

**V.VISWANATHA REDDY, B.Com., LL.B.**  
**Advocate**

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01.05.2023

To,

M/S MAHENDRA ARTO L L P,  
Represented by its Managing Partner B.N. Mahendra,  
Office at No.51, K.B. Royal,  
R.S.Gardinia Layout,  
Bommasandra,  
Bangalore-560 099.

The legal opinion in respect of under mentioned Schedule properties:-

'A' SCHEDULE PROPERTY

All that piece and parcel of the bearing Survey No.275, New Sy.No.275/1, measuring 2 Acres 20 Guntas, and E.Katha No.150200102901023811, property ID No.405/511/275, duly converted for residential purpose in vide DC order No.ALN(AJ)CR/49/2012-2013, dated 9/10/2012, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, belongs to B.T.Nagaraj Reddy S/o Late. Thimma Reddy and bounded on:-

East by : land in Sy.No.274,  
West by : Remaining Land in Sy.No.275,  
North by : Remaining Land in Sy.No.275,  
South by : Road.



'B' SCHEDULE PROPERTY

All that piece and parcel of the property bearing Survey no.275, New Sy.No.275/2, measuring to an extent of 1 acre 10 guntas, E.Katha No.150200102901021442, Property ID.No.474/569/275, duly converted for residential purpose in vide DC order No.ALN(Jigani)SR/83/2014-2015, dated 13/10/2015, situated at Hulimangala Village, Jigini Hobli, Anekal Taluk, Bangalore Urban District, belongs to Sri.Guruprasad Ananthaya, Sri.Rajendra Prasad.A, Sri.Hari Prasad.A and Sri.Ram Prasad.A, all are Sons of Sri.Ananthaiah Bhat and bounded on:-

East by : Remaining land in Sy.No.275,  
West by : Land in Sy.No.276,  
North by : Remaining Land in Sy.No.275,  
South by : Land in Sy.No.154 and Road.

The following documents have been furnished for my scrutiny and they are as follows:-

**DOCUMENTS**

**(All are Xerox copies)**

- 1.The partition deed 01/02/1947 bearing document No.1240/1946-47, held between the brothers of Sri. Poojappa..
- 2.The settlement deed dated 1/11/1989 executed by the Sri. Poojappa to his son Sri.Muniratha Reddy.
- 3.The Sale deed 17/05/2001, executed by One Sri.Krishna Reddy in favour of B.T.Nagaraj Reddy.
- 4.Mutation Register extract in Mr.No.7/2001-02



5. The Sale deed 20/04/2005, executed by One Sri.Narayana Reddy and his son and daughter, in favour of B.T.Nagaraj Reddy.
6. Mutation Register extract in MR.No.130/2004-05
7. Conversion Order vide Order No.ALN(AJ)CR49/2012-13, dated 9/10/2012.
8. E.Kaths issued by Hulimangala Gramapanchayat in the name of B.T.Nagaraj Reddy in respect of 'A' Schedule property.
9. Tax paid Receipt dated 18/02/2022.
10. Family Tree of Poojappa.
11. The sale deed dated 22/05/2006, executed by Sri. Muniratha Reddy and son and daughter in favour of Ananthaiah Bhat.
12. Mutation Registrar Extract In MR.No.51/2006-07.
13. The conversion order vide orderNo.ALN(AJ)CR83/2014-15.
14. Family Tree of Ananthaiah Bhat.
15. The Gift deed dated 20/03/2021 executed by Sri. Ananthaiah Bhat in favour of his sons.
16. The E.Katha issued by Hulimangala Gramapanchayat in the name of sons of Ananthaiah Bhat for their property.
17. Tax paid receipt dated 31/12/2021.
18. Hissa Tipani for Sy.No.275 of Hulimangala Village.
19. Sketch for Sy.No.275 of Hulimangala Village.
20. The Revision settlement Akarbhand.
21. Village Map of Hulimangala.
22. The letter dated 28/01/2014 issued by the Assistant Commissioner Bangaluru south Division.



23. The endorsement dated 30/0/2014 issued by The Thasildhar, Anekal.
24. The endorsement dated 12/06/2014 issued by The Thasildhar, Anekal.
25. The endorsement dated 19/6/2014 issued by The Thasildhar, Anekal.
26. The Encumbrance certificate issued by the The Sub-Registrar, Anekal from 1/04/2089 to 31/03/2004 for Sy.No.275 of Hulimangala Village.
27. The Encumbrance certificate issued by The Sub-Registrar, Attibele from 1/04/2004 to 28/01/2014 for Sy.No.275 of Hulimangala Village.
28. The Encumbrance certificate issued by The Sub-Registrar, Attibele from 28/06/2014 to 01/03/2016 for Sy.No.275 of Hulimangala Village.
29. The Encumbrance certificate issued by The Sub-Registrar, Attibele from 1/04/2016 to 21/11/2020 for Sy.No.275/2 of Hulimangala Village.
30. The Encumbrance certificate issued by The Sub-Registrar, Attibele from 1/04/2020 to 02/12/2021 for Sy.No.275/2 of Hulimangala Village.
31. RTC for Sy.No.275 of Hulimangla Village from 1974 to 2014-15 for Sy.No.275 of Hulimangala Village.
32. The Joint development Agreement dated 06/09/2022 executed by B.T.Nagaraj Reddy in favour of M/s Mahendra Arto L L P in respect of Sy.No.275/1, of Hulimangala Village, measuring to an extent of 2 acre 20 guntas.



33. The General Power of Attorney, dated 06/09/2022 executed by B.T.Nagaraj Reddy in favour of M/s Mahendra Arto L L P in respect of Sy.No.275/1, of Hulimangala Village, measuring to an extent of 2 acre 20 guntas.

34. The Joint development Agreement dated 18/04/2022 executed by Sri.Guruprasa, Sri.Rajendra Prasad, Sri.Hari Prasad and Sri.Ram Prasad, in favour of M/s Mahendra Arto L L P, in respect of Sy.No.275/2 of Hulimangala Village, measuring to an extent of 1 acre 10 guntas.

35. The General Power of Attorney dated 18/04/2022 executed by Sri.Guruprasa Ananthaya, Sri.Rajendra Prasad.A, Sri.Hari Prasad.A and Sri.Ram Prasad.A, in favour of M/s Mahendra Arto L L P, in respect of Sy.No.275/2 of Hulimangala Village, measuring to an extent of 1 acre 10 guntas.

36. Plan approval letter dated 27/03/2023, issued by Bangalore Development Authority.

37. B D A Approved Plan dated 27/03/2023 for Apartment.

38. The NOC letter dated 24/1/2023 issued by Ministry of Environment, Forest and Climate Change, State Level Environment Impact Assessment Authority, Karnataka.

39. NOC letter dated 01/12/2022 issued by Bangalore Electricity Supply Company Limited.

40. The Consent for Establishment Letter dated 27/03/2023, issued by the Karnataka State Pollution Control Board.

41. No Objection Certificate dated 01/12/2022, issued by Airport Authority of India.



42. No Objection Certificate dated 22/12/2022, issued by Karnataka State Fire and Emergency Services.

43. No Objection Letter dated 02/02/2023, issued by Hulimangala Gramapanchayat.

44. No Objection Certificate dated 17/12/2022, issued by Department of BSNL, Bengalore.

**HISTORY OF TITLE TO THE PROPERTY BASED ON THE DOCUMENTS SCRUTINIZED BY ME**

DOCUMENT No.1:- Originally one Sri.Poojappa was the absolute owner of the property bearing survey no.275, measuring to an extent of 3 Acre 30 guntas of Hulimangla village, Jigani Hobli, Anekal Taluk and he had acquired through the registered Partition deed dated 01-02-1947, bearing vide document No1240/1946-47, and was Registered in the office of the The-Registrar, Anekal, held between his brothers and the property bearing Sy.No.275, measuring to an extent of 3 acres 30 guntas Hulimangala Village, fallen to his share.

DOCUMENT No.2. It is the settlement deed dated 01/11/1989 held between the sri.Poojappa and his sons namely Sri Munirathana Reddy. In it 1 acre 10 guntas of land given to Muniratha Reddy and 1 acre 10 guntas of land was given to Krihna Reddy and Narayana Reddy each, to that effect there is a reference in the said document, accordingly the katha was made to the sons of Poojappa in RTC.



DOCUMENT No.3. It is the Sale deed dated 17/05/2001, under which the B.T Nagaraj Reddy has purchased the land measuring to an extant of 1 acre 10 guntas of Hulimangala Village from one Sri.Krishna Reddy S/o Late. Poojappa. The said document was registered in vide document No.BNG(u)ANKL D.No.847/2001-02, and was registered in the office of The Sub-Registrar, Anekal.

DOCUMENT No.4. It is the Mutation Register extract in MR.No.7/2001-02, in it the katha is transferred in the Name of B.T.Nagaraj Reddy as per the sale deed.

DOCUMENT No.5. It is the Sale deed dated 20/04/2005, under which the B.T Nagaraj Reddy has purchased the land measuring to an extant of 1 acre 10 guntas of Hulimangala Village from one Sri.Narayana Reddy S/o Late. Poojappa. The said document was registered in vide document No.BNG(u)ANKL D.No.1679/2005-06, Stored in CD No. ANKD 58 and was registered in the office of The Sub-Registrar, Anekal.

DOCUMENT No.6. It is the Mutation Register extract in MR.No.130/2004-05 in it The katha is transferred in the Name of B.T.Nagaraj Reddy as per the sale deed.

DOCUMENT No.7. It is the Conversion Order dated 09/10/2012, passed by the DC Bangalore Urban, in vide Order No.ALN(AJ) CR/49/2012-13 A-Schedule property.

DOCUMENT No.8. After the conversion of the said land, development charges paid to the Hulimangala Gramapanchayat and E.Katha was made in the Name of



B.T.Nagaraja Reddy in respect of total extent of 2 Acres 20 Guntas of Land Hulimangala Village.

DOCUMENT No.9. Tax paid Receipt, dated 18/02/2022 paid to Hulimangala Gramapanchayat.

DOCUMENT No.10. The family Tree of Poojappa.

DOCUMENT No.11. It is the Sale deed dated 22/05/2006, under which the Sri.Ananthaiah Bhat had purchased the land measuring to an extent of 1 acre 10 guntas in Sy.No.275 of Hulimangala Village from one Sri.Muniratha Reddy and his Son and daughter. The said document was registered in vide document No.BNG(u)ANKL D.No.6427/2006-07, Stored in CD No. ANKD24 and was registered in the office of The Sub-Registrar, Anekal.

DOCUMENT No.12. It is the MR. No.51/2006-07, in it the Katha was mutated in the name of Ananthaiah Bhat as per the Sale deed.

DOCUMENT No.13. It is the conversion order dated 13/10/2015 vide order No.ALN(JIGANI)SR83/2014-15, Ananthaiah Bhat Land was converted for Residential purpose.

DOCUMENT No.14. It is the family Tree of Sri.Ananthaiah Bhat.

DOCUMENT No.15. It is the Gift deed dated 20/03/2021 executed by Sri.Ananthaiah Bhat in favour of his Sons namely Sri.Guruprasa Ananthaya, Sri.Rajendra Prasan.A, Hari Prasad.A and Sri.Ram Prasad.A, in respect of Property bearing Sy.No.275, measuring to an extent of 1 Acre 10 guntas of Hulimangala Village. The said document was



registered in vide document No.7883/2020-21ANKL D.No.6427/2006-07, Stored in CD No. ABLD888 and was registered in the office of The Sub-Registrar, Attibele.

DOCUMENT No.16. After the said property converted and Gift deed executed the E.Katha is made in the names of Sri.Guruprasad Ananthaya, Sri. Rajendra Prasad.A, Sri. Hari Prasad.A and Sri.Ram Prasad.A in office of the Hulimangala Gramapanchayat.

DOCUMENT No.17. It is the Tax Paid receipt dated 31/12/2021 paid to Hulimangala Gramapanchayat for the land.

DOCUMENT No.18. It is the Hissa Tipany for Sy.No.275 of Hulimangala Village.

DOCUMENT No.19. Sketch for Sy.No.275 of Hulimangala Village.

DOCUMENT No.20. It is the Akarbandh for Sy.No.275 of Hulimangala Village.

DOCUMENT No.21. Hulimangala Village Map.

DOCUMENT No.22. The Letter date 28/01/2014 issued by Assestent Commissioner Bangalore South Sub-Division, stating that there is no any proceedings of PTCL in respect of Sy.No. 275 of Hulimangala Village.

DOCUMENT No.23. It is the Letter issued by the The Thasildar, Anekal stating that there is no any tenancy application in respect of Sy.No.275 of Hulimangaa Village.

DOCUMENT No.24. It is the letter dated 12/06/2014 issued by the Thasildar Anekal, stating that, I L and R R cannot be issued, because the register is destroyed.



DOCUMENT No.25. It is the endorsement dated 19/06/2014 issued by The Thasildar, Anekal stating that, MR.No.2/1946-47 cannot be issued, because the Register is destroyed.

DOCUMENT No.26. The EC issued by The Sub-Registrar, Aneka, from 1/4/1989 to 31/03/2004 for Sy.No.275 of Hulimangala Village. In it in Sy.No.275 of Hulimangala Village measuring 1 acre 10 guntas is purchased by B.T.Nagaraj Reddy from One Sri.Krishna Reddy is reflected, except it no other transactions took place.

DOCUMENT No.27. The EC issued by The Sub-Registrar, Anekal, from 1/4/2004 to 28/01/2014 for Sy.No.275 of Hulimangala Village. In it Sy.No.275 of Hulimangala Village measuring 1 acre 10 guntas is purchased by Sri.Ananthaiah Bhat from One Sri.Muniratha Reddy and others, measuring 1 acre 10 guntas is purchased by B.T.Nagaraj Reddy from One Sri.Narayana Reddy and others are reflected.

DOCUMENT No.28. It is the EC issued by, The Sub-Registrar, Attible From 28/06/2014 to 01/03//2016, in it there is no any transaction took place in respect of Sy.o.275 of Hulimangala village.

DOCUMENT No.29. It is the EC issued by, The Sub-Registrar, Anekal From 01/04/2016 to 21/11//2020, in it there is no any transaction took place in respect of Sy.o.275 of Hulimangala village.

DOCUMENT No.30. It is the EC issued by, The Sub-Registrar, Attibele From 01/04/2020 to 02/12//2021, in it



there is a transaction took place that, Sri. Ananthaiah Bhat has executed the Gift Deed in favour of his sons in respect of Sy.No.275/2, measuring an extent of 1 acre 10 guntas Hulimangala Village, except that, there is no any transaction to survey number in question.

DOCUMENT No.31. RTC extracts in respect of Sy.No.275, of Huluimangala Village from 1974 to 2014-15, in these Poojappa name was entered and then portion took place among the sons of Sri.poojappa his sons namely Krishna Reddy, Narayana Reddy and Muniratha Reddy names were entered in Colum No.9 of RTC as Kathadar, then B.T.Nararaj Reddy and Sri.Ananthaiah Bhat purchased the land in same survey Number, their names are entered in the RTC in Colum No.9 of RTC as Kathadar.

DOCUMENT No.32 & 33. These are the, Joint Development Agreement and GPA dated 06/09/2022, executed by B.T.Nagaraj Reddy in favour of M/S Mahendra Arto L L P Agreed to give for construction of Apartment in respect of Sy.No.275, New Sy.No.275/1, Measuring to an extent of 2 acre 20 guntas of Hulimanla Village, and it was registered in vide document No.BNG(U)ANKL SRO.No.4862/2022-23, Stored in CD No.ANKD 1378 and GPA bearing vide document No. BNG(U)ANKL SRO.No.283/2022-23 AND Stored in CD No. ANKD 1378, both are registered in the Office of The Sub-Registrar, Anekal. As per this JDA, the land owner B.T.Nagaraj Reddy will get 37% of super built up area as well as undivided share of land, and the M/S



Mahendra Arto L L P, will get 63% of super built up area as well as undivided share of land in the said survey number.

DOCUMENT No.34 & 35. These are the, Joint Development Agreement and GPA dated 18/04/2022, executed by Sri.Guruprasad Ananthaya,Sri. Rajendra Prasad.A, Sri. Hari Prasad.A and Sri Ram Prasad.A in favour of M/S Mahendra Arto L L P Agreed to give for construction of Apartment in respect of Sy.No.275, New Sy.No.275/2, Measuring to an extent of 1 acre 10 guntas of Hulimangala Village, and it was registered in vide document No.BNG(U)ANKL SRO.No.480/2022-23, Stored in CD No.ANKD 1271 and GPA bearing vide document No. BNG(U)ANKL SRO.No.30/2022-23 AND Stored in CD No. ANKD 1271, both are registered in the Office of The Sub-Registrar, Anekal. As per this JDA, the land owners Sri.Guruprasad Ananthaya, Sri. Rajendra Prasad.A, Sri. Hari Prasad.A and Sri Ram Prasad.A will get 30000 Sq.feet of super built up area as well as undivided share of land and common area and the M/S Mahendra Arto L L P, will get remaining super built up area as well as undivided share of land in the said survey number.

DOCUMENT No.36. It is the plan approved letter dated 27/03/202 issued by the Bengaluru Development Authority in respect of schedule properties.

DOCUMENT No.37. It is the Project Plan approved by BDA dated 27/03/2023.

DOCUMENT No.38. It is the NOC letter dated 24/01/2023 Issued by Ministry of Environment Forest and Climate



Change, State Environment Impact Assessment Authority  
Karnataka for project.

DOCUMENT No.39. It is the NOC letter dated 01/12/2022  
Issued by the Bengaluru Electric Supply Company Limited  
for project.

DOCUMENT No.40. It is the Consent for establishment of  
project Letter dated 27/03/2023 issued by Karnataka  
State pollution control board.

DOCUMENT No.41. It is the No Objection Certificate dated  
01/12/2022 issued by Airport Authority of India stating  
that, it has no objection to construct the Apartment in the  
schedule properties.

DOCUMENT No.42. It is the No objections letter dated  
22/12/2022, issued by Karnataka State Fire and  
Emergency Services, stating that it has no objection for  
construction of Apartment on the schedule prophets.

DOCUMENT No.43. It is the letter dated 02/02/2023,  
issued by Hulimangala Gramapanchayat, stating that it  
has no any objections for constructions of Apartment on  
the schedule properties.

DOCUMENT No.44. It is the No Objection Certificate dated  
17/12/2022 issued by Department of BSNL stating that, it  
has no objection to construct the Apartment in the  
schedule properties.



## OPINION

In my opinion after scrutinizing all the above referred documents furnished to me is that:-

**A)** The property bearing Sy. No.275/1, (Old No/275) measuring to an extent of 2 Acres 20 Guntas, and E.Katha No.150200102901023811, property ID No.405/511/275, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, ('A' schedule property) belong to B.T.Nagaraja Reddy S/o Late.B.N.Thimma Reddy having good marketable title and having a right of 37% of super built up area, undivided share in land and common area, as per Joint Development Agreement dated 06/09/2022.

**B)** The property bearing Sy. No.275/2, (Old No/275) measuring to an extent of 1 Acres 10 Guntas, E.Katha No.150200102901021442, Property ID.No.474/569/275, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, ('B' schedule property) belong to Sri.Guruprasad Ananthaya, Sri.Rajendra Prasad.A, Sri.Hari Prasad.A and Sri. Ram Prasad. A, all sons of Sri. Ananthaiah Bhat, having good marketable title and having a right of 30000 Sq.feet of super built up area, proportionate undivided share in land and right in common area, as per Joint Development Agreement dated 18/04/2022.

**C)** The developer namely M/S MAHENDRA ARTO L L P, having marketable title, right and interest of 63% of super built up area, proportionate undivided share in land and right in common area, as per Joint Development Agreement dated 06/09/2022 in respect of 'A' Schedule property. And having



marketable title, right and interest of remaining super built up area, proportionate undivided share in land and right in common area, as per Joint Development Agreement dated 18/04/2022 in respect of 'B' Schedule property, after giving owners share.

  
01/05/2023  
**(V.VISWANATHA REDDY)**

**Advocate**



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