

LEGAL OPINION

Date: 01-10-2022

Sub: Scrutiny of documents of title in respect of immovable property bearing Survey Number 100/1, measuring 2 Acre 08 Guntas and 10 Guntas Karab land, BBMP Khatha No.798/100/1 conversion vide order No.B.DIS.ALN.SR(E):167/2002-03, dated 16-01-2003, situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk:

I. Description of Properties

Item No.1: All that piece and parcel of the undeveloped residential converted land bearing Survey Number 100/1, measuring 2 Acres, BBMP Khatha No.799/100/1 conversion vide order No.B.DIS.ALN.SR(E):167/2002-03, dated 16-01-2003, situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk and including all rights, privileges and appurtenances thereto and bounded as follows:

East by : Survey Number 96 & 97/1
West by : Survey Number 85
North by : Remaining land in Sy. 100/1 belongs M/s. Trend squares Constructions Survey Number 86,
South by : Survey Number 100/2

Item No.2: All that piece and parcel of the land bearing survey No. 100/1, measuring 8 Guntas situated at Thanisandra Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore, converted for residential purpose vide conversion Order No. ALN(East) CR251/2011-12, dated 25.02.2013 and bounded as follows:

East by : Survey Number 96
West by : Survey Number 85
North by : Survey Number 86
South by : Survey Number 100

II. List of documents furnished for scrutiny

1. Copy of Index of Land issued by Thashildhar, Bengaluru East Taluk,

2. Copy of registered Sale deed dated 29-05-1997, document No.1620/1997-98, Book-I, Volume 1401, Page 68-72, registered in the office of Sub-Registrar, Krishnarajapura,
3. Copy of registered Sale deed dated 14-12-2004, document No.KRI-1-10640/2013-14, Stored in CD.No.KRID519, registered on 15-03-2014 in the office of Sub-Registrar, Krishnarajapura,
4. Copy of registered Sale deed dated 14-12-2004, document No.KRI-1-10641/2013-14, Stored in CD.No.KRID519, registered on 15-03-2014 in the office of Sub-Registrar, Krishnarajapura,
5. Copy of registered Release Deed dated 06-02-2014, document No.MDP-1-05667/2013-14, Stored in CD.No.MDPD139, registered in the office of Sub-Registrar, Mahadevapura,
6. Copy of registered Gift Deed dated 27-04-2016, document No.HLS-1-00357/2016-17, Stored in CD.No.HLSD131, registered 28-04-2016 in the office of Sub-Registrar, Ulsoor,
7. Copy of registered Joint Development Agreement dated 07-07-2018, document No.BNS-1-05368/2018-19, Stored in CD.No.BNSD657, registered in the office of Sub-Registrar, Banasawadi,
8. Copy of registered General Power of Attorney dated 07-07-2018, document No.BNS-4-00221/2018-19, Stored in CD.No.BNSD657, registered in the office of Sub-Registrar, Banasawadi,
9. Copy of registered Deed of Amalgamation dated 31-10-2018, document No.BNS-1-12438/2018-19, Stored in CD.No.BNSD672, registered in the office of Sub-Registrar, Banasawadi,
10. Copy of registered Agreement of Sale dated 06-06-2019, document No.BNS-1-04104/2019-20, Stored in CD.No.BNSD787, registered in the office of Sub-Registrar, Banasawadi,
11. Copy of registered Cancellation of Sale Agreement dated 31-10-2019, document No.BNS-1-12773/2019-20, Stored in CD.No.BNSD893, registered in the office of Sub-Registrar, Banasawadi,
12. Copy of registered Sale deed dated 16-10-2019, document No.BNS-1-12022/2019-20, Stored in CD.No.BNSD884,

- registered on 18-10-2019 in the office of Sub-Registrar, Banasawadi,
13. Copy of registered Confirmation deed dated 31-10-2019, document No.BNS-1-12775/2019-20, Stored in CD.No.BNSD893, registered in the office of Sub-Registrar, Banasawadi,
 14. Copy of registered Cancelation of Joint Development Agreement dated 28-07-2022, document No.BNS-1-07588/2022-23, Stored in CD.No.BNSD1581, registered in the office of Sub-Registrar, Banasawadi,
 15. Copy of registered Revocation of General Power of Attorney dated 28-07-2022, document No.BNS-4-00437/2022-23, Stored in CD.No.BNSD1581, registered in the office of Sub-Registrar, Banasawadi,
 16. Copy of registered Joint Development Agreement dated 28-07-2022, document No.BNS-1-07574/2022-23, Stored in CD.No.BNSD1581, registered in the office of Sub-Registrar, Banasawadi,
 17. Copy of registered General Power of Attorney dated 28-07-2022, document No.BNS-4-00439/2022-23, Stored in CD.No.BNSD1581, registered in the office of Sub-Registrar, Banasawadi,
 18. Copy of registered Sale deed dated 28-07-2022, document No.BNS-1-07569/2022-23, Stored in CD.No.BNSD1581, registered in the office of Sub-Registrar, Banasawadi,
 19. Copy of Final Order in Case No.MSC.CR.4/2019-20, passed by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru
 20. Copy of MR.2/1997-98 issued by Sheristhedhar, Bangalore East Taluk,
 21. Copy of MR.4/2010-11, issued by Sheristhedhar, Bangalore East Taluk,
 22. Copy of Final Notification Dated 23-02-2004 as per Notification Number UDD/193/MNX/2004,
 23. Copy of Final Notification Dated 18-06-2014 as per Final Notification Number UDD/428/MNJ/2011,
 24. Copy of the Endorsement dated 30-05-2018 vide letter dated BDA/LAT/RTI/073/2018-19 Spl Land Acquisition Officer, BDA, Bangalore.
 25. Copy of Tippan, issued by Village Accountant, Bengaluru East Taluk,
 26. Copy of Hissa Survey Tippan, issued by Village Accountant, Bengaluru East Taluk,
 27. Copy of Hissa Survey Balabaga, issued by Village Accountant, Bengaluru East Taluk,