

S F Goutam Chand  
Advocate  
GOUTAM ASSOCIATES

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Date: 15/12/2014

To,

**Mr.DINESH KEJRIWAL,**  
Director,  
**M/s KEYA HOMES PRIVATE LIMITED,**  
Gajaanand Tower,  
No.4/8, 1<sup>st</sup> Cross, Annipura,  
Sudhamnagar Bangalore – 560027,

**Ref:** Property bearing Municipal No.977/ Sy.No.54/1, 54/2, 54/3, 54/4, measuring 113256 Sq.ft, situated at Yelahanka Amanikere Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, Bangalore District, Now within the limits of BBMP Ward No.01.

Sir,

As desired by you, I have scrutinized the photocopies of the title deeds and documents furnished by you with respect to the above referred property. My opinion in this regard is enclosed herewith.



**S.F. GOUTAM CHAND**  
Advocate

## PROPERTY

All that piece and parcel of the vacant residential land/property bearing Municipal No.977/ Sy.No.54/1, 54/2, 54/3, 54/4, measuring 2 (Two) Acres 24 (Twenty four) Guntas (113256 Sq.ft), {comprised of land measuring 1 Acre 10 Guntas in Sy.No.54/1; 21 Guntas bearing Sy.No.54/2; 17 Guntas bearing Sy.No.54/3; and 16 Guntas bearing Sy.No.54/4, duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.ALN(NAY) SR: 43/08-09, dated 10/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore}, situated at Yelahanka Amanikere Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, Bangalore District, Now within the limits of BBMP Ward No.01 (hereinafter referred to as the Captioned property).

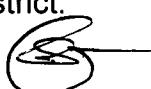
The Captioned property is comprised of four items of properties, particulars of which are as hereunder:

**Item No.1**

All that piece and parcel of the vacant residential land measuring 1 Acre 10 Guntas in Sy.No.54/1 {duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.ALN(NAY) SR: 43/08-09, dated 10/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore}, situated at Yelahanka Amanikere Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, Bangalore District.

**Item No.2:**

All that piece and parcel of the vacant residential land measuring 21 Guntas bearing Sy.No.54/2 (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.ALN(NAY) SR: 43/08-09, dated 10/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Yelahanka Amanikere Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, Bangalore District.



**Item No.3:**

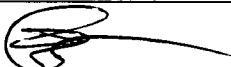
All that piece and parcel of the vacant residential land measuring 17 Guntas bearing Sy.No.54/3 (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.ALN(NAY) SR: 43/08-09, dated 10/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Yelahanka Amanikere Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, Bangalore District.

**Item No.4:**

All that piece and parcel of the vacant residential land measuring 16 Guntas bearing Sy.No.54/4 (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.ALN(NAY) SR: 43/08-09, dated 10/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Yelahanka Amanikere Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, Bangalore District.

**List of photocopies documents furnished by you:**

Sl.No	Dated	Particulars
<b>Sy.No.54/1</b>		
1.		Extract of IHC 10/99-2000, with respect to Sy.No.54/1 and 54/4.
2.	21/08/2000	Agreement of Sale executed by Sri.N.Narayanappa S/o late Nanjappa in favour of Sri.Ketan R.Shah S/o Sri.Rasiklal Shah, with respect to land measuring 1 Acre 10 Guntas in Sy.No.54/1; 21 Guntas bearing Sy.No.54/2 and 16 Guntas bearing Sy.No.54/4.
3.	28/05/2002	Deed of Sale executed by Sri.N.Narayanappa S/o late Sri.Nanjappa in favour of Sri.Ketan R.Shah S/o Sri.Rasiklal Shah, registered as document No.BNG(U)YLNK 1764/2002-03, stored in CD No.YNK12, in the Office of the Sub-Registrar, Yelahanka.
4.		Extract of MR.No.2/2002-03.



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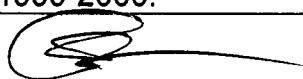
5.	24/04/2004	Deed of Sale executed by Sri.Ketan R. Shah S/o Sri.Rasiklal Shah in favour of Sri.P.Seetharam Prasad S/o Sri.Satyanarayan, registered as document No.YAN-1-01625/2004-05, stored in CD No.YNKD39, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
6.		Extract of MR.No.40/2003-04.
7.	23/07/2012	Deed of Confirmation executed by Smt.Munithayamma W/o Late N.Narayanappa and others in favour of Sri.P.Seetharam Prasad S/o Sri.P.Satyanarayan, registered as document No.GAN-1-01309/2012-13, stored in CD No.GAND138, in the Office of the Sub-Registrar, Gandinagar, Bangalore, with respect to land measuring 1 Acre 10 Guntas in Sy.No.54/1; 21 Guntas bearing Sy.No.54/2 and 16 Guntas bearing Sy.No.54/4.
8.		RTCs for the years 1966-67 to 1970-71; 1976-77 to 1981-82; 1987-88 to 2012-13 with respect to Sy.No.54/1.
9.		Record of rights.
10.		Akarbandh of Sy.No.54/1.
11.		Family tree of Nanjappa issued by the Village Accountant, Jakkur Circle.
12.		Encumbrance certificates for the period from 01/04/1900 to 17/06/2013 with respect to Sy.No.54/1.

**Sy.No.54/2**

13.	05/01/1966	Absolute Sale Deed executed by Sri.Dyavanna and others in favour of Sri.N.Narayanappa S/o late Sri.Nanjappa, registered as document No.6325/1965-66, of Book-1, Volume 2551, at pages 107 to 109, in the Office of the Sub-Registrar, Bangalore North Taluk.
14.	28/05/2002	Deed of Sale executed by Sri.N.Narayanappa S/o Late Sri.Nanjappa in favour of Sri.Kethan. R. Shah S/o Sri.Rasiklal Shah, registered as document No.BNG(U)-YLNK/1763/2002-03, in the office of the Sub-Registrar,



		Yalahanka, Bangalore.
15.		Extract of MR.No.1/2002-03.
16.	24/04/2004	Deed of Sale executed by Sri.Ketan R. Shah S/o Sri.Rasiklal Shah in favour of Sri.P.Seetharam Prasad S/o Sri.Sathyanarayan, registered as document No.YAN-1-01620/2004-05, stored in CD No.YAND39, in the office of the Sub-Registrar, Yalahanka, Bangalore.
17.		Extract of MR.No.42/2003-04.
18.		RTCs for the years 1966-67 to 1970-71, 1976-77 to 1981-82, 1987-88 to 2012-13 with respect to Sy.No.54/2.
19.		Record of rights.
20.		Akarband of Sy.No.54/2.
21.		Encumbrance certificates for the period from 01/04/1900 to 17/06/2013 with respect to Sy.No.54/2.
<b>Sy.No.54/3</b>		
22.	21/12/1954	Partition Deed entered into between Sri.Chennarayappa and Sri.Giddappa sons of Vakkaligas Pujarappa's Late Sri.Channappa, registered as document No.4492/1954-55, in Book-1, Volume-1442, at pages 172 to 176, in the Office of the Sub-Registrar, Bangalore Taluk.
23.		Extract of MR.6/1998-99.
24.	03/09/1969	Absolute Sale Deed executed by Sri.Giddappa S/o late Channappa and Sri.Patalappa S/o Sri.Giddappa, in favour of Sri.Subbanna and Sri.C.Jayaram sons of Sri.Chennarayappa, registered as document No.1767/69-70 in Book-1, Volume- 2704, at pages 207 to 209, in the Office of the Sub-Registrar, Bangalore North Taluk.
25.		Extract of MR.No.7/98-99.
26.		Extract of IHC 18/1999-2000.



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27.	Family tree of late Sri.Chennarayappa.	
28.	04/04/2002	Deed of Sale executed by Smt.Munithayamma W/o Late Sri.Subbanna and others in favour of Sri.P.Seetharam Prasad S/o P.Sathyanarayana, registered as document No.BNG(U)-YLNK/322/2002-03, stored in CD.No.YNK08, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
29.	Extract of MR.No.30/2001-02.	
30.	16/07/2012	Deed of Release executed by Smt.Narasamma D/o Late Channarayappa and others in favour of Sri.P.Seetharam Prasad S/o Sri.P.Sathyanarayan, registered as document No.YAN-1-02599-2012-13, stored in CD No.YAND416, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
31.	16/07/2012	Deed of Confirmation-Cum-Ratification Deed executed by Sri.Santosh S/o Narayanappa and others in favour of Sri.P.Seetharam Prasad S/o P.Sathyanarayan, registered as document No.YAN-1-02600-2012-13, stored in CD No.YAND416, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
32.	RTCs for the years 1966-67 to 1970-71, 1976-77 to 1981-82, 1987-88 to 2000-01, 2002-03 to 2012-13 with respect to Sy.No.54/3.	
33.	Akarbandh of Sy.No.54/3.	
34.	Encumbrance certificate for the period from 01/04/1900 to 30/06/1924; 01/04/1953 to 17/06/2013 with respect to Sy.No.54/3.	
Sy.No.54/4		
35.	28/05/2002	Deed of Sale executed by Sri.N.Narayanappa S/o late Sri.Nanjappa in favour of Sri.Ketan R. Shah S/o Sri.Rasiklal Shah, registered as document No.BNG(U)-YLNK/1765/2002-03, stored in CD No.YNK12, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
36.	Extract of MR.No.3/2002-03.	
37.	24/04/2004	Deed of Sale executed by Sri.Ketan R.Shah S/o



		Sri.Rasiklal Shah in favour of Sri.P.Seetharam Prasad S/o Sri.Sathyanaarayan, registered as document No.YAN-1-01619/2004-05, stored in CD No.YAND39, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
38.		Extract of MR.No.41/2003-04.
39.		RTCs for the years 1966-67 to 1970-71, 1976-77 to 1981-82, 1987-88 to 2012-13 with respect to Sy.No.54/4.
40.		Akarband of Sy.No.54/4.
41.		Encumbrance certificate for the period from 01/04/1900 to 17/06/2013 with respect to Sy.No.54/4.

#### COMMON DOCUMENTS

42.	Hissa Survey Tippani of Sy.No.54.	
43.	Atlas nakal of Sy.Nos.54/1, 54/2, 54/3 and 54/4.	
44.	RR pakka book nakal of Sy.Nos.54/1, 54/2, 54/3 and 54/4.	
45.	24/06/2008	Endorsement issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating that there are no cases registered under PTCL Act, with respect to lands in Sy.Nos.54/1, 54/2, 54/3 & 54/4.
46.	Survey sketch prepared by Taluk Surveyor, at the time of converting the lands in Sy.No.54/1, 54/2, 54/3 and 54/4.	
47.	30/06/2008	Report of the Tahsildhar Bangalore North (Additional) Taluk bearing No.ALN: S.R : 59/08-09 sent to the Deputy Commissioner, while recommending lands in Sy.No.54/1, 54/2, 54/3 and 54/4 for conversion.
48.	10/11/2008	Official memorandum bearing No.ALN (NAY) SR: 43/08-09, issued by the Special Deputy Commissioner, Bangalore District, while converting land measuring 1 Acre 10 Guntas in Sy.No.54/1; (ii) 21 Guntas bearing Sy.No.54/2; (iii) 17 Guntas bearing Sy.No.54/3; and (iv) 16 Guntas bearing Sy.No.54/4, in all measuring 2 acres



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		24 Guntas, for non agriculture residential purposes.
49.		Extract of MR.No.9/2009-10.
50.	23/12/2008	Agreement to Sell entered into between Sri.P.Seetharam Prasad and Smt.Hansaben P. Shah W/o Sri.Premchand K. Shah and Sri.Amit A. Khurana S/o Sri.Ashok Khurana.
51.	03/11/2011	Endorsements issued by the Tahsildhar (Additional), Bangalore North Taluk, stating that there are no tenancy proceeding under the Karnataka land reforms Act 1961, with respect to Sy.No.54/1, 54/2, 54/3 and 54/4.
52.	11/09/2012	Endorsement issued by the SLAO, BDA, stating that till date the Authority is not notified the lands in Sy.No.54/1, 54/2, 54/3 and 54/4 of Amanikere village, for any developments.
53.	25/09/2012	Endorsement issued by the SLAO, KIADB.
54.	17/10/2012	Endorsement issued by the SLAO, KHB, stating that there are no acquisition proceedings by Board, with respect to lands in Sy.No.54/1, 54/2, 54/3 and 54/4 of Amanikere village.
55.	13/08/2013	Public Notice published in Vijaya Karnataka (Bangalore Edition), Kannada Prabha (Bangalore Edition), Prajavani (Karnataka), The Hindu, Udayavani and The Times of India, issued by Mr.Jayanth M. Pattanshetti, advocate of Mr.Chaitanya Manohar.
56.	27/08/2013	Letter issued by Mr.Jayanth M. Pattanshetti, Advocate, stating that he has not received any objections/claims pursuant to the Public Notice dated 13/08/2013.
57.	31/08/2013	Endorsements issued by the Assistant commissioner, Bangalore North Sub Division, Bangalore, stating that there are no cases registered under Section 79 (A), 79 (B) of Karnataka Land Reforms Act, 1961 with respect to lands in Sy.No.54/1, 54/2, 54/3 & 54/4.
58.	18/09/2013	Endorsement issued by the Tahsildhar, Bangalore North

		Taluk, stating that the RTCs for the period from 1971-72 to 1975-76 and 1982-83 to 1986-87, with respect to Sy.No.54/1, 54/2, 54/3 and 54/4 are not available.
59.	03/09/2013	Endorsements issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating that there are no cases registered under PTCL Act with respect to lands in Sy.Nos.54/1, 54/2, 54/3 & 54/4.
60.		Yalahanka Amanikere Village map.
61.	05/09/2013	Khatha registration letter issued by the ARO, Yelahanka Division, BBMP, while registering the Khatha of the Property No.977/54/1, 54/2, 54/3, 54/4 in the name of Seetharam Prasad and assessing the property for tax for the years 2008-09 (half), 2009-10 to 2013-14.
62.	05/09/2013	Khatha certificate and Khatha extract issued by the ARO, Yelahanka Sub Division, BBMP.
63.	05/09/2013	Acknowledgement issued by the ARO, Yelahanka Sub Division, BBMP.
64.		Tax paid receipt for the year 2013-14.
65.	11/11/2013	Cancellation Agreement entered into between Sri.P.Seetharam Prasad and Smt.Hansaben P. Shah W/o Sri.Premchand K. Shah and Sri.Amit A. Khurana S/o Sri.Ashok Khurana.
66.	11/11/2013	Absolute Sale Deed executed by Sri.P.Seetharam Prasad in favour of M/s Keya Homes Private Limited, Sri.Chaitanya Manohar and Vista Capital LLP, registered as document No.MLS-1-02002-2013-14, stored in CD No.MLSD 67, in the Office of the Sub-Registrar, Malleshwaram, Bangalore.
67.	02/12/2013	Khatha Certificate and Khatha Extract issued by the ARO, Yelahanka Sub Division, BBMP.
68.	09/05/2014	Development Agreement entered into between Sri.Chaitanya Manohar, M/s Vista Capital LLP and M/s

		Keya Homes Private Limited, registered as document No.GAN-1-00548-2014-15, stored in CD No.GAND 186, in the Office of the Sub-Registrar, Gandhinagar, Bangalore.
69.	09/05/2014	General Power of Attorney executed by Sri.Chaitanya Manohar and M/s Vista Capital LLP in favour of M/s Keya Homes Private Limited registered as document No.GAN-4-00053-2014-15, stored in CD No.GAND 186, in the Office of the Sub-Registrar, Gandhinagar, Bangalore.
70.	16/09/2014	Receipt for having paid the betterment charges to BBMP.
71.		Encumbrance certificate for the period from 01/04/2013 to 05/12/2014 with respect to Municipal No.977/ Sy.No.54/1, 54/2, 54/3, 54/4.

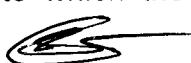
#### FLOW OF TITLE:

On perusal of the above, it appears that:

1. The flow of title of the Captioned property comprised of the four items of properties is as hereunder:

#### **Sy.No.54/1**

- a. The agricultural land measuring 1 Acre 10 Guntas in Sy.No.54/1 (the Item No.1 property herein) was owned and possessed by one Sri.Nanjappa. The said Sri.Nanjappa and his wife Smt.Muniyamma died intestate leaving behind their only son Sri.N.Narayanappa, to succeed to his estate as class-I legal heir. Accordingly the Khatha and Pahani were mutated to the name of the said Sri.Narayanappa vide IHC No.10/1999-2000 (Document No.1).
- b. The said Sri.N.Narayanappa sold the Item No.1 property to one Sri.Ketan R.Shah S/o Sri.Rasiklal Shah, vide a Deed of Sale dated 28/05/2002, pursuant to which the Khatha and Pahani of the same



were transferred to his name, vide MR No.2/2002-03 (Document Nos.3 & 4).

- c. Thereafter the said Sri.Ketan R.Shah sold the Item No.1 property to Sri.P.Seetharam Prasad S/o Sri.P.Satyanarayana, vide a Deed of Sale dated 24/04/2004, pursuant to which, the Khatha and Pahani of the same were transferred to his name vide MR No.40/2003-04 (Document Nos.5 & 6).

**Sy.No.54/2**

- a. The agricultural land measuring 21 Guntas bearing Sy.No.54/2 (Item No.2 property herein) was owned and possessed by one Sri.Dyavanna. The said Sri.Dyavanna and his sons have sold the same to one Sri.N.Narayananappa S/o late Sri.Nanjappa, vide an Absolute Sale Deed dated 05/01/1966 (Document No.13).
- b. The said Sri.N.Narayananappa sold the Item No.2 property to Sri.Ketan R.Shah, vide a Deed of Sale dated 28/05/2002, pursuant to which, the Khatha and Pahani of the same were transferred to his name, vide MR No.1/2002-03 (Document Nos.14 & 15).
- c. Thereafter the said Sri.Ketan R. Shah, has sold the Item No.2 property to Sri.P.Seetharam Prasad S/o Sri.P.Satyanarayana, vide a Deed of Sale dated 24/04/2004. Subsequently the Khatha and Pahani were transferred to the name of Sri.P.Seetharam Prasad vide MR No.42/2003-04 (Document Nos.16 & 17).

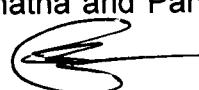
**Sy.No.54/3**

- a. The agricultural land measuring 17 Guntas bearing Sy.No.54/3 (the Item No.3 property herein) was owned and possessed by Sri.Chennarayappa and Sri.Giddappa (both sons of late Vakkaligara



Pujarappa Channappa) and they have Partitioned their family properties under a Partition Deed dated 21/12/1954, under this Partition Deed the land measuring 8 ½ Guntas out of the 17 Guntas in Sy.No.54/3, was allotted to the share of Chennarayappa and the remaining 8 ½ Guntas was allotted to the share of Giddappa. Subsequently the Khatha and Pahani were transferred to the name of Chennarayappa and Giddappa vide MR No.6/1998-1999 (Document Nos.22 & 23).

- b. The said Sri.Giddappa and his son Sri.Patalappa, being the owners of the land measuring 8 ½ Guntas in Sy.No.54/3, (which was allotted to the share of Sri.Giddappa in aforesaid Partition Deed) have sold the same to Sri.Subbanna and Sri.C.Jayaram sons of Sri.Chennarayappa, vide a Sale Deed dated 03/09/1969. The revenue records were transferred to the name of Sri.Subbanna and Sri.Jayaram vide MR.No.7/98-99 (Document No.24 & 25).
- c. Upon the death of Sri.Subbanna and Sri.C.Jayaram, the Khatha and Pahani of the Item No.3 property with other lands were mutated to the names Smt.Munithayamma W/o late Sri.Subbanna and her brother-in-law C.Narayanappa S/o late Chennarayappa vide IHC 18/1999-2000 (Document No.26).
- d. The said Smt.Munithayamma W/o late Sri.Subbanna, Sri.Keshava S/o Sri.C.Subanna and Sri.C.Narayanappa S/o late Chennarayappa have sold the Item No.3 property to the Sri.P.Seetharam Prasad S/o Sri.P.Satyanarayana vide a Deed of Sale dated 04/04/2002. Subsequently the Khatha and Pahani were transferred to the name of

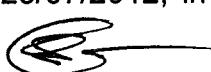


Sri.P.Seetharam Prasad vide MR No.30/2001-02 (Document Nos.28 & 29).

d. All other legal heirs of late Sri.Chennarayappa, have released their right, title and interest in the Item No.3 property and another land in favour of Sri.P.Seetharam Prasad, vide a Deed of Release dated 16/07/2012, read with Deed of Confirmation-Cum-Ratification Deed dated 16/07/2012 (Document Nos.30 & 31).

**Sy.No.54/4**

- a. The agricultural land measuring 16 Guntas bearing Sy.No.54/4 (the Item No.4 property herein) was owned and possessed by one Huchappa, after his death the Khatha and Pahani were mutated to the name of his only grandson Sri.N.Narayanappa, as is evident from IHC No.10/1999-2000 (Document No.1).
- b. The said Sri.N.Narayanappa being the owner of the Item No.4 property has sold the same to Sri.Ketan R.Shah, vide a Deed of Sale dated 28/05/2002, consequent to which the Khatha and Pahani were mutated to the name of Sri.Ketan R.Shah, vide MR No.3/2002-03 (Document Nos.35 & 36).
- c. Thereafter the said Sri.Ketan R.Shah has sold the Item No.4 property to Sri.P.Seetharam Prasad S/o Sri.P.Satyanarayan, vide a Deed of Sale dated 24/04/2004, pursuant to which, the Khatha and Pahani of the same were transferred to his name, vide MR No.41/2003-04 (Document Nos.37 & 38).
- d. The wife and children of late N.Narayanappa have executed a Deed of Confirmation dated 23/07/2012, in favour of Sri.P.Seetharam Prasad,



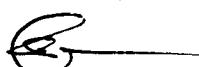
admitting and confirming that the Sale Deeds dated 28/05/2002 executed by N.Narayanappa, with respect to Sy.No.54/1, 54/2 and Sy.No.54/4 in favour of Sri.Ketan R.Shah, who in turn sold the same to Sri.P.Seetharam Prasad vide Sale Deeds dated 24/04/2014. Thus Sri.P.Seetharam Prasad became the absolute owner of the said lands bearing Sy.No.54/1, 54/2 and 54/4 (Document No.7).

2. After the purchase of all the four items of lands as above, the said Sri.P.Seetharam Prasad has applied for and got the same duly converted/diverted for non-agricultural residential purposes, vide an Official Memorandum bearing No.ALN(NAY) SR: 43/08-09 dated 10/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore. The conversion order is duly recorded in the RTCs vide MR No.9/2009-10 (Document Nos.48 & 49).
3. The said Sri.P.Seetharam Prasad being the owner of the above said four items of the lands, had entered into an agreement agreeing to sell the same to Smt.Hansaben P. Shah W/o Sri.Premchand K. Shah and Sri.Amit A. Khurana S/o Sri.Ashok M. Khurana vide an Agreement to Sell dated 23/12/2008. This Agreement has been cancelled by the parties vide a Cancellation Agreement dated 11/11/2013 (Document Nos.50 & 65).
4. In the meanwhile, the said Sri.P.Seetharam Prasad has applied for and got the Khatha of the all the four items of the properties registered in his name in the revenue records of BBMP and BBMP has assigned Municipal No.977/ Sy.No.54/1, 54/2, 54/3, 54/4, to the Captioned property, as is evident from the Khatha Registration letter bearing No.WALE/PR/KTR 275/2013-2014; M.R /51/2013-14 dated 05/09/2013; the Khatha certificate and the Khatha extract dated 05/09/2013, issued by the Assistant



Revenue Officer, Yelahanka Sub-Division, BBMP (Document Nos.61 & 62).

5. Thereafter the said Sri.P.Seetharam Prasad has sold the Captioned property to M/s Keya Homes Private Limited, Sri.Chaitanya Manohar and M/s Vista Capital LLP, vide an Absolute Sale Deed dated 11/11/2013 (Document No.66).
6. It appears that before purchase of the Captioned property, Sri.Chaitanya Manohar (one of the Purchasers) has caused to issue a Public Notice in Vijaya Karnataka, Kannada Prabha, Prajavani, The Hindu, Udayavani and The Times of India on 13/08/2013, through his counsel Mr.Jayanth M. Pattanshetti, inviting objection/s if any, from the person/s having any manner of claim in or over the Captioned property and in response to the same no objections were received by the Counsel and the Counsel has issued a letter dated 27/08/2013, to that effect (Document Nos.55 & 56).
7. Subsequently the said M/s Keya Homes Private Limited, Sri.Chaitanya Manohar and M/s Vista Capital LLP, have applied for and got the Khatha of the Captioned property transferred to their names in the revenue records of BBMP, as is evident from the Khatha certificate and Khatha extract dated 02/12/2013, issued by the Assistant Revenue Officer, Yelahanka Sub-Division, BBMP (Document No.67).
8. The Sri.Chaitanya Manohar and M/s Vista Capital LLP have given their undivided share of ownership in the Captioned property to M/s Keya Homes Private Limited, to develop the Captioned property into residential complex, on revenue sharing basis, vide a Development Agreement dated 09/05/2014 (Document No.68).



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9. The said Sri.Chaitanya Manohar and M/s Vista Capital LLP have executed a General Power of Attorney dated 09/05/2014, in favour of M/s Keya Homes Private Limited, authorizing them inter alia to sell the residential units that would be constructed by them (M/s Keya Homes Private Limited) in the Captioned property (Document No.69).
10. The said M/s Keya Homes Private Limited, Sri.Chaitanya Manohar and M/s Vista Capital LLP have paid the betterment/improvement charges to BBMP, vide a Receipt dated 16/09/2014, issued by BBMP (Document No.70).
11. The Encumbrance certificates reflect only the above transactions and no other transaction is reflected (Document Nos.12, 21, 34, 41 & 71).

#### OPINION

In view of the foregoing, I am of the considered opinion that:

- (a) M/s Keya Homes Private Limited, Sri.Chaitanya Manohar and M/s Vista Capital LLP are the absolute owners of the Captioned property.
- (b) M/s Keya Homes Private Limited, are duly vested with the right to develop the Captioned property in to residential complex.
- (c) M/s Keya Homes Private Limited, are duly authorized to sell the residential units/villas to be constructed in the Captioned property, in terms of registered Development Agreement dated 09/05/2014 read with registered Power of Attorney dated 09/05/2014.



S.F. Goutam Chand  
Advocate