

ADVOCATES

TITLE OPINION

Re: Residentially Converted Land measuring 1 acre 13 guntas in Survey No. 243/2B2 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore bearing BBMP Khatha Number 317.

List of Documents Scrutinized

Sl. No.	Date	Description of Documents
01	09.05.1957	<p>Sale Deed registered on 10.05.1957 as Document No. 567/57-58 in Book-I, Volume No. 13 at pages 3 to 6 executed by G.M. Nanjundappa S/o Mariyappa in favour of Siddalingappa S/o Nanjappa with respect to 6 Items of properties:</p> <p>Description of Item No. 1:</p> <p>Land measuring 2 acres 16 guntas in Sy. No.243/2 of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Land belonging to Huchappa West by : Land belonging to G.A. Ramaiah Reddy and Government Land North by : Land fallen to the share of Vendor's brother South by : Government Road</p> <p>- Schedule Properties (Item Nos. 1 to 6) were acquired by way of Partition entered into between the Vendor and his brother Channappa.</p>
02	24.10.1979	<p>Sale Deed registered as Document No. 3261/79-80 in Book-I, Volume No. 1424 at pages 168 to 170 executed by Sri. Siddalingappa S/o Late Marenahalli Nanjappa in favour of Smt. Jayamma W/o G.M. Nanjundappa with respect to following 3 Items of lands:</p>

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		<p>Item No. 1:</p> <p>Land measuring 2 acres 10 guntas in Sy. No.243/2B of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Land belonging to Huchappa West by : Land belonging to G.A. Ramaiah Reddy and Government Land North by : Land belonging to G. Chinnappa South by : Government Road</p> <p>Item No. 2:</p> <p>Land measuring 1 acre 06 guntas in Sy. No. 174/1B of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Land belonging to G. Chinnappa West by : Land belonging to M. Nagappa North by : Land belonging to Cheluva Reddy, Abbaiah @ Nanjappa & others South by : Land belonging to G.V. Thippanna</p> <p>Item No. 3:</p> <p>Land measuring 1 acre 25 guntas in Sy. No. 220/B of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Land belonging to Appanna West by : Land belonging to Jayam Nanjappa North by : Land belonging to Varthur Yarna South by : Land belonging to Madappa</p> <p>Note: Concerned lands are Item No. 1</p>
03	25.10.1993	<p>Letter issued by the Branch Manager, Vijaya Bank, Gunjur Branch to the Sub-Registrar, K.R. Puram, Bangalore requesting to note the charge on the properties bearing Sy. Nos. 174/1B (measuring 1 acre 06 guntas), 220/B (measuring 1 acre 25 guntas) and 243/2B (measuring 2 acres 09 guntas) of Gunjur Village which are mentioned in Form No. III attached to this letter and offered as security for the loan sanctioned by the Bank to Smt. Jayamma W/o G.M. Nanjundappa.</p>

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		The Form No. III attached to the letter has been registered as Document bearing Sl. No. 19/92-93, Part IV, Volume No. 05 at page No. 17.
04	29.01.2004	<p>Sale Deed registered as Document No. BAS-1-21678-2003-04 in Book-I and stored in CD No. BASD4 executed by:</p> <ol style="list-style-type: none">(1) Jayamma W/o G.M. Nanjundappa(2) G.N. Prakash S/o G.M. Nanjundappa(3) G.N. Umapathy S/o G.M. Nanjundappa <p>In favour:</p> <ol style="list-style-type: none">(1) Nagaraja Reddy S/o Chikka Annaiah Reddy(2) B.R. Ramakrishna Reddy S/o B.P. Ramaiah Reddy <p>With respect to Land measuring 2 acres 10 guntas including 1 gunta kharab in Sy. No.243/2B of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Property belongs to Huchappa West by : Property belongs to G.A. Ramaiah Reddy and Government Land North by : Property belongs to G. Chinnappa South by : Government Road</p>
05	20.07.2004	<p>MR 104/2003-04</p> <p>- Pursuant to the Sale Deed dated 29.01.2004, the Khatha with respect to the land bearing Sy. No. 243/2B measuring 2 acres 09 guntas was changed from the name of Smt. Jayamma to the joint names of Sri. Nagaraja Reddy and Sr. B.R. Ramakrishna Reddy.</p>
06	30.12.2010	Notice issued by the Taluk Surveyor to the concerned persons of land bearing Sy. No. 243/2B of Gunjur Village regarding conducting of Haddu Basthu.
07	30.12.2010	<p>Haddu Basthu Sketch</p> <p>- Haddu Basthu Sketch for the land bearing Sy. No. 243/2B of Gunjur Village is prepared by the Taluk Surveyor as per the Order bearing No. B/HB/365/06-07 passed by the Tahasildar.</p>

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08	27.01.2012	<p>Partition Deed registered as Document No. KRI-1-06962-2011-12 in Book-I and stored in CD No. KRID402 entered into between:</p> <ol style="list-style-type: none"> 1. Mr. Nagaraja Reddy S/o Chikka Annaiah Reddy as First Party and 2. Mr. B.R. Ramakrishna Reddy S/o B.P. Ramaiah Reddy as Second Party <p>The Parties to this Partition Deed have purchased the Schedule 'A' Property under a registered Sale Deed dated 29.01.2004 registered as Document No. BAS-1-21678/2003-04.</p> <p>As per this Partition Deed the Schedule 'A' Property is divided between the First Party and Second Party as Schedule 'B' and 'C' Properties.</p> <p>'A' Schedule:</p> <p>(Entire land jointly purchased by the Parties under the Sale Deed dated 29.01.2004)</p> <p>Land measuring 2 acres 09 guntas and 01 gunta kharab in Sy. No.243/2B of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Land belongs to Huchappa West by : Land belongs to G.A. Ramaiah Reddy and Government Land North by : Land belongs to G. Chinnappa South by : Government Road</p> <p>'B' Schedule:</p> <p>(Allotted to the share of the First Party Mr. Nagaraja Reddy)</p> <p>Land measuring 32 guntas in Sy. No.243/2B of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Land belongs to Huchappa West by : Land fallen to share of</p>
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		<p>B.R. Ramakrishna Reddy North by : Land belongs to G. Chinnappa South by : Government Road</p> <p>'C' Schedule:</p> <p>(Allotted to the share of Second Party Mr. B.R. Ramakrishna Reddy)</p> <p>Land measuring 1 acre 17 guntas and 01 gunta kharab in Sy. No.243/2B of Gunjur Village, Varthur Hobli, Bangalore South Taluk and bounded on:</p> <p>East by : Land fallen to the share of Nagaraja Reddy West by : Land belongs to G.A. Ramaiah Reddy and Government Land North by : Land belongs to G. Chinnappa South by : Government Road</p>
09	15.03.2012	<p>MR No. H120/2011-12</p> <ul style="list-style-type: none"> - Pursuant to the Partition Deed dated 27.01.2012 registered as Document No. KRI-1-06962-2011-12, the Khatha of the lands allotted to the respective shares of Sri. Nagaraja Reddy and Sri. B.R. Ramakrishna Reddy were entered / mutated to their respective names. - As per the Partition Deed, the land bearing Survey No. 243/2B measuring 32 guntas situated at Gunjur Village, ('B' Schedule) is allotted to the share of Sri. Nagaraja Reddy and the Khatha of the said land is entered / mutated in his name. - Another extent of 1 acre 17 guntas and 01 gunta kharab in Sy. No. 243/2B at Gunjur Village ('C' Schedule) is allotted to the share of Sri. B.R. Ramakrishna Reddy and the Khatha of the said land in entered / mutated in his name.
10	13.12.2012	<p>Endorsement bearing No. GLNO.10376/12-13 issued by Tahasildar, Bangalore East Taluk stating that the Applicant Sri. Nagaraja Reddy had sought</p>

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		<p>to issue Endorsement as to whether the land bearing Sy. No. 243/2B measuring 32 guntas of Gunjur Village is Granted land or Inam land or Hiduvali land.</p> <p>After verification from the computerized RTC for the year 2012-13 the Endorsement is issued stating that the land in Sy. No. 243/2B measuring 2 acres 10 guntas of Gunjur Village is Hiduvali land.</p>
11	24.12.2012	<p>MR T30/2012-13</p> <ul style="list-style-type: none"> - As per the order in RRT.CR.TQ.1105/11-12, the land bearing Sy. No. 243/2B is bifurcated/sub-divided as Sy. No. 243/2B1 and Sy. No. 243/2B2. - Sy. No. 243/2B1 measuring 32 guntas is entered in the name of Nagaraja Reddy - Sy. No. 243/2B2 measuring 1 acre 17 guntas is entered in the name of B.R. Ramakrishna Reddy.
12		<p>Form No. 5</p> <ul style="list-style-type: none"> - The land in Sy. No. 243/2B1 measuring 32 guntas shows the name of Nagaraja Reddy. - The land in Sy. No. 243/2B2 measuring 1 acre 17 guntas shows the name of B.R. Ramakrishna Reddy.
13		<p>RR Balabagha for Sy. No. 243/2B</p> <ul style="list-style-type: none"> - The extent of land in Sy. No. 243/2B1 measuring 32 guntas shows the name of Nagaraja Reddy. - The extent of land in Sy. No. 243/2B2 measuring 1 acre 17 guntas shows the name of B.R. Ramakrishna Reddy.
14		Hissa Survey Tippani of Sy. No. 243/2A and 2B
15	14.09.2016	Endorsement bearing No. LRF (BE)CR:666/2016-17 issued by Assistant Commissioner, Bangalore North Sub-Division stating that there are no cases registered under Section 79 [A] & [B] of Karnataka Land Reforms Act with respect to the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village.
16	14.09.2016	Endorsement bearing No. PTCL(BE)CR/785/2016-17 issued by Assistant Commissioner, Bangalore North Sub-Division stating that there are no cases registered under PTCL Act with respect to the land bearing Sy. No. 243/2B2 measuring 1 acre 17

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		guntas of Gunjur Village.
17	19.11.2016	Letter bearing No. SLAO/ALN/634/16-17 issued by the Special Land Acquisition Officer, Bangalore to the Deputy Commissioner, Bangalore District stating that the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village is not notified for acquisition.
18	21.11.2016	Endorsement bearing No. 2640/2016-17 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore to the Deputy Commissioner, Bangalore District stating that the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village is not notified for acquisition.
19	29.11.2016	Endorsement bearing No. BDA/S(LA)/635/2016-17 issued by the Assistant Commissioner (LA), BDA, Bangalore to the Deputy Commissioner, Bangalore District stating that the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village is not notified for acquisition for any of its scheme/formation of layout or for PRR Phase-I.
20	17.02.2017	Death Certificate of Ramakrishna Reddy B.R
21	-	Family Tree of Late B.R. Ramakrishna Reddy - The Family Tree of late B.R. Ramakrishna Reddy shows the family of late B.R. Ramakrishna Reddy consist of his wife K.S. Vanajakshi, son B.R. Pavan and daughter BR. Navyashree.
22	-	Letter issued by the Tahasildar to the Deputy Commissioner stating that the Applicant has furnished all the required documents for conversion of the land bearing Sy. No. 243/2B2 and that the NOC has to be obtained from the concerned department regarding the zone of the land whether yellow or green and regarding acquisition.
23	23.02.2017	Intimation Letter No.ALN/EVH(Circle)SR/88/16-17 issued by the Deputy Commissioner, Bangalore District, Bangalore to B.R. Ramakrishna Reddy to pay the conversion fees of Rs. 78,953/-; Price for 'A' Kharab land of 01 gunta amounting to Rs. 4,62,500/- and phodi fees of Rs. 55/-, totally Rs. 5,41,508/- for sanction of conversion of the land measuring 1 acre 17 guntas and 01 gunta kharab

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		in Sy. No. 243/2B2 of Gunjur Village, Varthur Hobli, Bangalore East Taluk from agricultural to non-agricultural residential purpose.
24	21.03.2017	Challan/Receipt issued by the Tahasildar, Bangalore East Taluk, K.R. Puram for having received Rs. 5,41,453/- being the conversion fees and price for 'A' Kharab land.
25	21.03.2017	Challan/Receipt issued by the Tahasildar, Bangalore East Taluk, K.R. Puram for having received Rs. 55/- being the Phodi fees.
26	03.04.2017	Official Memorandum/Conversion Order bearing No. ALN(EVH)(Circle)/SR/88/16-17 passed by Deputy Commissioner, Bangalore ordering conversion of the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas and 01 gunta 'A' Kharab, totally measuring 1 acre 18 guntas of Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose in favor of Sri. B.R. Ramakrishna Reddy. The Conversion fees of Rs. 78,953/-; Price for 1 gunta 'A' Kharab land amounting to Rs. 4,62,500/- and Phodi fee of Rs. 55/- is remitted vide challan dated 23.03.2017.
27	14.02.2019	Affidavit (Confirmation) executed by (1) Pavan B.R and (2) Navyashree B.R consenting for the registration of Khatha in the name of their mother Smt. Vanajakshi for the property bearing Sy. No. 243/2B measuring 1 acre 18 guntas.
28	14.03.2019	Receipt issued by the Assistant Revenue Officer, BBMP, Whitefield Mahadevapura Zone for having received a sum of Rs. 14,42,220/- (Rupees Fourteen Lakhs Forty Two Thousand Two Hundred and Twenty Only) by way of DD bearing No. 505366 dated 12.03.2019 drawn on ICICI Bank towards Improvement charges for the property bearing Sy. No. 243/2B of Gunjur Village.
29	09.04.2019	Khatha Certificate issued by the Assistant Revenue Officer, Whitefield Zone BBMP, Bangalore in the name of Smt. Vanajakshi for the property bearing Municipal No. 317, Sy. No. 243/2B2 of Gunjur Village.
30	09.04.2019	Khatha Extract for period 2018-19 issued by the Assistant Revenue Officer, Whitefield Zone, BBMP,

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		Bangalore in the name of Smt. Vanajakshi for the property bearing Municipal No. 317, Sy. No. 243/2B2 of Gunjur Village.
31	05.01.2021	Tax Paid Receipt - Paid by Smt. Vanajakshi to BBMP for the property bearing No. 243/2B2 of Gunjur Village for the year 2020-21.
32	31.12.2021	No Tenancy Certificate - Endorsement bearing No. RD0038113178245 issued by the Tahasildar stating that there are no Tenancy Claims (Form No. 7 / 7A) with respect to the lands bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village.
33	14.07.2022	Endorsement bearing No. R.K:/C.R/1645/2022-23 issued by the Tahasildar, Bangalore East Taluk stating that the RTC for Sy. No. 243/2B for the period 1972 to 1982 and the copies of the MR No. 17/53-54 and MR No. 158/80-81 cannot be issued since the RTC & Mutation Register and the RTC pertaining to the period 1977 to 1982 and the Mutation Register pertaining to the year 1953-54 is mutilated.
34	12.08.2022	Registration of Firm "SAPTHAGIRI VENTURES" bearing Firm No. SJN-F-458-2022-23 before the office of the District Registrar, Shivajinagar, Bangalore.
35	28.11.2022	Joint Development Agreement registered as Document No. KRI-1-10056-2022-23 in Book No. 1 and stored in CD No. KRID1627 entered into Between: 1) Smt. K.S. Vanajakshi W/o late Sri. B.R. Ramakrishna Reddy 2) Sri. B.R. Pavan S/o late Sri. B.R. Ramakrishna Reddy 3) Ms. B.R. Navyashree D/o late Sri. B.R. Ramakrishna Reddy as Owners And: M/s. Sapthagiri Ventures, a Partnership Firm, represented by its Partners

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		<p>1) Mr. S.K. Papa Reddy S/o late Kaveri Reddy</p> <p>2) Mr. S.K. Narayana Reddy S/o late Kaveri Reddy</p> <p>3) Mr. D. Prathap S/o Dhananjaya Reddy</p> <p>4) Mr. Kaushik.N.Reddy S/o S.K. Narayana Reddy</p> <p>as Developer</p> <p>With respect to the converted land bearing Sy. No. 243/2B2 measuring 1 acres 13 guntas of Gunjur Village, Varthur Hobli, Bangalore East Taluk, bearing BBMP Khatha No. 317.</p> <p>- The said land is placed by the Owners with the Developer for joint development of the same into Multistoried Residential Apartments with the sharing of the super built up area with proportionate car parking space and common areas at the ratio of 39% to the Owners and 61% to the Developer.</p>
36	28.11.2022	<p>General Power of Attorney registered as Document No. KRI-4-00405-2022-23 and stored in CD No. KRID1627 executed by:</p> <p>1) Smt. K.S. Vanajakshi W/o late Sri. B.R. Ramakrishna Reddy</p> <p>2) Sri. B.R. Pavan S/o late Sri. B.R. Ramakrishna Reddy</p> <p>3) Ms. B.R. Navyashree D/o late Sri. B.R. Ramakrishna Reddy</p> <p>as Owners</p> <p>In favour of:</p> <p>M/s. Sapthagiri Ventures, a Partnership Firm, represented by its Partners</p> <p>1) Mr. S.K. Papa Reddy S/o late Kaveri Reddy</p> <p>2) Mr. S.K. Narayana Reddy S/o late Kaveri Reddy</p> <p>3) Mr. D. Prathap S/o Dhananjaya Reddy</p>

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		<p>4) Mr. Kaushik.N.Reddy S/o S.K. Narayana Reddy as Developer</p> <p>- Nominating and appointing the Developer as their lawful attorney holders and authorizing the Developer to do certain acts, deeds and things in pursuance to the Joint Development Agreement with respect to the converted land bearing Sy. No. 243/2B2 measuring 1 acres 13 guntas of Gunjur Village, Varthur Hobli, Bangalore East Taluk.</p>
37	03.01.2023	Khatha Certificate issued by the Assistant Revenue Officer, Whitefield Sub-Zone, Mahadevapura Zone BBMP, Bangalore in the name of Smt. K.S. Vanajakshi for the property bearing Municipal No. 317, Sy. No. 243/2B2 of Gunjur Village.
38	03.01.2023	Khatha Extract for period 2022-23 issued by the Assistant Revenue Officer, Whitefield Sub-Zone, Mahadevapura Zone, BBMP, Bangalore in the name of Smt. Vanajakshi for the property bearing Municipal No. 317, Sy. No. 243/2B2 of Gunjur Village.
39	10.04.2023	Khatha Certificate issued by the Assistant Revenue Officer, Whitefield Sub-Zone, Mahadevapura Zone BBMP, Bangalore in the name of Smt. K.S. Vanajakshi for the property bearing Municipal No. 317, Sy. No. 243/2B2 of Gunjur Village.
40	10.04.2023	Khatha Extract for period 2023-24 issued by the Assistant Revenue Officer, Whitefield Sub-Zone, Mahadevapura Zone, BBMP, Bangalore in the name of Smt. Vanajakshi for the property bearing Municipal No. 317, Sy. No. 243/2B2 of Gunjur Village measuring 1 acre 13.34 guntas out of 1 acre 17 guntas. (The remaining extent of 4.66 guntas is utilized for road).
41	-	Revenue Records: (i) Record of Rights (RR) The Record of Rights shows the following names: - The name of Channappa is shown as occupant for Sy. No. 243/2 (IL 17/53-54);

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- The name of Siddalingappa is shown as occupant for Sy. No. 243/2B (MR 157/80-81);
- The name of Jayamma is shown as occupant for Sy. No. 243/2B (MR 158/80-81).

(ii) RTC Extracts:

RTC Extracts of Sy. No. 243/2B

The RTC Extracts shows the total extent of land in Sy. No. 243/2B measuring as 2 acres 10 guntas (2 acres 09 guntas + 01 gunta kharab).

- The RTC from 1967-68 to 1971-72 shows the name of M. Siddalingappa S/o Nanjappa in Column No. 9 as Person in possession & in Column No. 12 as Cultivator.
- The RTC from 1982-83 to 2001-02 shows the names of Jayamma in Column No. 9 as Person in possession & in Column No. 12 as Cultivator (MR No. 158/80-81).
- The RTC from 2005-06 to 2010-11 shows the names of Nagaraja Reddy and B.R. Ramakrishna Reddy in Column No. 9 as persons in possession & in Column No. 12 as Cultivator (MR No. 104/2003-04).
- The RTC for the year 2011-12 shows the names of Nagaraja Reddy for 32 guntas and B.R. Ramakrishna Reddy for 1 acre 17 guntas (MR No. H120/2011-12) in Column No. 9 as persons in possession & in Column No. 12 as Cultivators.

RTC Extracts of Sy. No. 243/2B2

The RTC Extracts shows the total extent of land in Sy. No. 243/2B2 measuring as 1 acre 18 guntas (1 acre 17 guntas + 01 gunta kharab).

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		<p>- The RTC from 2013-14 to 2014-15 shows the name of B.R. Ramakrishna Reddy in Column No. 9 as Person in possession & in Column No. 12 as Cultivator (MR H120/2011-12)</p>
42		<p>Survey Records:</p> <p>(i) Mysore Revision Settlement Register</p> <p>- The extent of land in Sy. No. 243/2B is shown as 2 acres 10 guntas (including 1 gunta kharab). - No name is shown in the Occupant column.</p> <p>(ii) Survey Original Tippani of Sy. No.243.</p> <p>(iii) Survey Original Pakka of Sy. No.243.</p> <p>(iv) Survey Original Prathi of Sy. No. 243.</p> <p>(v) Secondary re-class Tippani of Sy. No. 243 - The names of Narappa S/o Gopalappa and Channappa S/o Mariyappa are shown as Kardha.</p> <p>(vi) Hissa Survey Tippani of Sy. No. 243/2A and 2B.</p> <p>(vii) Atlas of Sy. Nos. 243/2A and 2B.</p> <p>(viii) Village Map.</p> <p>(ix) Akarbandh. - The Akarbandh for Sy. No. 243/2B shows the total extent of land measuring as 2 acres 10 guntas (2acres 09 guntas + 01 gunta kharab).</p>
43		<p>Encumbrance Certificates</p> <p>a. From 01.10.1940 to 14.02.1957 [Sy. No. 243/2B measuring 2 acres 10 guntas of Gunjur Village] - Nil</p>

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		<p>b. From 15.02.1957 to 01.04.1980 [Sy. No. 243/2 of Gunjur Village]</p> <ul style="list-style-type: none"> - Reflects Sale Deed dated 10.05.1957 bearing Document No. 567/57-58. - Reflects Sale Deed dated 24.10.1979 bearing Document No. 3261/79-80. <p>c. From 01.04.1980 to 31.03.2004 [Sy. No. 243/2B of Gunjur Village]</p> <ul style="list-style-type: none"> - Reflects Production of Loan (Loan Agreement) dated 08.02.1994 executed by Jayamma in favour of Vijaya Bank, Gunjur Branch for the land bearing Sy. No. 243/2B measuring 2 acres 09 gunas. - Reflects Sale Deed dated 29.01.2004 bearing Document No. 21678/03-04. <p>d. From 01.04.2004 to 31.12.2012 [Sy. No. 243 of Gunjur Village]</p> <ul style="list-style-type: none"> - Reflects Partition Deed dated 27.01.2012 bearing Document No. KRI-1-06962-2011-12. <p>e. From 01.01.2013 to 23.02.2023 [Sy. No. 243 of Gunjur Village]</p> <ul style="list-style-type: none"> - Reflects Joint Development Agreement dated 28.11.2022 bearing Document No. KRI-1-10056-2022-23.
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Note:

The land bearing Survey No. 243/2B of Gunjur Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk) totally measures 2 acres 10 guntas (including 1 gunta kharab) as evidenced from the Mysore Revision Settlement Register and RTC Extracts. The Survey Records such as Village Map of Gunjur Village, Survey Original Tippani and Survey Original Pakka shows the existence of the land in Survey No.243.

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Flow of Title:

The land bearing Sy. No. 243 of Gunjur Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk) measuring 2 acres 16 guntas along with other lands originally belonged to one Sri. Channappa. The Record of Rights (RR) shows the name of Channappa as Occupant and the Original Tippani shows his name as Kardha. Under a Partition entered into between the said Channappa and his brother G.M. Nanjundappa, the land in Sy. No. 243/2 was allotted to the share of G.M. Nanjundappa (as referred in the Sale Deed dated 09.05.1957).

The said G.M. Nanjundappa S/o Mariyappa sold the land bearing Sy. No. 243/2 of Gunjur Village, Varthur Hobli, Bangalore South Taluk (now Bangalore East Taluk) measuring 2 acres 16 guntas to one Sri. Siddalingappa S/o Nanjappa, under a Sale Deed dated 09.05.1957 registered on 10.05.1957 as Document No. 567/57-58 in Book-I, Volume No. 13 at pages 3 to 6. Pursuant to the Sale Deed dated 09.05.1957, the Records of Rights (RR) and the RTC for the land bearing Sy. No. 243/2B were entered in the name of Siddalingappa. The RTC from 1967-68 to 1971-72 shows the name of Siddalingappa in Column No. 9 as Person in possession and Column No. 12 as Cultivator.

Under a registered Sale Deed dated 24.10.1979 registered as Document No. 3261/79-80 in Book-I, Volume No. 1424 at pages 168 to 170, the said Sri. Siddalingappa sold the said land bearing Sy. No. 243/2B measuring 2 acres 10 guntas of Gunjur Village, Varthur Hobli, Bangalore South Taluk and other properties, all situated at Gunjur Village in favour of Smt. Jayamma W/o G.M. Nanjundappa. Pursuant to the Sale Deed dated 24.10.1979, the Khatha with respect to the land bearing Sy. No. 243/2B measuring 2 acre 10 guntas of Gunjur Village was mutated / changed to the name of Smt. Jayamma as per MR No. 158/80-81. The Records of Rights (RR) and the RTC were entered in the name of Smt. Jayamma. The RTC Extracts from 1982-83 to 2001-02 shows the name of Smt. Jayamma in Column No. 9 as person in possession and in Column No. 12 as Cultivator. (The said MR is referred in the RTC Extracts for the period 1988-89 to 2001-01).

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Under a registered Sale Deed dated 29.01.2004 registered as Document No. BAS-1-21678-2003-04 in Book-I and stored in CD No. BASD4, the said Smt. Jayamma and her two sons namely G.N. Prakash and G.N. Umamathy sold the said land bearing Sy. No. 243/2B measuring 2 acres 10 guntas (including 1 gunta kharab) in favour of Sri. Nagaraja Reddy S/o Chikka Annaiah Reddy and Sri. B.R. Ramakrishna Reddy S/o B.P. Ramaiah Reddy. Pursuant to the Sale Deed dated 29.01.2004, the Khatha with respect to the land bearing Sy. No. 243/2B measuring 2 acre 09 guntas of Gunjur Village was mutated / changed to the joint names of Sri. Nagaraja Reddy and Sri. B.R. Ramakrishna Reddy as per MR No. 104/2003-04. The RTC was entered in the joint names of Sri. Nagaraja Reddy and Sri. B.R. Ramakrishna Reddy. The RTC Extracts from 2005-06 to 2010-11 show the joint names of Sri. Nagaraja Reddy and Sri. B.R. Ramakrishna Reddy in Column No. 9 as persons in possession and in Column No. 12 as Cultivators.

After the purchase of the said land, the purchasers Sri. Nagaraja Reddy and Sri. B.R. Ramakrishna Reddy applied to the Tahasildar to conduct Haddu Basthu. The Tahasildar vide order bearing No. B/HB/365/06-07 ordered to conduct Haddu Basthu and in accordance with the said order, the Taluk Surveyor has conducted Haddu Basthu and prepared an Haddu Basthu Sketch on 30.12.2010.

Sri. Nagaraja Reddy and Sri. B.R. Ramakrishna Reddy, being the joint owners of the land bearing Sy. No. 243/2B entered into a registered Partition Deed dated 21.01.2012, the same being registered as Document No. KRI-1-06962-2011-12 in Book-I and stored in CD No. KRID402.

Under the said Partition Deed dated 27.01.2012, out of 2 acres 10 guntas (including 01 gunta kharab) in Sy. No. 243/2B, an extent of 32 guntas in Sy. No. 243/2B was allotted to the share of Nagaraja Reddy ('B' Schedule in the Partition Deed) and the balance extent of 1 acre 17 guntas and 1 gunta kharab in Sy. No. 243/2B was allotted to the share of B.R. Ramakrishna Reddy ('C' Schedule in the Partition Deed). Pursuant to the Partition Deed dated 27.01.2012, the Khatha of the lands allotted to the respective shares of Sri. Nagaraja Reddy (32 guntas) and Sri. B.R. Ramakrishna Reddy (1 acre 17 guntas and 01 gunta kharab) were entered / mutated to their respective names as per

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MR No. H120/2011-12. The RTC for the year 2011-12 shows the names of Sri. Nagaraja Reddy for 32 guntas and Sri. B.R. Ramakrishna Reddy for 1 acre 17 guntas and 01 gunta kharab in Column No. 9 as the persons in possession and in Column No. 12 as Cultivators.

Subsequent to the Partition Deed dated 27.01.2012, the land bearing Sy. No. 243/2B was phoded /sub-divided as Sy. No. 243/2B1 & Sy. No. 243/2B2 as per the order passed in RRT.CR.TQ.1105/11-12 and the same was entered vide MR No. T30/2012-13. As per the MR No. T30/2012-13, the extent of land measuring 32 guntas in Sy. No. 243/2B allotted to the share of Sri. Nagaraja Reddy was assigned as Sy. No. 243/2B1 and the extent of land measuring 1 acre 17 guntas and 01 gunta kharab in Sy. No. 243/2B allotted to the share of Sri. B.R. Ramakrishna Reddy was assigned as Sy. No. 243/2B2. Form No. 5 & RR Balabagha of Sy. No. 243/2B and Hissa Survey Tippani & Atlas of Sy. Nos. 243/2A, 2B shows the sub-division.

The RTC with respect to Sy. No. 243/2B2 shows the extent of land in Sy. No. 243/2B2 as 1 acre 18 guntas including 01 gunta kharab. The RTC for Sy. No. 243/2B2 from 2013-14 to 2014-15 shows the name of Sri. B.R. Ramakrishna Reddy in Column No. 9 as person in possession and Column No. 12 as Cultivator.

The Endorsement bearing No. GLNO.10376/12-13 dated 13.12.2012 issued by Tahasildar, Bangalore East Taluk states that the land in Sy. No. 243/2B measuring 2 acres 10 guntas of Gunjur Village is Hiduvali land.

The Endorsement bearing No. LRF(BE)CR:666/2016-17 dated 14.09.2016 issued by the Assistant Commissioner, Bangalore North Sub-Division states that there are no cases registered under section 79(A) & (B) of the Karnataka Land Reforms Act with respect to the land bearing Survey No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village.

The Endorsement bearing No. PTCL(BE)CR/785/2016-17 dated 14.09.2016 issued by the Assistant Commissioner, Bangalore North

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Sub-Division states that there are no cases registered under the provision of PTCL Act with respect to the land bearing Survey No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village.

The Tahasildar, Bangalore East Taluk has issued the Endorsement bearing No. RD0038113178245 dated 31.12.2021 stating that there are no Tenancy Claims with respect to the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village.

The Tahasildar, Bangalore East Taluk has issued the Endorsement bearing No. R.K:/C.R/1645/2022-23 stating that the RTC for Sy. No. 243/2B for the period 1972 to 1982 and the copies of the MR No. 17/53-54 and MR No. 158/80-81 cannot be issued since the RTC & Mutation Register and the RTC pertaining to the period 1977 to 1982 and the Mutation Register pertaining to the year 1953-54 is mutilated.

The Letter bearing No. SLAO/ALN/634/16-17 dated 19.11.2016 issued by the Special Land Acquisition Officer, Bangalore to the Deputy Commissioner, Bangalore District states that the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village is not notified for acquisition.

The Endorsement bearing No. 2640/2016-17 dated 21.11.2016 issued by the Special Land Acquisition Officer, KIADB, Bangalore states that the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village is not notified for acquisition by the KIADB.

The Endorsement bearing No. BDA/S(LA)/635/2016-17 dated 29.11.2016 issued by the Assistant Commissioner (LA), BDA, Bangalore to the Deputy Commissioner, Bangalore District states that the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas of Gunjur Village is not notified for acquisition for any of its scheme/formation of layout or for PRR Phase-I.

Sri. B.R. Ramakrishna Reddy passed away on 17.02.2017 (Death Certificate is produced). The Family Tree dated 31.12.2021 issued by the Deputy Tahasildar shows that family of B.R. Ramakrishna Reddy

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consists of his wife Smt. K.S. Vanajakshi, son B.R. Pavan and daughter B.R. Navyashree.

Sri. B.R. Ramakrishna Reddy had applied for conversion of land bearing Sy. No. 243/2B2 from agricultural to non-agricultural residential purpose to the Deputy Commissioner vide application dated 27.09.2016. On consideration of the application for conversion, the Deputy Commissioner vide Intimation Letter bearing No. ALN/EVH(Circle)SR/88/16-17 dated 23.02.2017 directed Sri. B.R. Ramakrishna Reddy to pay conversion fees of Rs. 78,953/-; Price for 'A' Kharab land of 01 gunta amounting to Rs. 4,62,500/- and phodi fees of Rs. 55/-, totally Rs. 5,41,508/- for sanction of conversion of the land measuring 1 acre 17 guntas and 01 gunta kharab in Sy. No. 243/2B2 of Gunjur Village, Varthur Hobli, Bangalore East Taluk from agricultural to non-agricultural residential purpose. Upon receipt of the said Intimation Letter, the conversion fee and price for 1 gunta of 'A' kharab land and phodi fees was remitted to the Tahasildar office vide challans dated 21.03.2017.

Thereafter the Deputy Commissioner, Bangalore District, Bangalore vide Official Memorandum/Conversion Order bearing No. ALN(EVH)(Circle)/SR/88/16-17 dated 03.04.2017 passed order for conversion of the land bearing Sy. No. 243/2B2 measuring 1 acre 17 guntas and 01 gunta kharab, totally measuring 1 acre 18 guntas of Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose in favour of Sri. B.R. Ramakrishna Reddy.

The children of late Sri. B.R. Ramakrishna Reddy executed an Affidavit / confirmation dated 14.02.2019 consenting for the registration of Khatha in the name of their mother Smt. Vanajakshi for the property bearing Sy. No. 243/2B measuring 1 acre 18 guntas.

Smt. Vanajakshi had applied to the Bruhath Bangalore Mahanagara Palike (**BBMP**) to register the Khatha of the converted land measuring 1 acres 18 guntas in Survey No. 243/2B2 of Gunjur Village in her name in the record of the BBMP by paying Improvement charges of Rs. 14,42,220/- to the BBMP. Thereafter the Khatha was registered in the

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name of Smt. Vanajakshi and the said Smt. Vanajakshi has paid tax to BBMP.

The Khatha Certificates dated 09.04.2019, 03.01.2023 and 10.04.2023 issued by the Assistant Revenue Officer, Whitefield Zone, BBMP, Bangalore shows the name of Smt. K.S. Vanajakshi as owner for the property bearing Khatha No. 317, Sy. No. 243/2B2 of Gunjur Village.

The Khatha Extracts for period 2018-19 and 2022-23 issued by the Assistant Revenue Officer, Whitefield Zone, BBMP, Bangalore shows the name of Smt. Vanajakshi as owner for the property bearing Khatha No. 317, Sy. No. 243/2B2 measuring 1 acre 18 guntas of Gunjur Village.

The Khatha Extracts for period 2023-24 issued by the Assistant Revenue Officer, Whitefield Zone, BBMP, Bangalore shows the name of Smt. Vanajakshi W/o Late B.R. Ramakrishna Reddy as owner for the property bearing Khatha No. 317, Sy. No. 243/2B2 measuring 1 acre 13.34 guntas of Gunjur Village (the remaining extent of 4.66 guntas is shown as utilized for road).

The Encumbrance Certificates (5 Nos.) issued from 01.10.1940 to 23.02.2023 reflects the Sale Deed dated 10.05.1957 (Document No. 567/57-58); Sale Deed dated 24.10.1979 (Document No. 3261/79-80) Sale Deed dated 29.01.2004 (Document No. 21678/03-04); Loan Agreement dated 08.02.1994 from Smt. Jayamma to Vijaya Bank, Gunjur Branch; Agreement of Sale dated 12.12.2012 for 32 guntas in Sy. No. 243/2B; Partition Deed dated 27.01.2012 (Document No. KRI-1-06962-2011-12) and Joint Development Agreement dated 28.11.2022 (Document No KRI-1-10056-2022-23).

In the manner afore stated, Smt. K.S. Vanajakshi, Sri. B.R. Pavan and Ms. B.R. Navyashree have become the absolute and joint owners of the residentially converted property bearing Sy. No. 243/2B2 measuring 1 acre 18 guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, bearing BBMP Khatha No. 317.

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Joint Development of residentially converted land bearing Sy. No. 243/2B2 of Gunjur Village into Multistoried Residential Apartments:

The Developer M/s. Sapthagiri Ventures is a Partnership Firm which was constituted under a Deed of Partnership dated 03.08.2022 consisting of Mr. S.K. Papa Reddy, Mr. S.K. Narayana Reddy, Mr. D. Prathap and Mr. Kaushik.N.Reddy as Partners. The said Partnership Firm is registered under the name and style of "SAPTHAGIRI VENTURES" in the Office the Registrar of Firms, Shivajinagar, Bangalore on 12.08.2022 and the Firm Registration Number is SJN-F458-2022-23.

Smt. K.S. Vanajakshi, Sri. B.R. Pavan and Ms. B.R. Navyashree as Owners of the residentially converted land in Sy. No. 243/2B2 measuring 1 acre 13 guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, bearing BBMP Khatha No. 317, have entered into a Joint Development Agreement dated 28.11.2022, which is registered as Document No. KRI-1-10056-2022-23, in Book No.1 and stored in CD No. KRID1627 in the office of the Additional Sub-Registrar, K.R. Pura, Bangalore with the Developer M/s. Sapthagiri Ventures being a Partnership Firm for the the construction of Multisotried Residential Apartments.

Simultaneously a Registered General Power of Attorney dated 28.11.2022 registered as Document No. KRI-4-00405-2022-23, in Book No. 4 and stored in CD No. KRID1627 was executed by Smt. K.S. Vanajakshi, Sri. B.R. Pavan and Ms. B.R. Navyashree as Owners in favour of the Developer M/s. Sapthagiri Ventures, represented by its Partners Mr. S.K. Papa Reddy, Mr. S.K. Narayana Reddy, Mr. D. Prathap and Mr. Kaushik.N.Reddy nominating, constituting and appointing the Developer as their lawful attorney holders and authorizing the Developer to do certain acts and things in pursuance of the Joint Development Agreement with respect to the residentially converted land in Sy. No. 243/2B2 measuring 1 acre 13 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, bearing BBMP Khatha No. 317.

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Conclusion:

We have been provided with the copies of the documents mentioned in the list. Based on the scrutiny of the above mentioned documents, we issue the Opinion as under:

OPINION

- (1) We are satisfied that Smt. K.S. Vanajakshi, Mr. B.R. Pavan and Ms. B.R. Navyashree are the joint and absolute owners having marketable title and lawful possession over the residentially converted land in Sy. No. 243/2B2 measuring 1 acre 13 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore bearing BBMP Khatha No. 317.
- (2) M/s. Sapthagiri Ventures have got legal right to develop the residentially converted land in Sy. No. 243/2B2 measuring 1 acre 13 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore bearing BBMP Khatha No. 317 into Multistoried Residential Apartments as per the Joint Development Agreement and General Power of Attorney dated 28.11.2022.

Bangalore

Date: 15.04.2023

V. C. Raj
Advocate