

03.02.2015

Bangalore

Ref. :

To,

M/s Sattva Developers Private Limited  
Bangalore.

Dear Sirs,

Sub:-	Legal scrutiny report regarding the title of M/s Manasa Educational Academy Private Limited, represented by its Director Sri.Sapthagiri Gowda.A.R rep by its GPA holder M/s Sattva Developers Private Limited rep. by its Director Shri.Bijay Kumar Agarwal in respect of residentially converted land bearing Municipal no.8/1 (converted vide Official memorandum dated 27.05.2011 bearing no.ALN (N.Y) SR:11/2011-12 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Sajjepalya Village, Yeshwanthpura Hobli, Bangalore North Taluk, presently bearing New Municipal no.8/1-1, PID no.36-117-8/1-1, Magadi Main Road, Pete Chennappa Industrial Area, I Main Road, in BBMP Ward no.36, Bangalore.
Total Extent:	12 acres

I DESCRIPTION OF PROPERTY :

All that piece and parcel of residentially converted land bearing Municipal no.8/1 (converted vide Official memorandum dated 27.05.2011 bearing no.ALN(N.Y)SR:11/2011-12 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Sajjepalya Village, Yeshwanthpura Hobli, Bangalore North Taluk, presently bearing New Municipal no.8/1-1, PID no.36-117-8/1-1, Magadi Main Road, Pete Chennappa Industrial Area, I Main Road, in BBMP Ward no.36, Bangalore measuring 12 acres and bounded as follows :

On the East by	:	Sy nos.15 & 9
West by	:	Nala and Ring Road
North by	:	Sy Nos.6 & 7
South by	:	Remaining part of Sy no.8

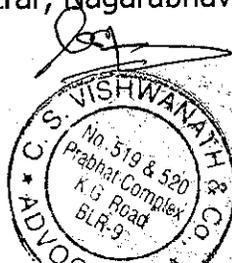


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## II LIST OF DOCUMENTS SCRUTINISED:

1. RTC/s for the period 1965-66 to 1969-70, 1971-72 to 1973-74, 1976-77 to 1980-81, 1981-82 to 1983-84, 1986-87 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore in respect of land bearing Sy.no.8 of Sajjepalya Village, Yeshwanthpur Hobli, Bangalore North Taluk, Bangalore.
2. RTC/s for the period 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore in respect of land bearing Sy.no.8 of Sajjepalya Village, Yeshwanthpur Hobli, Bangalore North Taluk, Bangalore.
3. Order/s dated 23.02.1979 passed by the office of Land Tribunal in LRF case bearing nos.1477/1974-75.
4. Copy of order passed in Writ Petition no.19015/1992 passed by the High Court of Karnataka, Bangalore.
5. Copy of judgment passed in Writ Petition nos.2177/2179/1997
6. Copy of order sheet in LRF nos.1477/1974-75 and 1517/74-75.
7. Copy of order passed in LRF no.1517/74-75.
8. Order passed in Writ Petition nos.30963 and 31053/98, 30249 & 30252/98, 30589 & 30590/98 AND 30742/98.
9. Occupancy rights certificate dated 06.04.1998 issued by the office of Tahsildar / Special Tahsildar, Bangalore North Taluk, Bangalore.
10. Mutation register bearing MR no.2/2009-10
11. Mutation register bearing MR no.1/2010-11.
12. Copy of Record of Rights.
13. Mutation register bearing MR no.1/1998-99.
14. Letter dated 04.05.2011 issued by BDA.
15. Official memorandum dated 27.05.2011 issued by the office of Commissioner, Bangalore District, Bangalore regarding conversion of 17 acres of land in Sy.no.8 of Sajjepalya Village, Yeshwanthpur Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
16. Partnership deed dated 07.06.2011 executed amongst Sri.M.Sampath Kumar, Sri.K.M.Janardhana, Smt.Yashodha, Sri.A.R.Sapthagiri Gowda, Smt.Jyothi, Sri.R.Deepak Smt.Rashmi, Smt.Sudharani, Smt.Roopal.C, Sri.Vineeth.C, Smt.Anasuya and Sri.B.G.Manjunath constituting a firm under name and style "M/s Manasa Educational Academy" registered as document no.1689/2011-12 in Book-I and stored in C.D no.NGBD97 at the office of Sub-Registrar, Nagarabhavi, Bangalore.

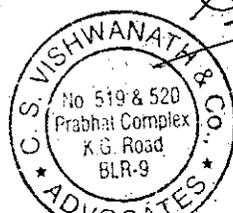
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17. Reconstitution of Partnership deed dated 16.06.2011 executed amongst Sri.M.Sampath Kumar, Sri.K.M.Janardhana, Smt.Yashodha, Sri.A.R. Sapthagiri Gowda, Smt.Jyothi, Sri.R.Deepak Smt.Rashmi, Smt.Sudharani, Smt.Roopal.C, Sri.Vineeth.C, Smt.Anasuya and Sri.B.G.Manjunath constituting a firm under name and style of "M/s Manasa Educational Academy".
18. Form C (acknowledgement of registration of Firms) dated 14.06.2011 issued by the office of Registrar of Firms, Gandhinagar, Bangalore.
19. Form A dated 14.06.2011
20. Endorsement dated 07.07.2011 issued by the office BDA.
21. Endorsement dated 15.07.2011 issued by the office of Special Land Acquisition officer, KIADB, Bangalore.
22. Endorsement dated 23.07.2014 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore with regard to non-availability of RTC/s for the period 1974-75, 1984-85 to 1985-86.
23. Endorsement dated 25.07.2011 issued by the office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
24. Endorsement dated 30.07.2011 (02.08.2011) issued by KHB.
25. Work order dated 04.07.2012 issued by BDA.
26. Certificate of incorporation dated 18.07.2011 favouring M/s Manasa Educational Academy Private Limited issued by the office of Registrar of Companies, Karnataka.
27. Articles and Memorandum of Association of M/s Manasa Educational Academy Private Limited.
28. Endorsement dated 05.06.2013 issued by BBMP.
29. Special notice dated 09.03.2012 issued by BBMP.
30. Endorsement dated 09.03.2012 issued by BBMP.
31. Katha certificate dated 04.12.2014 issued by BBMP in favour of M/s Manasa Educational Academy Share Holders, Sri.M.Sampath Kumar, Sri.K.M.Janardhan, Smt.Yashodha, Sri.A.R.Sapthagiri Gowda, Smt.Jyothy, Sri.R.Deepak, Smt.Rashmi, Smt.Sudharani, Smt.Roopal.C, Sri.Vinith.C, Smt.Anusuya and Sri.B.J.Manjunath.
32. Katha extract dated 04.12.2014 issued by BBMP in favour of M/s Manasa Educational Academy Share Holders, Sri.M.Sampath Kumar, Sri.K.M.janardhan, Smt.Yashodha, Sri.A.R.Sapthagiri Gowda, Smt.Jyothy, Sri.R.Deepak, Smt.Rashmi, Smt.Sudharani, Smt.Roopal.C, Sri.Vinith.C, Smt.Anusuya and Sri.B.J.Manjunath.
33. Tax paid receipt dated 03.12.2014 for the period 2014-15.
34. Endorsement dated 30.05.2014 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore with regard to non-availability of mutation register bearing MR no.8/1975-76.
35. Copy of Karnataka Gazette.

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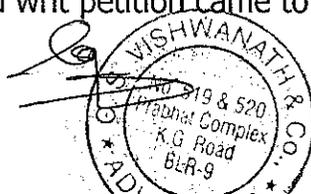
36. Joint development agreement dated 20.11.2014 entered into between M/s Manasa Educational Academy Pvt., Ltd., rep by its Director Sri.Sapthagiri Gowda.A.R of the one part and M/s Sattva Developers Private Limited rep by its Director Shri.Bijay Kumar Agarwal, registered as document no.4191/2014-15, in Book-I and stored in CD no.YPRD 108 at the office of Sub-Registrar, Rajajinagar (Yeshwanthpur), Bangalore.
37. General power of attorney dated 20.11.2014 executed by M/s Manasa Educational Academy Pvt., Ltd., rep by its Director Sri.Sapthagiri Gowda.A.R in favour of M/s Sattva Developers Private Limited rep by its Director Shri.Bijay Kumar Agarwal, registered as document no.170/2014-15, in Book-4 and stored in CD no.YPRD 108 at the office of Sub-Registrar, Rajajinagar (Yeshwanthpur), Bangalore.
38. Endorsement dated 24.04.2014 issued by the office of Public Works Department.
39. Nil charge certificate dated 12.08.2014 of M/s Manasa Educational Academy Private Ltd., given by Sri.Arun Kumar Ningappa, Chartered Accountant.
40. Genealogical tree of the family of Sri.Mariyappa issued by the office of Village Accountant, Bangalore North Taluk.
41. Copy of settlement akarbhand.
42. Coy of tippani.
43. Copy of village map.
44. Copy of survey original tippani
45. Encumbrance certificates:
  - a. Dated 29.01.2005 for the period 01.04.1996 to 31.03.2004.
  - b. Dated 20.01.2011 for the period 01.04.2004 to 18.01.2011.
  - c. Dated 08.07.2011 for the period 01.04.2004 to 07.07.2011.
  - d. Dated 15.12.2011 for the period 01.04.2011 to 14.12.2011.
  - e. Dated 12.06.2014 for the period 07.07.2011 to 16.06.2014.
  - f. Dated 03.12.2014 for the period 01.04.2013 to 03.12.2014.

### III SOURCE OF TITLE :

On perusal of documents produced for scrutiny, it is noticed that originally land measuring 17 acres in Sy no.8, situated Sajjepalya Village, Yeshwanthpura Hobli, Bangalore North Taluk was owned by one Sri.Mariyappa, he having acquired the same in terms of an order dated 23.02.1979 passed by the Land Tribunal, Bangalore North Taluk, Bangalore in case no. LRF.1517/74-75.

One Sri.B.M.Puttaswamy filed a writ petition no.19015/1992 (which arose out of order passed in Civil Petition no.6504/1991 and appeal no.L.R.A.89/1987) before the High Court of Karnataka, Bangalore against the Land Tribunal and others challenging the order dated 23.02.1979 passed by the Land Tribunal in case no.LRF.1517/74-75. The said writ petition came to be allowed by quashing the

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order of Land Tribunal and the matter was remanded for fresh enquiry and disposal in terms of order dated 25.02.1997. During the pendency of proceedings the Petitioner Sri.B.M.Puttaswamy died and his legal representatives Smt.Puttathayamma and others were brought on record. Aggrieved by the order passed in the writ petition, Sri.Kempa Chennaiah and others filed Writ Appeals Nos.2177-2179/1997 before the High Court of Karnataka, Bangalore against the Land Tribunal and others challenging the order passed in WP no.19015/1992. The said writ appeals came to be disposed of upholding that the order passed by the learned single judge in WP no.19015/1992 in terms of order dated 07.07.1997.

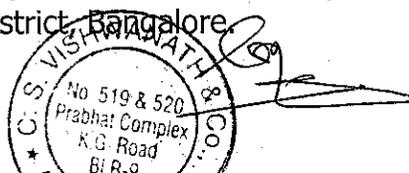
Further, upon the direction given by the High Court of Karnataka, Bangalore, the Land Tribunal, Bangalore North Taluk, Bangalore conducted fresh enquiry in case bearing no.LRF:1517/74-75 and conferred occupancy rights in favour of the legal heirs of Late Sri.Mariyappa viz., Smt.Pillamma, Sri.K.M.Chandrashekar, Sri.K.M.Janardhan, Sri.K.M.Sampathkumar, Smt.K.M.Anusuya, Smt.K.M.Yashoda, Smt.Jyothi, Kum.Rashmi and Master.Deepu in respect of land measuring 17 acres in Sy no.8, situated at Sajjepalya Village, Yeshwathpur Hobli, Bangalore North Taluk in terms of an order dated 21.03.1998. The office of Special Tahsildar, Bangalore North Taluk, Bangalore has issued Form-10 (certificate of registration of a tenant as an occupant under Section 55 (1) of the Karnataka Land Reforms Act, 1961) dated 06.04.1998 in favour of Smt.Pillamma and others in respect of land measuring 17 acres in Sy no.8 of Sajjepalya Village among other properties. The said fact is reflected in the mutation register bearing MR no.1/1998-99 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.

The writ petition bearing nos.30963 & 31053/98 C/w 30249-30252, 30589, 30590 and 30742/98 filed by M/s Vokkaligara Sangha, Bangalore before the High Court of Karnataka, Bangalore against the Land Tribunal and others challenging the order passed by the Land Tribunal came to be dismissed as withdrawn in terms of order dated 23.03.2001.

The Village Panchayath, Bangalore North Taluk, Bangalore effected khatha in favour Sri.K.M.Chandrashekar and others in respect of land measuring 17 acres in Sy no.8 of Sajjepalya Village in terms of mutation register bearing MR no.2/2009-10. After the demise of Sri.K.M.Chandrashekar and Smt.Pillamma, khatha for the said land was transferred in favour of Smt.Sudharani and others in terms of mutation register bearing MR no.1/2010-11 issued by the Village Accountant, Bangalore North Taluk, Bangalore.

The land bearing Sy.no.8 measuring 17 acres is converted from agriculture to non-agricultural residential purpose vide official memorandum dated 27.05.2011 bearing No.ALN(N.Y)SR:11/2011-12 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

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Thereafter, Sri.M.Sampath Kumar, Sri.K.M.Janardhana, Smt.Yashodha, Sri.A.R.Sapthagiri Gowda, Smt.Jyothi, Sri.R.Deepak Smt.Rashmi, Smt.Sudharani, Smt.Roopal.C, Sri.Vineeth.C, Smt.Anasuya and Sri.B.G.Manjunath constituted a partnership firm under name and style "M/s Manasa Educational Academy" through a Partnership Deed dated 07.06.2011 and registered as doc no.1689/2011-12 at the office of Senior Sub-Registrar, Nagarabhavi, Bangalore thereby contributing land measuring 12 acres in Sy no.8, situated at Sajjepalya Village, Yeshwanthpur Hobli, Bangalore North Taluk as capital of the firm. The partnership firm is registered at the office of Registrar of Firms, Gandhinagar, Bangalore as could be noticed from Form C (acknowledgement of registration of Firms) dated 14.06.2011. Subsequently, the said Sri.M.Sampath Kumar and others have entered into a Reconstitution of Partnership Deed dated 16.06.2011 for change of nature of firm as Joint Stock Company under the name and style of Manasa Educational Academy Private Limited as evidenced from the Certificate of Incorporation of Manasa Educational Academy Private Limited dated 18.07.2011 issued by Registrar of Companies, Karnataka.

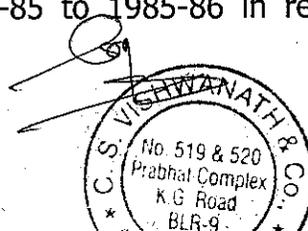
The Articles and Memorandum of Association of M/s Manasa Educational Academy Private Limited produced for scrutiny confirms that the said Co-Partnership or Joint Stock Company have mutually settled their shareholdings amongst themselves as the members of the Joint Stock Company as paid up capital in lieu of all their right, title and interest in the partnership firm (M/s Manasa Educational Academy) including all the movables and immovable properties owned/held/possessed by the firm.

The office of Bruhath Bangalore Mahanagara Palike has caused a special notice dated 09.03.2012 assigning Municipal no.8/1 in respect of land measuring 17 acres or 740520 Sq. Ft., besides assessing the same to tax.

The Endorsement dated 09.03.2012 issued by the Bruhath Bangalore Mahanagara Palike relates to the payment of improvement charges concerning that land bearing Sy no.8 of Sajjepalya Village, Yeshwanthpur Hobli, Bangalore North Taluk presently within the limits of Magadi Main Road, Pete Chennappa Industrial Area, Bangalore.

The office of Bangalore Development Authority has issued a Work order dated 04.07.2012 in respect of land measuring 12 acres in Sy no.8(P) of Sajjepalya Village, Yeshwanthpur Hobli, Bangalore North Taluk.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an endorsement dated 23.07.2014 confirming non-production of RTC/s for the period 1974-75 and 1984-85 to 1985-86 in respect of Sy no.8 of Sajjepalya Village.



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The copy of Nil charge certificate dated 12.08.2014 of M/s Manasa Educational Academy Private Ltd., given by Sri.Arun Kumar Ningappa, Chartered Accountant is produced.

The office of Bruhat Mahanagara Palike has issued an endorsement dated 05.06.2013 granting permission for the construction of bridge over Vrushabhavathi Valley SWD at land bearing Sy no.8/1, Pete Channappa Industrail Area, Bangalore as approach road.

The office of BBMP has issued katha certificate and katha extract both dated 04.12.2014 bearing New Municipal No.8/1-1 in respect of land measuring 522720 Sq. Ft., in the name M/s Manasa Educational Academy Share Holders, Sri.M.Sampath Kumar, Sri.K.M.Janardhan, Smt.Yashodha, Sri.A.R.Sapthagiri Gowda, Smt.Jyothy, Sri.R.Deepak, Smt.Rashmi, Smt.Sudharani, Smt.Roopal.C, Sri.Vinith.C, Smt.Anusuya and Sri.B.J.Manjunath. The property tax is paid upto the period 2014-15.

Subsequently, M/s Manasa Educational Academy Pvt., Ltd., rep by its Director Sri.Sapthagiri Gowda.A.R have entered into a Joint Development Agreement dated 20.11.2014 (doc no.4191/2014-15) with M/s Sattva Developers Private Limited rep by its Director Shri.Bijay Kumar Agarwal for the beneficial development of subject property into a multi-storied residential apartment complex under symbiotic terms. The parties to the said JDA have agreed to share the revenue in the ratio 30 % to the Owner and 70 % to the Developer.

Further, M/s Manasa Educational Academy Pvt., Ltd., rep. by its Director Sri.Sapthagiri Gowda.A.R have executed a General Power of Attorney dated 20.11.2014 (doc no.170/2014-15) in favour of M/s Sattva Developers Private Limited rep. by its Director Shri.Bijay Kumar Agarwal, empowering the attorney to do various acts, deeds and things with power of alienation.

The office of Bangalore Development Authority has issued an endorsement dated 07.07.2011 confirming that land bearing Sy no.8 measuring 17 acres was initially notified for formation of Sajjepalya Layout vide order dated 24.05.1996 bearing no.UDD/716/MNX/1994 and subsequently the acquisition proceedings was withdrawn pursuant to order dated 09.06.2007.

The office of Special Land Acquisition officer, KIADB, Bangalore has issued an endorsement dated 16.07.2011 confirming that land bearing Sy no.8 measuring 17 acres has not been notified for acquisition.

The office of Karnataka Housing Board has issued an endorsement dated 30.07.2011 (02.08.2011) confirming that there are no acquisition proceedings initiated in respect of Sy no.8 of Sajjepalya Village. ....8



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The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsement dated 25.07.2011 confirming that no case/s has /have been registered under Section 79 (A) & (B) of KLR Act and PTCL Act in respect of Sy no.8 measuring 17 acres of Sajjepalya Village.

The copies of RTC/s for the period 1965-66 to 1969-70, 1971-72 to 1973-74, 1976-77 to 1980-81, 1981-82 to 1983-84, 1986-87 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of land bearing Sy.no.8 of Sajjepalya Village, Yeshwanthpur Hobli, Bangalore North Taluk, Bangalore.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an endorsement dated 30.05.2014 with regard to non-availability of mutation register bearing MR no.8/1975-76.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

#### IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of M/s Manasa Educational Academy Pvt., Ltd., rep. by its Director Sri.Sapthagiri Gowda.A.R rep. by its GPA holder M/s Sattva Developers Private Limited rep by its Director Shri.Bijay Kumar Agarwal.

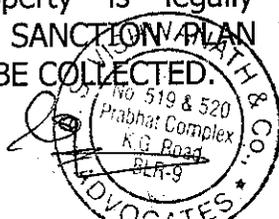
#### V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION OF FOLLOWING DOCUMENTS viz.,

1. KATHA CERTIFICATE AND EXTRACT ISSUED BY BBMP IN FAVOUR OF MANASA EDUCATIONAL ACADEMY PVT., LTD.,
2. NIL E.C. FROM 04.12.2014 TILL DATE,

we are of the opinion that the title of M/s Manasa Educational Academy Pvt., Ltd., rep. by its Director Sri.Sapthagiri Gowda.A.R rep. by its GPA holder M/s Sattva Developers Private Limited rep. by its Director Shri.Bijay Kumar Agarwal over the captioned property is legally valid, clear and marketable. ADDITIONALLY, COPY OF SANCTION PLAN FOR THE PROPOSED BUILDING ISSUED BY BBMP SHOULD BE COLLECTED.

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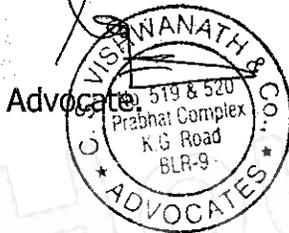
NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE HAVE BEEN VERIFIED BY MS.S.VANILLA, ADVOCATE AND DOCUMENTS ARE FOUND TO BE IN ORDER.
2. COPIES OF DOCUMENTS PERUSED & ORIGINALS VERIFIED ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

*This report is prepared with the assistance of Sri.Krishnamurthy, Advocate.*

All the documents referred to us are returned herewith.

Thanking you,  
For C.S.Vishwanath & Co.,



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Housiey.com