

Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

LEGAL OPINION IN RESPECT OF

RESIDENTIALLY CONVERTED VACANT LAND COMING UNDER THE JURISDICTION OF THE
BRUHAT BANGALORE MAHANAGARA PALIKE (BBMP) BEARING MUNICIPAL NO.54, PID
NO.02/81/54, MES ROAD, MUTHYALANAGARA, WARD NO.17, YESHWANTHPUR, BANGALORE

EXTENT: 155182 SQ.FT

PRESENT OWNER MICRON ENGINEERS AND DEVELOPERS (BANGALORE) PVT.LTD.

DEVELOPER RENAISSANCE HOLDINGS AND DEVELOPERS PVT.LTD

The photo copies of documents of title relating to the aforesaid property have been placed in my hands by RENAISSANCE HOLDINGS AND DEVELOPERS PRIVATE LIMITED, having its registered office at No.50, 17th cross, 8th Main, Malleswaram, Bangalore-560 055 with a request to furnish an opinion on title. In view of the same, this legal opinion has been prepared on the basis of documents of title relating to the aforesaid property and the recitals in the various documents of title which have been furnished to me for my verification.

I. DOCUMENTS FURNISHED:

A: IN RESPECT OF SY.NO.30/1:

1. Copy of the Sale Deed dated:19/05/1960 executed by Smt.Muninanjamma to and in favour of Sri.J.K.Seetharam, which has been duly registered as Document No.1517 in Book - I, Volume - 1897, pages 88 to 89 with the Sub-Registrar, Bangalore North Taluk, Bangalore by means of which Sri.J.K.Seetharam purchased the agricultural land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 20 Guntas comprised in Sy.No.64/3, both situated at Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
2. Copy of the extract from Mutation Register bearing MR No.1/60-61 issued by the Tahsildar, Bangalore North Taluk, Bangalore transferring the Khatha in respect of agricultural land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 20 Guntas comprised in Sy.No.64/3, both situated at Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk in the name of Sri.J.K.Seetharam pursuant to the purchase of the same.
3. Copy of the Index of Lands and Records of Rights issued by the Deputy Tahsildar, Bangalore North in respect of Sy.Nos.30/1 and 42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
4. Copy of the Official Memorandum bearing No.B.Dis.ALN.SR.786, dated:06/04/1964 issued by the Deputy Commissioner, Bangalore District granting conversion of land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk for non agricultural industrial uses and purposes.
5. Copy of the Conversion Sanctioned Certificate dated:07/05/1968 issued by the Tahsildar, Bangalore North Taluk granting conversion of land measuring an extent of 3 Acres 14



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Guntas comprised in Sy.No.30/1 of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk owned by Sri.J.K.Seetharam from agricultural to non agricultural industrial uses and purposes.

6. Copy of the Sale Deed dated:22/06/1968 executed by Sri.J.K.Seetharam to and in favour of Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola, which has been duly registered as Document No.1788/68-69 in Book - I, Volume - 101, pages 123 to 126 with the Sub-Registrar, Srirampuram, Bangalore, by means of which Smt.Moola Venkatamma and others purchased the converted land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 11 ½ Guntas comprised in Sy.No.42/3, both situated at Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk.
7. Copy of the extract from Mutation Register bearing MR No.23/68-69 issued by the Deputy Tahsildar, Bangalore North Taluk transferring the Khatha in respect of land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 11 ½ Guntas comprised in Sy.No.42/3, both situated at Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk in the names of Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola pursuant to the purchase of the same.
8. Copy of the Deed of Partnership dated:19/06/1972 executed amongst Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola, under the terms of which they formed a partnership under the name and style of Aragula Ancillaries with its principal place of business at Sy.No.30/1, situated at Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk and also declaring the aforesaid property as an asset of the firm to carry on the business of manufacture of wood products.
9. Copy of the Deed of Reconstitution of Partnership dated:09/08/1976 executed amongst Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola, under the terms of which Smt.Anuradha R Moola has been admitted as partner to firm under the name and style of Aragula Ancillaries and also to record the expansion of business activity by carrying on the additional business of Dairy Farming, Poultry, Sheep Breeding etc.
10. Copy of the Deed of Reconstitution of Partnership dated:04/03/1979 executed amongst Smt.Prema B Moola, Smt.Pratibha S Moola, Smt.Dechu R Moola and Smt.Anuradha R Moola, under the terms of which Smt.Moola Venkatamma has been retired from the firm Aragula Ancillaries.
11. Copy of the Deed of Partnership dated:03/08/1981 executed amongst Smt.Prema B Moola, Smt.Pratibha S Moola, Smt.Dechu R Moola, Smt.Anuradha R Moola and Micron Engineers (Bangalore) Pvt.Ltd., under the terms of which Micron Engineers (Bangalore) Pvt.Ltd has been admitted as a partner to the firm under the name and style of Aragula Ancillaries.
12. Copy of the Deed of Dissolution dated:16/03/1983 executed amongst Smt.Prema B Moola, Smt.Pratibha S Moola, Smt.Dechu R Moola, Smt.Anuradha R Moola and Micron Engineers (Bangalore) Pvt.Ltd, which has been duly registered as Document No.919/82-83 in Book - I, Volume SF 101, pages 188 to 191 with the Sub-Registrar, Basavanagudi, Bangalore under the terms of which, the partnership firm under the name and style of Aragula Ancillaries



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

has been dissolved with effect from 31/12/1982 and all the assets and liabilities have been taken over by Micron Engineers (Bangalore) Pvt.Ltd.

13. Copy of the Khatha Certificate bearing No.BMP/REV/ 2012-13/KC/745116, dated: 25/03/2013 issued by the Assistant Revenue Officer, Yeshwanthpur Range, Bruhat Bangalore Mahanagara Palike recording that the Khatha in respect of property bearing No.54, Jalahalli stands in the name of Micron Engineers (Bangalore) Private Limited and assigning PID No.2081-54 to the same.
14. Copy of the Khatha Extract bearing No.BMP/REV/ 2012-13/KE/810875, dated: 25/03/2013 issued by the Assistant Revenue Officer, Yeshwanthpur Range, BBMP recording the sital area as145926 sq.ft comprised in property bearing No.54, Jalahalli owned by Micron Engineers (Bangalore) Private Limited.
15. Copy of the receipt dated:26/04/2013 issued by the Assistant Revenue Officer, Yeshwanthpura Range, Bruhat Bangalore Mahanagara Palike evidencing payment of taxes for the year 2013-14 in respect of property bearing No.54, MES Road.
16. Copy of the Memorandum of Association and Articles of Association of Micron Engineers and Developers (Bangalore) Private Limited.
17. Copy of the General Power of Attorney dated:08/08/2014 executed by Micron Engineers and Developers (Bangalore) Private Limited appointing Renaissance Holdings and Developers Private Limited as their attorney, which has been duly registered as Document No.YPR-4-00074/2014-15 in Book - IV, stored in CD No.YPRD 104 with the Sub-Registrar, Rajajinagar (Yeshwanthpur), Bangalore conferring various powers and authority including sale of Developer's Area under the Development Agreement dated:08/08/2014.
18. Copy of the receipt dated:06/05/2015 issued by the Tax Collector, Yeshwanthpur Range, Bruhat Bangalore Mahanagara Palike evidencing payment of taxes for the year 2015-16 in respect property bearing No.54.
19. Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1937 to 20/08/1961 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.
20. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/1961 to 10/05/1971 in respect of Sy.Nos.30/1 and 42/3 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.
21. Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1968 to 30/04/1971 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.
22. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/1971 to 31/03/2004 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.
23. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2004 to 17/01/2016 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.
24. Copy of the RTC (Pahani) for the years 1966-67 to 1971-72 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

25. Copy of the RTC (Pahani) for the years 1971-72 to 1976-77 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
26. Copy of the RTC (Pahani) for the years 1977-78 to 1981-82 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
27. Copy of the RTC (Pahani) for the years 1982-83 to 1986-87 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
28. Copy of the RTC (Pahani) for the years 1988-89 to 1992-93 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
29. Copy of the RTC (Pahani) for the years 1993-94 to 1997-98 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
30. Copy of the RTC (Pahani) for the years 1997-98 to 2001-02 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
31. Copy of the RTC (Pahani) for the year 2001-02 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
32. Copy of the RTC (Pahani) for the year 2002-03 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
33. Copy of the RTC (Pahani) for the year 2003-04 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
34. Copy of the RTC (Pahani) for the year 2004-05 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
35. Copy of the RTC (Pahani) for the year 2005-06 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
36. Copy of the RTC (Pahani) for the year 2006-07 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
37. Copy of the RTC (Pahani) for the year 2007-08 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
38. Copy of the RTC (Pahani) for the year 2008-09 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
39. Copy of the RTC (Pahani) for the year 2009-10 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
40. Copy of the RTC (Pahani) for the year 2010-11 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
41. Copy of the RTC (Pahani) for the year 2011-12 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
42. Copy of the RTC (Pahani) for the year 2012-13 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
43. Copy of the RTC (Pahani) for the year 2013-14 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
44. Copy of the RTC (Pahani) for the year 2014-15 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
45. Copy of the RTC (Pahani) for the year 2015-16 in respect of Sy.No.30/1 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

46. Copy of the Village Map of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk issued by the Assistant Director of Land Records, Bangalore.
47. Copy of the Akarband in respect of Sy.No.30 of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk issued by the Assistant Director of Land Records, City Survey, Bangalore.
48. Copy of the Karda in respect of Sy.No.30 of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk issued by the Assistant Director of Land Records, City Survey, Bangalore.
49. Copy of the Moola Tippanni in respect of Sy.No.30 of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk issued by the Assistant Director of Land Records, City Survey, Bangalore.
50. Copy of the Pakka Book in respect of Sy.No.30 of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk issued by the Assistant Director of Land Records, City Survey, Bangalore.

B: IN RESPECT OF SY.NO.42/3, NEW SY.NO.42/3A:

1. Copy of the Sale Deed dated:19/05/1960 executed by Smt.Muninanjamma to and in favour of Sri.J.K.Seetharam, which has been duly registered as Document No.1517 in Book - I, Volume - 1897, pages 88 to 89 with the Sub-Registrar, Bangalore North Taluk, Bangalore by means of which Sri.J.K.Seetharam purchased the agricultural land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 20 Guntas comprised in Sy.No.64/3, both situated at Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk.
2. Copy of the Index of Lands and Records of Rights issued by the Deputy Tahsildar, Bangalore North in respect of Sy.Nos.30/1 and 42/3 of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk.
3. Copy of the Sale Deed dated:22/06/1968 executed by Sri.J.K.Seetharam to and in favour of Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola, which has been duly registered as Document No.1788/68-69 in Book - I, Volume - 101, pages 123 to 126 with the Sub-Registrar, Srirampuram, Bangalore, by means of which Smt.Moola Venkatamma and others purchased the converted land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 11 ½ Guntas comprised in Sy.No.42/3, both situated at Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk.
4. Copy of the extract from Mutation Register bearing MR No.23/68-69 issued by the Deputy Tahsildar, Bangalore North Taluk transferring the Khatha in respect of agricultural land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 11 ½ Guntas comprised in Sy.No.42/3, both situated at Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk in the names of Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola pursuant to the purchase of the same.
5. Copy of the Death Certificate dated:20/11/2004 issued by the Registrar of Births and Deaths, Shanthinagar Range, Bangalore Mahanagara Palike recording the death of Smt.Moola Venkatamma on 31/10/2004.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

6. Copy of the Power of Attorney dated:14/08/2008 executed by Mrs.Pratibha S Moola appointing Mr.Siddhartha S Moola as her attorney, which has been duly registered as Document No.SHV-4-00120/2008-09 in Book - IV, stored in CD No.SHVD100 with the Sub-Registrar, Shivajinagar, Bangalore.
7. Copy of the Endorsement dated:29/09/2011 issued by the Tahsildar, Bangalore North Taluk stating that there are no applications filed in Form No.7 or 7A as per the provisions of the Karnataka Land Reforms Act 1961 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk.
8. Copy of the Endorsement dated:20/10/2011 issued by the Assistant Commissioner, Bangalore North Sub Division, Bangalore stating that there are no proceedings initiated under section 79A and B as per the provisions of the Karnataka Land Reforms Act 1961 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk.
9. Copy of the Endorsement dated:22/10/2011 issued by the Assistant Commissioner, Bangalore North Sub Division, Bangalore stating that there are no proceedings initiated under Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) 1978, Act in any courts of law or legal forums in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk.
10. Copy of the Endorsement dated:03/11/2011 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore stating that the land comprised in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk have not been notified for any of their project.
11. Copy of the Endorsement dated:17/11/2011 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore stating that the land comprised in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk have not been notified for any of their project.
12. Copy of the extract from Mutation Register bearing MR No.H-2/2012-13, dated:01/10/2012 issued by the Village Accountant, Computer Centre, Bangalore North Taluk ordering to record the names of Smt.Moola Venkatamma and others in Column No.9 and 12(2) in respect of land measuring an extent of 11 ½ Guntas comprised in Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli (1), Bangalore North Taluk.
13. Copy of the extract from Mutation Register bearing MR No.H-4/2012-13, dated: 15/01/2013 issued by the Village Accountant, Computer Centre, Bangalore North Taluk transferring the Khatha in respect of land measuring an extent of 11 ½ Guntas comprised in Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli (1), Bangalore North Taluk in the names of Sri.Bhaktha Vatsala.M, Sri.Ramesh.M, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola pursuant to the death of Smt.Moola Venkatamma.
14. Copy of the Deed of Partition dated:23/05/2013 executed amongst Sri.Bhaktavastsala M., Sri.Ramesh M, Smt.Prema B Moola, Smt.Pratibha S Moola, Smt.Dechu R Moola, which has been duly registered as Document No.DSP-1-02119/2013-14 in Book - I, stored in CD No.DSPD163 with the Sub-Registrar, Dasanapura, Bangalore, under the terms of which, land measuring an extent of 3 Guntas forming a part of Sy.No.42/3A of Jalahalli Village, Yeshwanthapur Hobli (1), Bangalore North Taluk is allotted to the shares of Sri.M.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Bhaktavatsala and Sri.M.Ramesh and land measuring an extent of 8 1/2 Guntas comprised in Sy.No.42/3A of Jalahalli Village, Yeshwanthpura Hobli (1), Bangalore North Taluk is allotted to the shares of Smt.Prema B Moola, Smt.Prathibha S Moola and Smt.Dechu R Moola.

15. Copy of the Fresh Certificate of Incorporation Consequent upon Change of Name dated:07/05/2013 issued by the Registrar of Companies, Karnataka recording the change of name of Micron Engineers (Bangalore) Private Limited to Micron Engineers and Developers (Bangalore) Private Limited.
16. Copy of the Memorandum of Association and Articles of Association of Micron Engineers and Developers (Bangalore) Private Limited.
17. Copy of the extract from Mutation Register bearing MR No.H-4/2013-14, dated: 01/08/2013 issued by the Village Accountant, Computer Centre, Bangalore North Taluk transferring the Khatha in respect of land measuring an extent of 3 Guntas forming a part of Sy.No.42/3A of Jalahalli Village, Yeshwanthpura Hobli (1), Bangalore North Taluk in the names of Sri.Bhaktha Vatsala.M and Sri.Ramesh.M and the balance of land measuring 8 1/2 Guntas forming a part of Sy.No.42/3A of Jalahalli Village, Yeshwanthpura Hobli (1), Bangalore North Taluk in the names of Smt.Prema B Moola, Smt.Prathibha S Moola and Smt.Dechu R Moola pursuant to the execution of Partition Deed dated:23/05/2013.
18. Copy of the receipt dated:04/12/2013 evidencing payment of conversion fee through State Bank of Mysore, Business Branch, Bangalore.
19. Copy of the Official Memorandum bearing No.ALN(NY) SR.49/2013-14, dated:06/12/2013 issued by the Deputy Commissioner, Bangalore District, Bangalore granting conversion of land measuring an extent of 8 1/2 Guntas comprised in Sy.No.42/3 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk from agricultural to non agricultural residential uses and purposes.
20. Copy of the Khatha Certificate bearing No.BMP/REV/ 2013-14/KC/823372, dated: 23/01/2014 issued by the Assistant Revenue Officer, Yeshwanthpur Range, BBMP in the name of Smt.Prema B Moola and others in respect of property bearing No.66, Jalahalli assigning PID No.2-81-66.
21. Copy of the Khatha Extract bearing No.BMP/REV/ 2013-14/KE/898552, dated: 23/01/2014 issued by the Assistant Revenue Officer, Yeshwanthpur Range, BBMP.
22. Copy of the Revised Official Memorandum bearing No.ALN(NY) SR.49/2013-14, dated: 23/04/2014 issued by the Deputy Commissioner, Bangalore District, Bangalore rectifying the boundaries as mentioned in the Official Memorandum dated:06/12/2013.
23. Copy of the Sale Deed dated:28/04/2014 executed by Smt.Prema B Moola, Smt.Prathibha S Moola, Smt.Dechu R Moola to and in favour of Micron Engineers and Developers (Bangalore) Private Limited, registered as Document No.YPR-1-00577/2014-15 in Book - I, stored in CD No.YPRD101 with the Sub-Registrar, Rajajinagar (Yeshwanthpura) Bangalore, by means of which Micron Engineers and Developers (Bangalore) Private Limited purchased the residentially converted land 9256 sq.ft bearing Municipal No.66, PID No.2-81-66, (earlier Sy.No.42/3 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk), situated at MES Road, Muthyalanagar, Jalahalli, Bangalore.

Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

24. Copy of the receipt dated:06/05/2014 issued by the Tax Collector, Yeshwanthpur Range, Bruhat Bangalore Mahanagara Palike evidencing payment of taxes for the year 2014-15 in respect property bearing No.66.
25. Copy of the Khatha Certificate bearing No.BMP/REV/2014-15/KC/854948, dated: 27/05/2014 issued by the Assistant Revenue Officer, Yeshwanthapura, Bruhat Bangalore Mahanagara Palike recording that Khatha in respect of property bearing Municipal No.66, Jalahalli stands in the name of Micron Engineers and Developers (Bangalore) Pvt.Ltd and assigning PID No.2-81-66 to the same.
26. Copy of the Khatha Extract bearing No.BMP/REV/2014-15/KE/933640, dated: 27/05/2014 issued by the Assistant Revenue Officer, Yeshwanthapura, Bruhat Bangalore Mahanagara Palike recording the sital areas 9256 sq.ft comprised property bearing Municipal No.66, Jalahalli owned by Micron Engineers and Developers (Bangalore) Pvt.Ltd.
27. Copy of the Tippanni in respect of Sy.No.42 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.
28. Copy of the Akarband in respect of Sy.No.42 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk.
29. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/1961 to 10/05/1971 in respect of Sy.Nos.30/1 and 42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
30. Copy of the Encumbrance Certificate in Form No.15 for the period from 01/10/1966 to 30/04/1971 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
31. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/08/1968 to 09/10/1974 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
32. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/05/1971 to 31/03/2004 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
33. Copy of the Encumbrance Certificate in Form No.16 for the period from 10/05/1971 to 06/06/1971 in respect of Sy.Nos.30/1 and 42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
34. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/1988 to 31/03/2004 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
35. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2004 to 16/04/2008 in respect of Sy.No.42 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
36. Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to 17/01/2016 in respect of Sy.No.42/3, New Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
37. Copy of the RTC (Pahani) for the years 1966-67 to 1970-71 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

38. Copy of the RTC (Pahani) for the years 1971-72 to 1976-77 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
39. Copy of the RTC (Pahani) for the years 1977-78 to 1981-82 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
40. Copy of the RTC (Pahani) for the years 1982-83 to 1983-84 in respect of Sy.No.42/3 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
41. Copy of the RTC (Pahani) for the years 1984-85 to 1986-87 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
42. Copy of the RTC (Pahani) for the years 1988-89 to 1992-93 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
43. Copy of the RTC (Pahani) for the years 1993-94 to 1997-98 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
44. Copy of the RTC (Pahani) for the years 1997-98 to 2001-02 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
45. Copy of the RTC (Pahani) for the year 2001-02 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
46. Copy of the RTC (Pahani) for the year 2002-03 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
47. Copy of the RTC (Pahani) for the year 2003-04 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
48. Copy of the RTC (Pahani) for the year 2004-05 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
49. Copy of the RTC (Pahani) for the year 2005-06 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
50. Copy of the RTC (Pahani) for the year 2006-07 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
51. Copy of the RTC (Pahani) for the year 2007-08 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
52. Copy of the RTC (Pahani) for the year 2008-09 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
53. Copy of the RTC (Pahani) for the year 2009-10 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
54. Copy of the RTC (Pahani) for the year 2010-11 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk.
55. Copy of the RTC (Pahani) for the year 2012-13 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli (1), Bangalore North Taluk.
56. Copy of the RTC (Pahani) for the year 2013-14 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli (1), Bangalore North Taluk.
57. Copy of the RTC (Pahani) for the year 2014-15 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli (1), Bangalore North Taluk.
58. Copy of the RTC (Pahani) for the year 2015-16 in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli (1), Bangalore North Taluk.



59. Copy of the 11-E Sketch in respect of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli (1), Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk.
60. Copy of the Tippani in respect of Sy.No.42 of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk
61. Copy of the Village Map of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk issued by the Assistant Director of Land Records, Bangalore.
62. Copy of the Akarband in respect of Sy.No.42 (3A & 3B) of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk issued by the Assistant Director of Land Records, City Survey, Bangalore.

C: COMMON DOCUMENTS:

1. Copy of the Fresh Certificate of Incorporation consequent upon change of name dated:07/05/2013 issued by the Registrar of Companies, Karnataka recording the change in name of Micron Engineers (Bangalore) Private Limited to Micron Engineers and Developers (Bangalore) Private Limited.
2. Copy of the Khatha Certificate bearing No.BMP/REV/2014-15/KC/863149, dated: 21/06/2014 issued by the Assistant Revenue Officer, Yeshwanthpur Range, BBMP recording that the Khatha in respect of property bearing No.54, Jalahalli stands in the name of Micron Engineers and Developers (Bangalore) Private Limited and assigned PID No.2-81-54 to the same.
3. Copy of the Khatha Extract bearing No.BMP/REV/2014-15/KE/942528, dated: 21/06/2014 issued by the Assistant Revenue Officer, Yeshwanthpur Range, BBMP recording sital area as 155182 sq.ft comprised in property bearing No.54, Jalahalli owned by Micron Engineers and Developers (Bangalore) Private Limited.
4. Copy of the Confirmation Letter dated:28/05/2014 issued by the Assistant Revenue Officer, Yeshwanthpur Range, Bruhat Bangalore Mahanagara Palike, recording the change of name from Micron Engineers (Bangalore) Private Limited to Micron Engineers and Developers (Bangalore) Private Limited.
5. Copy of the Development Agreement dated:08/08/2014 executed by Micron Engineers and Developers (Bangalore) Private Limited to and in favour of Renaissance Holdings and Developers Private Limited, which has been duly registered as Document No.YPR-1-01986/2014-15 in Book - I, stored in CD No.YPRD 104 with the Sub-Registrar, Rajajinagar (Yeshwanthpur), Bangalore under the terms of which, Renaissance Holdings and Developers Private Limited have agreed to develop the residentially converted vacant land measuring an extent of 155182 sq.ft bearing Municipal No.54, MES Road, Muthyalanagara, Ward No.17, Yeshwanthpur, Bangalore by constructing a residential apartment building comprising of residential apartments of different dimensions on the same with common amenities, facilities and infrastructures attached thereto (hereinafter referred to as the "project") as per sanctioned plan in which Micron Engineers and Developers (Bangalore) Private Limited become entitled to own and possess 30% of the saleable built up area in the form of residential apartments together with the right to



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

retain the ownership of 30% undivided share, right, title and interest alongwith proportionate car parking and terrace area, hereinafter referred to as the Owner's Area and Renaissance Holdings and Developers Private Limited become entitled to own and possess the balance 70% of the saleable built up area in the form of residential apartments alongwith 70% undivided share, right, title and interest alongwith proportionate car parking and terrace area, hereinafter referred to as the Developer's Area.

6. Copy of the General Power of Attorney dated:08/08/2014 executed by Micron Engineers and Developers (Bangalore) Private Limited appointing Renaissance Holdings and Developers Private Limited as their attorney, which has been duly registered as Document No.YPRD-4-00074/2014-15 in Book - IV, stored in CD No.YPRD 104 with the Sub-Registrar, Rajajinagar (Yeshwanthpur), Bangalore conferring various powers and authority including sale of Developer's Area under the Development Agreement dated:08/08/2014.

II. FLOW OF TITLE:

A: IN RESPECT OF SY.NO.30/1:

WHEREAS, the immovable property being agricultural land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 20 Guntas comprised in Sy.No.64/3, both situated at Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk was owned by Sri.J.K.Seetharam, he having acquired the same by virtue of a Sale Deed dated:19/05/1960 executed by Smt.Muninanjamma, the predecessor in title in his favour, which has been duly registered as Document No.1517 in Book - I, Volume - 1897, pages 88 to 89 with the Sub-Registrar, Bangalore North Taluk, Bangalore;

WHEREAS, pursuant to the purchase of agricultural land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 20 Guntas comprised in Sy.No.64/3, both situated at Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk, the aforesaid Sri.J.K.Seetharam duly got transferred the Khatha in respect of the same to his name as evidenced by the extract from Mutation Register bearing MR No.1/60-61 issued by the Tahsildar, Bangalore North Taluk, Bangalore;

WHEREAS, thereafter, the aforesaid Sri.J.K.Seetharam duly converted the land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk for non agricultural industrial uses and purposes as evidenced by the Official Memorandum bearing No.B.Dis.ALN.SR.786, dated:06/04/1964 issued by the Deputy Commissioner, Bangalore District and also evidenced by the Conversion Sanctioned Certificate dated:07/05/1968 issued by the Tahsildar, Bangalore North Taluk;



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

WHEREAS, the aforesaid Sri.J.K.Seetharam executed a Sale Deed dated:22/06/1968 to and in favour of Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola, which has been duly registered as Document No.1788/68-69 in Book - I, Volume - 101, pages 123 to 126 with the Sub-Registrar, Srirampuram, Bangalore, by means of which Smt.Moola Venkatamma and others purchased the converted land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 11 ½ Guntas comprised in Sy.No.42/3, both situated at Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk;

WHEREAS, pursuant to purchase of land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1 and 11 ½ Guntas comprised in Sy.No.42/3, both situated at Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, the aforesaid Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola duly got transferred the Khatha in respect of the same to their names as evidenced by the extract from Mutation Register bearing MR No.23/68-69 issued by the Deputy Tahsildar, Bangalore North Taluk;

WHEREAS, the aforesaid Smt.Moola Venkatamma, Smt.Prema B Moola, Smt.Pratibha S Moola and Smt.Dechu R Moola, formed a partnership under the name and style of Aragula Ancillaries duly evidenced by a Deed of Partnership dated:19/06/1972 with its principal place of business at Sy.No.30/1, situated at Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk and also contributing the converted land measuring an extent of 3 Acres 14 Guntas comprised in Sy.No.30/1, situated at Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk as their capital contribution to the aforesaid firm to carry on the business of manufacture of wood products;

WHEREAS, the aforesaid Smt.Prema B Moola, Smt.Pratibha S Moola, Smt.Dechu R Moola, Smt.Anuradha R Moola alongwith Micron Engineers (Bangalore) Pvt.Ltd., executed a Deed of Partnership dated:03/08/1981, under the terms of which Micron Engineers (Bangalore) Pvt.Ltd was admitted as a partner to the aforesaid firm;

WHEREAS, the aforesaid partnership firm under the name and style of Aragula Ancillaries has been dissolved with effect from 31/12/1982 duly evidenced by a Deed of Dissolution dated:16/03/1983 executed by Smt.Prema B Moola, Smt.Pratibha S Moola, Smt.Dechu R Moola, Smt.Anuradha R Moola and Micron Engineers (Bangalore) Pvt.Ltd, which has been duly registered as Document No.919/82-83 in Book - I, Volume SF 101, pages 188 to 191 with the Sub-Registrar, Basavanagudi, Bangalore, under the terms of which, all the assets and liabilities have been taken over by Micron Engineers (Bangalore) Pvt.Ltd;



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

WHEREAS, pursuant to the dissolution of the aforesaid partnership firm under the name and style of Aragula Ancillaries as mentioned above, the Khatha in respect of property bearing No.54, Jalahalli has been duly transferred in the name of Micron Engineers (Bangalore) Private Limited duly evidenced by the Khatha Certificate bearing No.BMP/REV/2012-13/KC/745116, dated: 25/03/2013 issued by the Assistant Revenue Officer, Yeshwanthpur Range, Bruhat Bangalore Mahanagara Palike and assigning PID No.2081-54 to the same, which is more particularly described in the Schedule A hereunder and hereinafter referred to as the Schedule A Property;

B: IN RESPECT OF SY.NO.42/3A:

WHEREAS, the immovable property being agricultural dry land measuring an extent of 11 1/2 guntas comprised in Sy.No.42/3A (Old Sy.No.42/3) of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk was owned by Sri.J.K.Seethamaram, the predecessor in title, he having acquired the title to the same by virtue of a sale deed executed in his favour by Sri.Munishamappa as evidenced by entry in the Records of Rights Register bearing No.628 as reflected in the Column No.9 of the Index of Land Register issued by the Deputy Tahsildar, Bangalore North Taluk;

WHEREAS, the aforesaid Sri.J.K.Seetharam also duly got the Khatha in respect of the aforesaid property transferred to his name as evidenced by the M.R.No.49/1964-65 as reflected in the Column No.8 of the Index of Land Register issued by the Deputy Tahsildar, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.J.K.Seetharam executed a sale deed dated:22/06/1968 in favour of Smt. Moola Venkatamma, Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola, which has been duly registered as Document No.1788/1968-68 in Book - I, Volume -401, pages 123 to 126 with the Sub-Registrar Srirampuram, Bangalore by means of which the aforesaid Smt. Moola Venkatamma, Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola purchased the immovable property being agricultural dry land measuring an extent of 11 1/2 guntas comprised in Sy.No.42/3A (Old Sy.No.42/3) of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk;

WHEREAS, the aforesaid Smt. Moola Venkatamma, Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola also duly got the Khatha in respect of the aforesaid property transferred to their names as evidenced by the entry in the Mutation Register bearing



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

M.R.No.23/1968-69 as reflected in the Column No.8 of the Index of Land Register issued by the Deputy Tahsildar, Bangalore North Taluk;

WHEREAS, Smt.Moola Venkatamma died intestate on 20/11/2004 leaving behind her children Sri.Bhaktavasala.M., Sri.Ramesh.M, Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola as her legal heirs;

WHEREAS, pursuant to the death of Smt.Moola Venkatamma, the aforesaid Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola duly got the Khatha in respect of the aforesaid property transferred to their joint names evidenced by the extract from the Mutation Register bearing M.R.No.H-4/2013-14 issued by the Village Accountant, Computer Centre, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.Bhaktavasala.M., Sri.Ramesh.M, Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola effected a Partition amongst themselves under a partition deed dated:23/05/2013, which has been duly registered as Sub-Document No.DSP-1-02119/2013-14 in Book - I, stored in CD No.DSPD 163 with the Registrar, Dasanapura, Bangalore, under the terms of which Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola became jointly entitled to own and possess the immovable property being agricultural dry land measuring an extent of 8 1/2 guntas comprised in a portion of Sy.No.42/3A (Old Sy.No.42/3) of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk;

WHEREAS, pursuant to the execution and registration of the Partition Deed dated: 23/05/2013, the Khatha in respect of land measuring an extent of 3 Guntas forming a part of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli (1), Bangalore North Taluk has been transferred in the names of Sri.Bhaktha Vatsala.M and Sri.Ramesh.M and the balance of land measuring 8 1/2 Guntas forming a part of Sy.No.42/3A of Jalahalli Village, Yeshwanthapura Hobli (1), Bangalore North Taluk has been transferred in the names of Smt.Prema B Moola, Smt.Prathibha S Moola and Smt.Dechu R Moola as evidenced by the extract from Mutation Register bearing MR No.H-4/2013-14, dated: 01/08/2013 issued by the Village Accountant, Computer Centre, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola desired to convert the immovable property being agricultural dry land measuring an extent of 8 1/2 guntas comprised in a portion of Sy.No.42/3A (Old Sy.No.42/3) of Jalahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk from agricultural uses and



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

purposes to non-agricultural residential uses and purposes and applied to the Deputy Commissioner, Bangalore District seeking permission for the same;

WHEREAS, pursuant to the application made by the aforesaid Smt.Prema B.Moola,

Smt.Prathibha S.Moola and Smt.Dechu R.Moola and on payment of conversion fine to the government, the Deputy Commissioner, Bangalore District issued a Official Memorandum dated:06/12/2013 bearing No.ALN (N)(Y)SR/49/2013-14 duly granting permission for the conversion of the immovable property being agricultural dry land measuring an extent of 8 1/2 guntas comprised in a portion of Sy.No.42/3A (Old Sy.No.42/3) of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk from agricultural uses and purposes to non-agricultural residential uses and purposes;

WHEREAS, after obtaining the order of conversion as mentioned above, since the aforesaid property now came within the jurisdiction of the Bruhat Bangalore Mahanagara Palike (BBMP), the aforesaid Smt.Prema B.Moola, Smt.Prathibha S.Moola and Smt.Dechu R.Moola duly got the Khatha in respect of the same transferred to their names in the records of the BBMP after paying the municipal taxes on the same upto date as evidenced by the Khatha Certificate bearing No.BMP/REV/2013-14/KC/823372, dated:23/01/2004, issued by the Assistant Revenue Officer, Yelahanka Sub Range, BBMP, Bangalore;

WHEREAS, the aforesaid Deputy Commissioner, Bangalore District, Bangalore subsequently issued a Revised Official Memorandum bearing No.ALN(NY) SR.49/2013-14, dated: 23/04/2014 rectifying the boundaries as mentioned in the aforesaid Official Memorandum dated:06/12/2013;

WHEREAS, in the manner mentioned above, SMT.PREMA B.MOOLA, SMT.PRATHIBHA S.MOOLA AND SMT.DECHU R.MOOLA have become the absolute co-owners of the aforesaid property which has been assigned Municipal No.66, (PID No.2-81-66) by the BBMP and they are in peaceful possession and enjoyment of the same till date as their self acquired property;

WHEREAS, the aforesaid Smt.Prema B Moola, Smt.Prathibha S Moola, Smt.Dechu R Moola executed a Sale Deed dated:28/04/2014 to and in favour of Micron Engineers and Developers (Bangalore) Private Limited, registered as Document No.YPR-1-00577/2014-15 in Book - I, stored in CD No.YPRD101 with the Sub-Registrar, Rajajinagar (Yeshwanthpur) Bangalore, by means of which Micron Engineers and Developers (Bangalore) Private Limited purchased the residentially converted land 9256 sq.ft bearing Municipal No.66, PID No.2-81-66, (earlier Sy.No.42/3A of Jalahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk),



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

situated at MES Road, Muthyalanagar, Jalahalli, Bangalore, which is more particularly described in the Schedule B hereunder and hereinafter referred to as the Schedule B Property;

WHEREAS, pursuant to the purchase of Schedule B Property, the aforesaid Micron Engineers and Developers (Bangalore) Pvt.Ltd duly transferred the Khatha in respect of the Schedule B Property to its name as evidenced by the Khatha Certificate bearing No.BMP/REV/2014-15/KC/854948, dated: 27/05/2014 issued by the Assistant Revenue Officer, Yeshwanthpura, Bruhat Bangalore Mahanagara Palike and assigning PID No.2-81-66 to the same;

C: COMMON FLOW OF TITLE:

WHEREAS, the Schedule A and B properties together form one composite and compact block of lands, the aforesaid Micron Engineers and Developers (Bangalore) Private Limited applied for amalgamation of the same before the Assistant Revenue Officer, Yeshwanthpura Range, Bruhat Bangalore Mahanagara Palike;

WHEREAS, pursuant to the application filed by the aforesaid Micron Engineers and Developers (Bangalore) Private Limited, the Assistant Revenue Officer, Yeshwanthpura Range, Bruhat Bangalore Mahanagara Palike issued an order dated:20/06/2014 amalgamating the Schedule A and B Properties totally measuring an extent of 155182 sq.ft bearing Municipal No.54, MES Road, Muthyalanagara, Ward No.17, Yeshwanthpura, Bangalore assigning PID No.02/81/54 to the same, which is more particularly described in the Schedule C hereunder and hereinafter referred to as the Schedule C Property;

WHEREAS, thereafter, the aforesaid Micron Engineers and Developers (Bangalore) Private Limited (formerly known as Micron Engineers {Bangalore} Private Limited) duly got the Khatha in respect of the Schedule C Property transferred to its name vide Khatha Certificate bearing No.BMP/REV/2014-15/KC/863149, dated:21/06/2014 issued by the Assistant Revenue Officer, Yeshwanthpura Range, Bruhat Bangalore Mahanagara Palike;

WHEREAS, the aforesaid Micron Engineers and Developers (Bangalore) Private Limited executed a Development Agreement dated:08/08/2014 to and in favour of Renaissance Holdings and Developers Private Limited, which has been duly registered as Document No.YPR-1-01986/2014-15 in Book - I, stored in CD No.YPRD 104 with the Sub-Registrar, Rajajinagar (Yeshwanthpura), Bangalore under the terms of which, Renaissance Holdings and Developers Private Limited have agreed to develop the Schedule C Property ie., the



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

residentially converted vacant land measuring an extent of 155182 sq.ft bearing Municipal No.54, MES Road, Muthyalanagara, Ward No.17, Yeshwanthpur, Bangalore by constructing a residential apartment building as per sanctioned plan in which Micron Engineers and Developers (Bangalore) Private Limited become entitled to own and possess 30% of the saleable built up area in the form of residential apartments together with the right to retain the ownership of 30% undivided share, right, title and interest alongwith proportionate car parking and terrace area, hereinafter referred to as the Owner's Area and Renaissance Holdings and Developers Private Limited become entitled to own and possess the balance 70% of the saleable built up area in the form of residential apartments alongwith 70% undivided share, right, title and interest alongwith proportionate car parking and terrace area, hereinafter referred to as the Developer's Area;

WHEREAS, pursuant to the execution and registration of the Development Agreement dated:08/08/2014 as mentioned above, the aforesaid Micron Engineers and Developers (Bangalore) Private Limited also executed a General Power of Attorney dated:08/08/2014 appointing Renaissance Holdings and Developers Private Limited as their attorney, which has been duly registered as Document No.YPR-4-00074/2014-15 in Book - IV, stored in CD No.YPRD 104 with the Sub-Registrar, Rajajinagar (Yeshwanthpur), Bangalore conferring various powers and authority including sale of the Developer's Area under the terms of the Development Agreement dated:08/08/2014;

III. CONCLUSION:

On the basis of the documents furnished to me and on verification of the same, I wish to state that **MICRON ENGINEERS AND DEVELOPERS (BANGALORE) PVT.LTD**, the present owner has acquired a valid, subsisting, clear and marketable title to the Schedule C Property as the sole and absolute owner thereof. The Encumbrance Certificates furnished to me for the period from 01/04/1937 to 17/01/2016 do not record or reflect any encumbrances, mortgages or charges subsisting on the Schedule C Property. The Municipal taxes have been paid upto the year 2015-16 on the Schedule C Property. The Schedule C Property has been earmarked under residential zone in the Comprehensive Development Plan 2015 published by the Bangalore Development Authority, thereby making it capable of being residentially developed. Micron Engineers and Developers (Bangalore) Pvt.Ltd have, under the Development Agreement dated:08/08/2014 conferred rights of development of the



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Schedule C Property to Renaissance Holdings and Developers Pvt.Ltd for the purpose of construction of a Residential Apartment Building thereon consisting of residential apartments of different dimensions together with common amenities, facilities and infrastructures attached thereto.

Further, **MICRON ENGINEERS AND DEVELOPERS (BANGALORE) PVT.LTD** along with the aforesaid **RENAISSANCE HOLDINGS AND DEVELOPERS PVT.LTD** will have to obtain the permissions, consents and sanctions from the following departments for the construction of a residential apartment complex on the Schedule C Property:

- a) No objection certificate from the Divisional Engineer, Telecom, Survey and Access Net Work, BSNL, Bangalore
- b) No objection certificate from the Director General of Police and Director General, Karnataka Fire and Emergency Services, Bangalore
- c) No objection certificate from the Chief Engineer, Bangalore Water Supply and Sewerage Board, Bangalore.
- d) No Objection from the Pollution Control Board, Karnataka, Bangalore.
- e) No Objection from the Airport Authority of India, Karnataka, Bangalore.
- f) Plan Sanction from the Bruhat Bangalore Mahanagara Palike

Any prospective purchaser/s of the apartment/s constructed on Schedule C Property will acquire a clear, valid, subsisting and marketable title to same on the present owner **MICRON ENGINEERS AND DEVELOPERS (BANGALORE) PVT.LTD** along with **RENAISSANCE HOLDINGS AND DEVELOPERS PVT.LTD** as a Developer duly executing and registering a deed or deeds of absolute sale and conveyance in his/her/their favour in respect of the apartment/s purchased by them together with proportionate undivided share, right, title and interest in the Schedule C Property.

In addition to the above, **MICRON ENGINEERS AND DEVELOPERS (BANGALORE) PVT.LTD** along with **RENAISSANCE HOLDINGS AND DEVELOPERS PVT.LTD** will have to obtain a Commencement Certificate from the BBMP before proceeding with construction in a full-fledged manner and an Occupancy Certificate from the BBMP after completion of construction duly compounding deviations, if any, from the sanction plan.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

SCHEDULE A PROPERTY

All that piece and parcel of the immovable property being converted land measuring an extent of about 3 Acres 14 Guntas (Three Acres Fourteen Guntas) or about 1,45,926 Sq. Ft., bearing Survey No. 30/1 (converted vide Official Memorandum bearing No.B.Dis.ALN.SR.786, dated:06/04/1964 issued by the Deputy Commissioner, Bangalore District), now coming within the jurisdiction of the Bruhat Bangalore Mahanagara Palike, allotted Municipal No. 54, M.E.S. Road, Muthyalanagar, Jalahalli, Bangalore - 560013 and assigned PID No.2-81-66 and bounded as under:

East By: Krishnamurthy's Property & Muzarai Land
West By: Sri. Shivanna's Property & Sri .J.K.Seetharam property
North By: Main Road & Sy.No.28
South By: Railway property & Sy.No.42/3A (Part)

SCHEDULE B PROPERTY

All that piece and parcel of the residentially converted land measuring an extent of about 8 1/2 Guntas, i.e., about 9256 sq.ft. comprised in erstwhile Sy.No.42/3A of Jalahalli Village, Yeshwanthpura Hobli, MES Road, Muthyalanagara Bangalore North Taluk (duly converted vide Official Memorandum dated:06/12/2013 bearing No.ALN (N)(Y)SR/49/2013-14 and Revised Official Memorandum dated: 23/04/2014 bearing No.ALN(NY) SR.49/2013-14 both issued by the Deputy Commissioner, Bangalore District),presently assigned Municipal No.66 and allotted PID No.2-81-66, by the BBMP and bounded on the:

East by : Property comprised in Sy No. 30
West by : Block 2 and Sy No. 42/1A
North by : Property comprised in Sy.No.30/1
South by : Property comprised in Sy. No. 42/3B (Railway Property)

SCHEDULE C PROPERTY

All that piece and parcel of the residentially converted vacant land measuring an extent of 155182 sq.ft bearing Municipal No.54, MES Road, Muthyalanagara, Ward No.17, Yeshwanthpur, Bangalore assigning PID No.02/81/54 and bounded on the:

East by : Road, Private Property and Muzari Land
West by : Remaining Portion of Sy.No.42/3A
North by : MES Road
South by : Railway Property



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

27, 1st Main Road, Vyalikaval,
Bangalore - 560 003.
Tel/Fax : (O) 23361030 / 23361120 / 23361121
MOBILE : 98450 04419
E-mail : arvind_ncsr@yahoo.com

DISCLAIMER:

The above opinion has been given on the basis of the facts and documents submitted to me by **RENAISSANCE HOLDINGS AND DEVELOPERS PVT.LTD, BANGALORE** and understanding of the relevant statutes and case laws. This opinion given by me is not binding on the statutory authorities or any other person/s or entities as they may take a contrary view. Therefore, I shall not be liable for any claim or loss which may be incurred by my client or any other person/s or entities if he/she/they choose to act on the basis of this opinion. This opinion is subject to:

- a) The copies of the documents provided to me being genuine and confirm to the originals of the same.
- b) The fact that no independent verification and search of any documents, proceedings, claims or litigation has been conducted by me in any Courts of Law or legal forums, Government Departments including the Registration, Revenue and Survey Department, Statutory Authorities and government agencies.
- c) The fact that no site survey or physical verification of the Schedule C Property has been undertaken by me for the purposes of verifying the description, title and boundaries of the Schedule C Property.

Bangalore
Date:02/03/2016

Arvind Raghavan
(ARVIND RAGHAVAN)
ADVOCATE