

## 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 Sheristhedar, Bangalore East Taluk,
- 21.** Copy of MR.4/2010-11, issued by Sheristhedar, 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 Tippam, issued by Village Accountant, Bengaluru East Taluk,
- 26.** Copy of Hissa Survey Tippam, issued by Village Accountant, Bengaluru East Taluk,
- 27.** Copy of Hissa Survey Balabaga, issued by Village Accountant, Bengaluru East Taluk,