On perusal of Mutation Register Extract No.3/2010-11 in respect of land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District, it is observed that Special Deputy Commissioner affirmed to indicate conversion entry of Official Memorandum/Conversion Certificate bearing No.ALN/[E] [B] SR/5/2010-11 dated 19/05/2010 in column 11 of RTC of Sy.No.191 of Kannamangala Village. The copy of said Mutation Register Extract No.3/2010-11 could be evidenced from **Document No.12.**
10. Kannamangala Village Panchayat has issued Form No.11B dated 10/06/2020 and assigned Khatha No.913/191 and Property No.150200401700126064 in respect of the Residentially Converted land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and registered the name of Sri.P.A.Shroff as the Khatedar. The copy of Form No.11B could be evidenced from **Document No.13.**



11. On perusal of Tax paid receipt dated 17/06/2020, it is observed that Sri.P.A.Shroff has paid tax for the year 2020-21 to the Kannamangala Village Panchayath in respect of Property bearing Khatha No.913/191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. the copy of the Tax paid receipt could be evidenced from **Document No.14**.
12. Again Sri.Muniyappa, the legal heir of late.Malla, filed a Writ Petition No.35155/2018 (SCST) before the Hon'ble High Court of Karnataka, Bangalore aggrieved by the order passed in Appeal No.SC.ST(A) 98/2007-08 by the Special Deputy Commissioner, Bangalore District and the said Writ Petition is dismissed on 07/06/2019 by affirming the order passed by the Deputy Commissioner dated 12/10/2009 in Appeal No. SC.ST(A) 98/2007-08. Later Sri.Muniyappa aggrieved by the order passed in Writ Petition No.35155/2018 (SCST) preferred an Writ Appeal No.3993/2019 (SC-ST) before the Hon'ble High Court of Karnataka, Bangalore and same was dismissed on 25/02/2020. The copy of the order passed in Writ Petition No.35155/2018 (SC-ST) dated 07/06/2019 and Writ Appeal No.3993/2019 (SC-ST) dated 25/02/2020 could be evidenced from **Document Nos.15 and 16**.
13. By virtue of the Sale Deed dated 12/10/2020, Sri.P.A.Shroff S/o. late.Ardesher Shroff conveyed the Residentially Converted land bearing Sy.No.191, measuring 2 (Two) Acres 04 (Four) Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, (Duly converted for residential purposes vide. Official Memorandum bearing No.ALN/[E] [B] SR/5/2010-11 dated 19/05/2010, issued by Special Deputy Commissioner, Bangalore District)in favour of M/s.Platinum-Narya Infra, A partnership firm. The said Sale deed is registered as Document No.INR-1-04689/2020-21, Stored in CD No.INRD672, in the Office of Sub-registrar, Shivajinagar (Indiranagar). The copy of the Sale deed dated 12/10/2020 could be evidenced from **Document No.17**.
14. On perusal of Receipt dated 19/01/2021, it is observed that M/s.Platinum-Narya Infra paid an amount of Rs.4,20,000/- towards improvement charges to the Kannamangala Village Panchayath in respect of Property bearing Khatha No.913/191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the improvement charges receipt dated 19/01/2021 could be evidenced from **Document No.18**.

G.V. Sudhakar



15. On perusal of Tax paid receipt dated 02/01/2021, it is observed that M/s.Platinum-Narya Infra has paid tax for the year 2019-20 and 2020-21 to the Kannamangala Village Panchayath in respect of Property bearing Khatha No.913/191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. the copy of the Tax paid receipts dated 02/01/2021 could be evidenced from **Document No.19**.
16. Form No.11B dated 24/12/2020 issued by Kannamangala Village Panchayath bears out that Khatha No.913/191 and Property No.150200401700126064 in respect of the Residentially Converted land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District was registered in the name of M/s.Platinum-Narya Infra as the khatedar. The copy of Form No.11B dated 24/12/2020 could be evidenced from **Document No.20**.
17. The Partnership Firm by name "M/s. Platinum Narya Infra" formed by Sri.S.Chandra Prakash and Sri.S.Yugandhar by entering into a Partnership Deed dated 21/09/2020. The said firm has been duly registered before the Register of Firms and it has issued Form-C dated 25/09/2020. The copy of the Partnership Deed dated 21/09/2020 and Form - C could be evidenced from **Document No.21 and 22 respectively**.
18. On perusal of the RTC extracts for the period 1968-69 to 2021-22 it is observed that land bearing Sy.No.191 situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, totally measures 2 Acres 04 Guntas. For the period 1968-69 to 1972-73 bears the name of Poojamma as the owner in column no.9. For the period 1979-80 to 2021-22 bears out the name of P.A.Shroff as the owner in column no.9. The copies of RTC extracts could be evidenced from **Document No.23**.
19. On perusal of Endorsement dated 06/07/2020 issued by Tahsildar, Bangalore East Taluk, Bangalore District bears out that the copies of RTC extracts for the period 1973 to 1978, Index of Lands and M.R.No.8/90-91 in respect of land bearing Sy.No.191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District, are dilapidated and hence it could not issue copy of said extracts and mutation. The copy of Endorsement dated 06/07/2020 could be evidenced from **Document No.24**.



20. The Encumbrance Certificate for the period 01/04/1950 to 31/07/1986 bears out the registration of (a) Sale Deed dated 30/03/1954 from Mallaiah to Poojamma (b) Sale deed dated 25/07/1960 from Nanjappa and others to Yellamma (c) Sale deed dated 11/04/1973 from Yellamma to P.A.Shroff and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.25**.
21. The Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 bears out 'nil' encumbrances with respect to land bearing Sy.No.191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.26**.
22. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out 'nil' encumbrances with respect to land bearing Sy.No.191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.27**.
23. The Encumbrance Certificate for the period 01/04/2004 to 10/01/2022 bears out the registration of the Sale deed dated 12/10/2020, from Sri.P.A.Shroff to M/s.Platinum-Narya Infra, and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.28**.
24. Nil Tenancy Certificate No.RD0038114132652 dated 18/06/2020 issued by the Tahsildar, Bangalore East Taluk, bears out that there are no cases registered under Form 2, 7, 7A of the Karnataka Land Reforms Act, 1961 in respect of in respect of land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District. The copy of the Endorsement dated 18/06/2020 could be evidenced from **Document No.29**.



25. The Endorsement dated 12/06/2020 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under Section 79(A) and (B) of Karnataka Land Reforms Act, 1961 with respect to in respect of land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District. The copy of the Endorsement dated 12/06/2020 could be evidenced from **Document No.30**.
26. The Endorsement dated 12/06/2020 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under PTCL Act with respect to in respect of land bearing Sy.No.191 measuring 2 Acres 04 Guntas, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District. The copy of the Endorsement dated 06/10/2020 could be evidenced from **Document No.31**.
27. On perusal of Endorsement dated 26/05/2020 issued by Tahsildar, Bangalore East Taluk, Bangalore District bears out that the Akharband in respect of in respect of land bearing Sy.No.191, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District, is dilapidated and hence it could not issue the copy of the Akarbandh. The copy of Endorsement dated 26/05/2020 could be evidenced from **Document No.32**.
28. On perusal of the Survey Sketch and Mula Tippany issued by the Village Accountant, it is observed that as per podi land bearing Sy.No.191 totally measures 2 Acres 04 guntas and same is not bifurcated. The copy of Survey documents could be evidenced from **Document No.33**.
29. On perusal of Village map of Kannamangala, it bears out that Land bearing Sy.No.191 finds its place in village map. The copy of the Village map could be evidenced from **Document No.34**.

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SCHEDULE PROPERTY

All that piece and parcel of the Residentially Converted land bearing Sy.No.191, measuring 2 Acres 04 Guntas, having Village Panchayath Khata No.913/191, PID No.150200401700126064, comes within the jurisdiction of the Kannamangala Grama Panchayath, situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk (Erstwhile Hosakote Taluk), Bangalore District, (Duly converted for residential purposes vide. Official Memorandum bearing No.ALN/[E] [B] SR/5/2010-11 dated 19/05/2010 issued by Special Deputy Commissioner, Bangalore District) and bounded on:-

- East : Land bearing Sy.No.190;
- West : Land bearing Sy.No.192;
- North : Khaji Sonnenahalli Village boundary;
- South : Road.

CERTIFICATE

I hereby certify that on perusal of the documents furnished to me, it is observed that M/s. Platinum - Narya Infra, the Partnership Firm, is the absolute owner of the Schedule Property, having a valid and marketable title to the Schedule Property.

G.V.Sudhakar