

Date: 11.07.2019

LEGAL OPINION

SUB:- LEGAL OPINION in respect of the **I.** **a)** Land bearing Sy. No. 121/2, measuring 15 Guntas; **b)** Land bearing Sy. No. 123/3, measuring 02 Acres 07 Guntas including 01 Gunta Kharab; **c)** Land bearing Sy. No. 123/1, measuring 08 Guntas; **d)** Land bearing Sy. No. 98, measuring 05 Acres 19 Guntas including 17 Guntas of kharab, all the properties are situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk belonging to **Sri N. Pillappa.**

II. In respect of the Land bearing Sy. No. 104, measuring 04 Acres 05 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk belonging to **Smt. Jagadambha.**

III. In respect of the **a)** Land bearing Sy. No. 76/1, measuring 03 Acres 35 Guntas; **b)** Land bearing Sy. No. 92, measuring 05 Acres 03 Guntas; both properties are situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk belonging to **Smt. Nagarathna.**

I have perused the following list of Photo copies of the documents pertaining to the above subject property:

N. Pillappa's Property (Sy. Nos. 121/2 - 15 Guntas, 123/1 - 08 Guntas, 123/3 - 02 Acres 06 Guntas & 98 - 05 Acres 19 Guntas)

In respect of Sy. No. 121/2, 123/1 & 123/3

01. Sale Deed dated 14.09.1989 executed by Sri C. Puttashamachar in favour of Sri C. Mariyappa
02. Gift Deed dated 05.12.2003 executed by Sri C. Mariyappa in favour of Smt. Savithramma
03. Sale Deed dated 05.11.2003 executed by Smt. Lakshmamma in favour of Smt. Savithramma
04. Mutation Register bearing No. 27



05. Sale Deed dated 09.12.2010 executed by Smt. Savithramma & others in favour of Sri N. Pillappa
06. Mutation Register bearing No. 33/2010-11
07. R.T.C for the year 2011-12 to 2018-19 (In respect of Sy. No. 121/2)
08. R.T.C for the year 2011-12 to 2018-19 (In respect of Sy. No. 123/1)
09. R.T.C for the year 2011-12 to 2018-19 (In respect of Sy. No. 123/3)
10. Official Memorandum dated 12.01.2017 issued by the Deputy Commissioner, Bangalore District, vide its Order No. ANL(EBB)SR.08/2016-17
11. Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004 (In respect of Sy. No. 123/3)
12. Encumbrance Certificate dated 19.06.2019 from 01.04.1996 to 31.03.2004 (In respect of Sy. No. 121/2, 123/1)
13. Encumbrance Certificate dated 27.03.2015 from 01.04.2004 to 26.03.2015 (In respect of Sy. No. 123, Old No. 77/19)
14. Encumbrance Certificate dated 08.12.2015 from 01.04.2010 to 07.12.2015 (In respect of Sy. No. 121)
15. Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016 (In respect of Sy. No. 123/1)
16. Encumbrance Certificate dated 15.06.2019 from 01.04.2004 to 31.03.2010 (In respect of Sy. No. 121/2)
17. Encumbrance Certificate dated 09.07.2019 from 07.12.2015 to 07.07.2019 (In respect of Sy. No. 121/2)
18. Endorsement dated 08.01.2016 issued by the Assistant Commissioner, Bangalore North Taluk (PTCL)
19. Endorsement dated 14.01.2016 issued by the Assistant Commissioner, Bangalore North Taluk (79A, B)



20. Endorsement dated 14.01.2016 issued by the Assistant Commissioner, Bangalore North Taluk (79A, B)

In respect of Sy. No. 98

21. Sale Deed dated 25.07.1963 executed by Sri Doddappa in favour of Sri Vittalasa @ Habeeb

22. R.T.C for the year 1968-69 to 2001-02

23. Mutation Register bearing No. 6/1984-85

24. Sale Deed dated 04.04.1984 executed by Sri V.K. Habeeb in favour of Sri K. Narayana Bhatt

25. Sale Deed dated 03.07.1989 executed by Sri K. Narayana Bhatt in favour of Sri N. Pillappa

26. Mutation Register bearing No. 2/1989-90

27. R.T.C for the year 2002-03 to 2018-19

28. Official Memorandum dated 28.06.2017 issued by the Deputy Commissioner, Bangalore District, vide its No. ALN(EBB)SR.08/2016-17

29. Encumbrance Certificate dated 05.07.1990 from 01.06.1989 to 03.07.1990

30. Encumbrance Certificate dated 19.06.2019 from 03.07.1990 to 31.03.1996

31. Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004

32. Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016

33. Encumbrance Certificate dated 15.06.2019 from 10.08.2016 to 13.06.2019



34. Endorsement dated 19.08.2016 issued by the Tahasildar, Bangalore East (7, 7 A – in respect of Sy. Nos. 98 & 123/3)

Jagadamba's Property (Sy. No. 104 – 04 Acres 05 Guntas)

35. R.T.C for the year 1968-69 to 2001-02

36. Sale Deed dated 14.09.1989 executed by Sri Ramakrishnappa and Smt. Varalakshmamma in favour of Smt. Lakshmidevamma

37. Mutation Register

38. Sale Deed dated 30.09.1995 executed by Sri C.S. Ashok and Sri C.S. Anand (sons of Late Lakshmidevamma) in favour of Smt. P. Jagadamba

39. Mutation Register bearing No. 23/1995-96

40. R.T.C for the year 2001-02 to 2018-19

41. Official Memorandum dated 03.03.2017 issued by the Deputy Commissioner, Bangalore District, vide its No. ALN(E)SR.10/2016-17

42. Endorsement dated 08.01.2016 issued by the Assistant Commissioner, Bangalore North Taluk (PTCL)

43. Endorsement dated 19.07.2016 issued by the BDA

44. Endorsement dated 14.07.016 issued by the KIADB

45. Encumbrance Certificate dated 22.06.2012 from 01.04.1995 to 31.03.2004

46. Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016

47. Encumbrance Certificate dated 15.06.2019 from 10.08.2016 to 13.06.2019



Nagarathna's Property (Sy. Nos. 76/1 - 03 Acres 35 Guntas & Sy. No. 92 - 05 Acres 03 Guntas)

48. Sale Deed dated 03.07.1989 executed by Sri K. Narayana Bhatt in favour of Smt. Nagarathna
49. R.T.C for the year 1968-69 to 2001-02 (In respect of Sy. No. 76/1)
50. R.T.C for the year 1968-69 to 2001-02 (In respect of Sy. No. 92)
51. R.T.C for the year 2002-03 to 2018-19 (In respect of Sy. No. 76/1)
52. R.T.C for the year 2002-03 to 2018-19 (In respect of Sy. No. 92)
53. Official Memorandum dated 03.03.2017 issued by the Deputy Commissioner, Bangalore District, vide its No. ALN(E)SR.09/2016-17
54. Endorsement dated 08.01.2016 issued by the Assistant Commissioner, Bangalore North Taluk (PTCL - in respect of Sy. Nos. 76/1 & 92)
55. Endorsement dated 14.03.2013 issued by the Assistant Commissioner, Bangalore Taluk (79A, B - in respect of Sy. No. 76/1)
56. Endorsement dated 14.01.2016 issued by the Assistant Commissioner, Bangalore Taluk (79A, B - in respect of Sy. No. 92)
57. Endorsement dated 14.07.2016 issued by the KIADB
58. Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004 (In respect of Sy. No. 76/1)
59. Encumbrance Certificate dated 22.06.2012 from 01.04.2004 to 21.06.2012 (In respect of Sy. No. 76/1)
60. Encumbrance Certificate dated 05.12.2015 from 01.01.2011 to 04.12.2015 (In respect of Sy. No. 76/1)
61. Encumbrance Certificate dated 15.06.2019 from 04.12.2015 to 13.06.2019 (In respect of Sy. No. 76/1)



62. Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004 (In respect of Sy. No. 92)
63. Encumbrance Certificate dated 27.03.2015 from 01.04.2004 to 26.03.2015 (In respect of Sy. No. 92)
64. Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016 (In respect of Sy. No. 92)
65. Encumbrance Certificate dated 15.06.2019 from 10.08.2016 to 13.06.2019 (In respect of Sy. No. 92)

COMMON DOCUMENTS

66. Commencement Certificate dated 25.11.2015 issued by the BDA
67. Sketch issued by the BDA

CORRECT AND COMPLETE DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

N. Pillappa's Property (Sy. Nos. 121/2, 123/1, 123/3 & 98)

a) All that piece and parcel of the Land bearing Sy. No. 121/2, measuring 15 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:

East by : Cheemasandra Byappanahalli Road;
West by : 08 Guntas of land in Sy. No. 123 belongs to Sri N. Pillappa;
North by : Land belongs to Smt. Nagarathnamma W/o Sri N. Pillappa in Sy. No. 76/1 and land belongs to K. Vijayaraj and Vijayakumari in Sy. No. 76/2;
South by : Remaining land in Sy. No. 121 belongs to Savithramma;

b) All that piece and parcel of the Land bearing Sy. No. 123/3, measuring 02 Acres 07 Guntas including 01 Gunta Kharab, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:

East by : Sy. No. 120 belongs to Sri A.S. Ravi Kumar S/o Sri A.M. Savjeevappa;



West by : Sy. No. 104 belongs to Smt. Jagadambha W/o Sri Ravi;
North by : Remaining portion of land in Sy. No. 123 belongs to Smt.
South by : Savithramma;
South by : Government land in Sy. No. 77;

c) All that piece and parcel of the Land bearing Sy. No. 123/1, measuring 08 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:

East by : Portion of land sold to Sri N. Pillappa in Sy. No. 121, measuring 15 Guntas;
West by : Sy. No. 104 belongs to Smt. Jagadambha W/o Sri Ravi;
North by : Land belongs to Sri N. Pillappa in Sy. No. 77;
South by : Remaining portion of land in Sy. No. 123 belongs to Smt. Savithramma;

d) All that piece and parcel of the Land bearing Sy. No. 98, measuring 05 Acres 19 Guntas including 17 Guntas of kharab, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:

East by : Huchappa's land;
West by : Gomala land of Anjinappa;
North by : Gomala land;
South by : Challappa's land;

Jagadambha's Property (Sy. No. 104)

All that piece and parcel of the Land bearing Sy. No. 104, measuring 04 Acres 05 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:

East by : Land of Mariyappa and Sanjeevappa;
West by : Boundary of Hirandahalli;
North by : Government Dongara;
South by : Land of N. Pillappa;

Nagarathna's Property (Sy. Nos. 76/1 & 92)

a) All that piece and parcel of the Land bearing Sy. No. 76/1, measuring 03 Acres 35 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:



East by : Land of Govindappa;
West by : Gomala Land;
North by : Land of Narayana Bhatt;
South by : Land of Puttachar & Patel Nanjappa;

b) All that piece and parcel of the Land bearing Sy. No. 92, measuring 05 Acres 03 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:

East by : Sarkari Road;
West by : Gomala Land;
North by : Land of Huchegowda;
South by : Land of Narayana Bhatt now the land of purchaser;

TRACING OF TITLE:-

In respect of Sy. No. 121/2, 123/1 & 123/3

The land bearing Sy. No. 76/1, Subsequent Sy. No. 76/P5, New Sy. No. 121/2, totally measuring 02 Acres, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk was originally belongs to Sri C. Puttashamachar and he has acquired the same through sale deed dated 06.08.1982 which is registered as document No. 1198/1982-83, Book I, Volume 1641, at pages 155 to 157, in the office of the Sub-Registrar, Hosakote.

Thereafter the said Sri C. Puttashamachar has sold the same in favour of Sri C. Mariyappa and executed Sale Deed dated 14.09.1989 and the said sale deed is registered as document No. 2661/1989-90, Book I, Volume 58, at pages 174 to 177, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.

Thereafter the said Sri C. Mariyappa has gifted the same in favour of his wife i.e., Smt. Savithramma and executed Gift Deed dated 05.12.2003 and the said gift deed is registered as document No. 17755/2003-04, Book I, stored in CD No. 120, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.

The land bearing Sy. No. 77/19, New Nos. 123/1 & 123/3, totally measuring 04 Acres, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk was the ancestral property of Smt. Lakshmamma and her son namely Sri N. Devaraj.



Thereafter the said Smt. Lakshmamma and her son i.e., Sri N. Devaraj have jointly sold the same in favour of Smt. Savithramma and executed Sale Deed dated 05.11.2003 and the said sale deed is registered as document No. 15240/2003-04, Book I, stored in CD No. 44, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.

Thus said Smt. Savithramma has become the owner the land bearing Sy. Nos. 121/2, 123/1 & 123/3 (Old Sy. Nos. 76/P5 and 76/19).

The Mutation Register bearing No. 27 indicates that as per the order the land bearing Sy. No. 121, measuring 01 Acre 39 Guntas and Sy. No. 123, measuring 03 Acres 39 Guntas has been mutated in the name of Smt. Savithramma.

Thereafter the said Smt. Savithramma & her children have jointly sold portion of lands bearing Sy. No. 121/2, measuring 15 Guntas; Sy. No. 123/3, measuring 02 Acres 06 Guntas and Sy. No. 123/1, measuring 08 Guntas in favour of Sri N. Pillappa and executed Sale Deed dated 09.12.2010 and the said sale deed is registered as document No. 4454/2010-11, Book I, stored in CD No. 56, in the office of the Sub-Registrar, Bidarahalli, Bangalore.

The Mutation Register bearing No. 33/2010-11 indicates that the lands bearing Sy. No. 121/2, measuring 15 Guntas; Sy. No. 123/3, measuring 02 Acres 06 Guntas and Sy. No. 123/1, measuring 08 Guntas have been mutated in the name of Sri N. Pillappa.

The R.T.C for the year 2011-12 to 2018-19 indicates that Sri N. Pillappa was the khatedar and cultivator in respect of Sy. No. 121/2.

The R.T.C for the year 2011-12 to 2018-19 indicates that Sri N. Pillappa was the khatedar and cultivator in respect of Sy. No. 123/1.

The R.T.C for the year 2011-12 to 2018-19 indicates that Sri N. Pillappa was the khatedar and cultivator in respect of Sy. No. 123/3.

The Official Memorandum dated 12.01.2017 issued by the Deputy Commissioner, Bangalore District, vide its Order No. ANL(EBB)SR.08/2016-17 indicates that Sri N. Pillappa has applied for conversion of land bearing Sy. No. 121/2, measuring 15 Guntas; Sy. No. 123/3, measuring 02 Acres 06 Guntas and Sy. No. 123/1, measuring 08 Guntas from agricultural to non-agricultural residential purpose and the same have been converted.



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The Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004
does not indicates any transactions in respect of Sy. No. 123/3.

The Encumbrance Certificate dated 19.06.2019 from 01.04.1996 to 31.03.2004
does not indicates any transactions in respect of Sy. No. 121/2 & 123/1.

Encumbrance Certificate dated 27.03.2015 from 01.04.2004 to 26.03.2015
indicates the sale transaction between Smt. Savithramma in favour of Sri N.
Pillappa in respect of Sy. No. 123, Old No. 77/19.

The Encumbrance Certificate dated 08.12.2015 from 01.04.2010 to 07.12.2015
indicates the sale transaction between Smt. Savithramma in favour of Sri N.
Pillappa in respect of Sy. No. 121/2, 123/1 & 123/3.

The Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016
does not indicates any transactions in respect of Sy. No. 123/1.

The Encumbrance Certificate dated 15.06.2019 from 01.04.2004 to 31.03.2010
does not indicates any transactions in respect of Sy. No. 121/2.

The Encumbrance Certificate dated 09.07.2019 from 07.12.2015 to 07.07.2019
does not indicates any transactions in respect of Sy. No. 121/2, 123/1 &
123/3.

The Endorsement dated 08.01.2016 issued by the Assistant Commissioner,
Bangalore North Taluk indicates that there is no PTCL proceedings in respect
of the above said lands under Karnataka SC/ST Act 1978.

The Endorsement dated 14.01.2016 issued by the Assistant Commissioner,
Bangalore North Taluk there is no violation of Section 79(A) and (B) of
Karnataka Land Reforms Act 1961 in respect of above said land.

The Endorsement dated 14.01.2016 issued by the Assistant Commissioner,
Bangalore North Taluk there is no violation of Section 79(A) and (B) of
Karnataka Land Reforms Act 1961 in respect of above said lands.

In respect of Sy. No. 98

The land bearing Sy. No. 98, measuring 05 Acres 12 Guntas excluding kharab,
situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk was
originally belongs to Sri Doddappa and he has acquired the same through sale



deed dated 15.04.1960 which is registered as document No. 156/1960-61, Book I, Volume 961, at pages 67 to 69, in the office of the Sub-Registrar, Hoskote.

Thereafter the said Sri Doddappa has sold the same in favour of Sri Vittalasa @ Habeeb and executed Sale Deed dated 25.07.1963 and the said sale deed is registered as document No. 1774/1963-64, Book I, Volume 1067, at pages 16 to 17, in the office of the Sub-Registrar, Hoskote.

The R.T.C for the year 1968-69 to 2001-02 indicates that the said Vittalasa and Sri N. Pillappa were the khatedar and cultivators in respect of above said land.

Thereafter the said Sri V.K. Habeeb has sold the same in favour of Sri K. Narayana Bhat and executed Sale Deed dated 04.04.1984 and the said sale deed is registered as document No. 5/1984-85, Book I, Volume 1682, at pages 47 to 50, in the office of the Sub-Registrar, Hoskote.

The Mutation Register bearing No. 6/1984-85 indicates that the land measuring 05 Acres 19 Guntas including kharab in Sy. No. 98 has been mutated in the name of Sri K. Narayana Bhatt.

Thereafter the said Sri K. Narayana Bhatt has sold the same in favour of Sri N. Pillappa and executed Sale Deed dated 03.07.1989 and the said sale deed is registered as document No. 1345/1989-90, Book I, Volume 5, at pages 192 to 195, in the office of the Sub-Registrar, Krishnarajapuram, Bangalore.

The Mutation Register bearing No. 2/1989-90 indicates that the above said land has been mutated in the name of Sri N. Pillappa.

The R.T.C for the year 2002-03 to 2018-19 indicates that the Sri N. Pillappa were the khatedar and cultivators in respect of above said land.

The Official Memorandum dated 28.06.2017 issued by the Deputy Commissioner, Bangalore District, vide its No. ALN(EBB)SR.08/2016-17 indicates that Sri N. Pillappa has applied for conversion of land measuring 04 Acres 33 Gunas out of 05 Acres 12 Guntas excluding kharab in Sy. No. 98 from agricultural to non-agricultural residential purpose and the same has been converted.

The Encumbrance Certificate dated 05.07.1990 from 01.06.1989 to 03.07.1990 indicates the sale transaction between Sri K. Narayana Bhatt in favour of Sri N. Pillappa in respect of Sy. No. 98.



The Encumbrance Certificate dated 19.06.2019 from 03.07.1990 to 31.03.1996 does not indicates any transactions in respect of Sy. No. 98.

The Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004 does not indicates any transactions in respect of Sy. No. 98.

The Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016 does not indicates any transactions in respect of Sy. No. 98.

The Encumbrance Certificate dated 15.06.2019 from 10.08.2016 to 13.06.2019 does not indicates any transactions in respect of Sy. No. 98.

Endorsement dated 19.08.2016 issued by the Tahasildar, Bangalore East indicates that there is no tenancy cultivation application under Section 7, 7(A) of Land Reforms Act 1998 1961 in respect of Sy. Nos. 98 & 123/3.

Jagadamba's Property (Sy. No. 104 - 04 Acres 05 Guntas)

The land bearing Sy. No. 104, measuring 04 Acres excluding kharab, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk was the ancestral property of Sri Ramakrishnappa & Smt. Varalakshmamma and the R.T.C for the year 1968-69 to 2001-02 indicates the they were the khatedar and cultivators in respect of above said land.

Thereafter the said Sri Ramakrishnappa and Smt. Varalakshmamma have sold the same in favour of Smt. Lakshmidevamma and executed Sale Deed dated 14.09.1989 and the said sale deed is registered as document No. 2596/1989-90, Book I, Volume 59, at pages 167 to 171, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.

The Mutation Register indicates that the land measuring 04 Acres in Sy. No. 104 has been mutated in the name of Smt. Lakshmidevamma.

After the death of Lakshmidevamma her sons namely Sri C.S. Ashok and Sri C.S. Anand have jointly sold the same in favour of Smt. P. Jagadamba and executed Sale Deed dated 30.09.1995 and the said sale deed is registered as document No. 6890/1995-96, Book I, Volume 1192, at pages 103 to 107, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.

The Mutation Register bearing No. 23/1995-96 indicates that the land bearing Sy. No. 04 Acres in Sy. No. 104 has been mutated in the name of Smt. P. Jagadamba.



The R.T.C for the year 2001-02 to 2018-19 indicates that Smt. Jagadamba is the khatedar and cultivator in respect of above said land.

The Official Memorandum dated 03.03.2017 issued by the Deputy Commissioner, Bangalore District, vide its No. ALN(E)SR.10/2016-17 indicates that Smt. Jagadamba has applied for conversion of land measuring 04 Acres in Sy. No. 104 from agricultural to non-agricultural residential purpose and the same has been converted.

The Endorsement dated 08.01.2016 issued by the Assistant Commissioner, Bangalore North Taluk indicates that there is no PTCL proceedings in respect of the above said lands under Karnataka SC/ST Act 1978.

The Endorsement dated 19.08.2016 issued by the Tahasildar, Bangalore East Taluk indicates that there is no tenancy cultivation application under Section 7, 7(A) of Land Reforms Act 1998 1961 in respect of Sy. No. 104.

The Endorsement dated 19.07.2016 issued by the BDA indicates that the said authority has not been acquired the above said land for its any project.

The Endorsement dated 14.07.016 issued by the KIADB indicates that the said authority has not been acquired the above said land for its any project.

The Encumbrance Certificate dated 22.06.2012 from 01.04.1995 to 31.03.2004 indicates the sale transaction between Sri C.S. Ashok and Sri C.S. Anand in favour of Smt. P. Jagadamba in respect of above said land.

The Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016 does not indicates any transactions in respect of above said land.

The Encumbrance Certificate dated 15.06.2019 from 10.08.2016 to 13.06.2019 does not indicates any transactions in respect of above said land.

Nagarathna's Property (Sy. Nos. 76/1 - 03 Acres 35 Guntas & 92 - 05 Acres 03 Guntas)

The land bearing Sy. No. 76/1, measuring 03 Acres 35 Guntas and another land bearing Sy. No. 92, measuring 05 Acres 03 Guntas, situated Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk was originally belongs to Sri K. Narayana Bhatt and he acquired the same through sale deed dated 05.01.1985 which is registered as document No. 2309/1984-85, Book I,



Volume 1698, at pages 197 to 199, in the office of the Sub-Registrar, Bangalore Taluk.

Thereafter the said Sri K. Narayana Bhatt has sold the same in favour of Smt. Nagarathna and executed Sale Deed dated 03.07.1989 and the said sale deed is registered as document No. 1346/1989-90, Book I, Volume 36, at pages 56 to 60, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.

The R.T.C for the year 1968-69 to 2001-02 indicates that Smt. Nagarathna was the khatedar and cultivator in respect of Sy. No. 76/1.

The R.T.C for the year 1968-69 to 2001-02 indicates that Smt. Nagarathna was the khatedar and cultivator in respect of Sy. No. 92.

The R.T.C for the year 2002-03 to 2018-19 indicates that Smt. Nagarathna was the khatedar and cultivator in respect of Sy. No. 76/1.

The R.T.C for the year 2002-03 to 2018-19 indicates that Smt. Nagarathna was the khatedar and cultivator in respect of Sy. No. 92.

The Official Memorandum dated 03.03.2017 issued by the Deputy Commissioner, Bangalore District, vide its No. ALN(E)SR.09/2016-17 indicates that Smt. Nagarathnamma has applied for conversion of land bearing Sy. No. 76/1, measuring 03 Acres 35 Guntas and another land bearing Sy. No. 92, measuring 05 Acres 03 Guntas from agricultural to non-agricultural residential purpose and the same have been converted.

The Endorsement dated 08.01.2016 issued by the Assistant Commissioner, Bangalore North Taluk North indicates that there is no PTCL proceedings in respect of the above said lands under Karnataka SC/ST Act 1978.

The Endorsement dated 14.03.2013 issued by the Assistant Commissioner, Bangalore Taluk there is no violation of Section 79(A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy. No. 76/1.

The Endorsement dated 14.01.2016 issued by the Assistant Commissioner, Bangalore Taluk there is no violation of Section 79(A) and (B) of Karnataka Land Reforms Act 1961 in respect of Sy. No. 92.

The Endorsement dated 14.07.2016 issued by the KIADB indicates that the said authority has not been acquired the above said lands for its any project.



The Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004 does not indicates any transactions in respect of Sy. No. 76/1.

The Encumbrance Certificate dated 22.06.2012 from 01.04.2004 to 21.06.2012 does not indicates any transactions in respect of Sy. No. 76/1.

The Encumbrance Certificate dated 05.12.2015 from 01.01.2011 to 04.12.2015 does not indicates any transactions in respect of Sy. No. 76/1.

The Encumbrance Certificate dated 15.06.2019 from 04.12.2015 to 13.06.2019 does not indicates any transactions in respect of Sy. No. 76/1.

The Encumbrance Certificate dated 22.06.2012 from 01.04.1996 to 31.03.2004 does not indicates any transactions in respect of Sy. No. 92.

The Encumbrance Certificate dated 27.03.2015 from 01.04.2004 to 26.03.2015 does not indicates any transactions in respect of Sy. No. 92.

The Encumbrance Certificate dated 11.08.2016 from 01.04.2004 to 10.08.2016 does not indicates any transactions in respect of Sy. No. 92.

The Encumbrance Certificate dated 15.06.2019 from 10.08.2016 to 13.06.2019 does not indicates any transactions in respect of Sy. No. 92.

COMMON DOCUMENTS

The Commencement Certificate dated 25.11.2015 issued by the BDA indicates that the land has been change of use from industrial to residential purpose subject to pay the balance development charges to the BDA as per the final decision of the High Court of Karnataka and with certain conditions has been imposed for the purpose of use of land for residential purpose.

The Sketch issued by the Assistant Director, BDA indicates that the sketch has been approved.

O P I N I O N

On careful scrutiny of the **PHOTOCOPIES** of the documents it is seen that **Sri N. Pillappa, Sri Jagadamba and Smt. Nagarathnamma** are the absolute owners and having right over the above description of the property.



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DISCLAIMER

This title scrutiny report is prepared on the basis of the photocopy that are produced to us and assuming that they are the photocopies of the original documents and the original documents are not verified by us. This opinion is on the basis of information/records furnished by the parties concerned. Hence, the facts relating to family tree details, death of persons, if any oral partition, legal heir details, pendency of dispute or litigation though checked with available inputs to the extent practically feasible, persons acting on this opinion are advised to cross check these facts by local enquiry or other means. No professional negligence or accountability can be attributed in the event of any omission or discrepancy.



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