



# Legal Nexus

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To,

19.10.2022

**M/S. BUILDIKO VENTURES LLP,**  
A Limited Liability Partnership Firm,  
Office at No. 190, 17<sup>th</sup> Main, 23<sup>rd</sup> Cross,  
Sector - 3, H.S.R Layout, Bangalore - 560 102

## LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the converted land bearing **Sy. No. 328/1**, measuring to an extent of **1 Acre 38 Guntas**, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

## SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing **Sy. No. 328/1**, measuring to an extent of **1 Acre 38 Guntas** (Converted from agricultural to non-agricultural residential purpose vide Office Memorandum bearing No. ALN (A) (S) SR: 43/21-22, dated 15.11.2021 issued by the Deputy Commissioner, Bangalore), situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by: Land bearing Sy. No. 328/2B;  
West by: Land bearing Sy. No. 329/2.  
North by: Land bearing Sy. No. 327.  
South by: Land bearing Sy. No. 330 & 331.

## DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Regd./Ref No. of the document with date	Whether original/ certified/ true copy/ Photostat
<b>TITLE RELATED DOCUMENTS</b>				
1.	17.07.1942	Lease deed executed by Sri. Bavuddin Sab S/o Sri. Ladaf Kashim Sab in favour of Sri. S. Gopala Krishnaiah S/o Sri. Shesha Giriappa, with respect to land	Doc. No. 89/1942-43	Photostat





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		bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas.		
2.		Mutation Register	MR. No. 33/1984-85	Photostat
3.	07.02.1948	Lease deed executed by Smt. Masthan Bi w/o Ladaf Bavuddin Sab and Sri. Abdul Azeez Sabi s/o Ladaf Bavuddin Sab in favour of Sri. Venkataramanappa S/o Adeppa, with respect to land bearing Sy. No. 328/3, measuring to an extent of 1 Acre 38 Guntas. (Sy.No. 328/1 is wrongly mentioned as 328/3)	Doc. No. 1251/1947-48	Photostat
4.		Mutation Register	MR. No. 34/1984-85	Photostat
5.	26.02.1959	Sale deed executed by Smt. Masthan Bi w/o Sri. Ladaf Bavuddin Sab and others in favour of Sri.Venkataramanappa S/o Sri.Adappa, with respect to land bearing Sy.No. 328/3, measuring to an extent of 1 Acre 38 Guntas. (Sy.No. 328/1 is wrongly mentioned as 328/3)	Doc.No.3095 /1958-59.	Photostat
6.	10.03.2006	Partition deed affected into between Sri. Adeppa S/o Late. Venkataramanappa and others, with respect to Sy.No. 328/1, measuring to an extent of 1 Acre 38 Guntas.		Photostat
7.		Mutation Register	MR. No. 234/2005-06	Photostat
8.	10.08.2010	Mortgage deed executed by Sri.S.V.Mariyappa S/o Sri.Venkataramanappa in favour of Seri Culturists Cum Farmers Service Cooperative Society Ltd,	Doc. No. 1744/10-11	Photostat







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		with respect to land bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas.		
9.		Mutation Register.	MR. No. 28/2010-11	Photostat
10.	29.09.2015	Change of Land use order with respect to Sy. No. 328/1 along with other lands issued by the Anekal Planning Authority.	No. APA/L.C/196 /2015-16	Photostat
11.	01.07.2019	Mortgage deed executed by Sri. S. V. Mariyappa S/o Sri. Venkataramanappa in favour of Seri Culturists Cum Farmers Service Cooperative Society Ltd, with respect to land bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas.	Doc. No. 1786/2019-20	Photostat
12	18.03.2021	Joint Development Agreement entered in to Sri. S.V.Mariyappa and others and M/s. Buildiko Ventures LLP with respect to Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas	Doc. No. 7730/2020-21	Photostat
13.	18.03.2021	General Power of Attorney executed by Sri. S.V.Mariyappa and others in favour of M/s. Buildiko Ventures LLP with respect to Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas	Doc. No. 428/2020-21	Photostat
14.	30.01.2020	Family Tree of Mariyappa by way of affidavit sworn by Mohan Babu		Photostat
15	18.10.2021	Mortgage Discharge deed executed by Seri Culturists Cum Farmers Service Cooperative Society Ltd in favour of Sri. S. V. Mariyappa S/o Sri. Venkataramanappa with respect to land bearing Sy. No. 328/1, measuring to an extent of	Doc. No. 3792/2021-22	Photostat





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		1 Acre 38 Guntas.		
16.	15.11.2021	Conversion Order with respect to Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas issued by the Deputy Commissioner, Bangalore.	No. ALN (A) (S) SR: 43/21-22	Photostat
17.		Mutation Register	MR. NO. T71/2021-22	Photostat
18.	17.06.2022	Development Plan approved by the Satellite Township Planning Authority for the development of Group Housing project over the land bearing Sy. No. 328/1 along with other lands.	No. STRRPA/TP/ DP-01/2022-23	Photostat
19.	01.07.2022	Form No. 9 & 11A E-Khata with respect to Sy. Nos. 328/1, 328/2A, 328/2B & 329/2 totally measuring 27113.94 Sq.Meters standing in the name of M/s. Buildiko Ventures LLP, issued by the Sarjapura Village Panchayath.	No. 1502001023 00125543	Photostat
20.	02.07.2022	Tax paid receipt for the period 2022-23 Sy. Nos. 328/1, 328/2A, 328/2B & 329/2.		Photostat
21.	29.07.2022	Commencement Certificate issued by the Satellite Township Planning Authority for the development of Group Housing project over the land bearing Sy. No. 328/1 along with other lands.	No. STRRPA/TP/ CC/130/ 2022-23	Photostat
22.	14.09.2022	Addendum Agreement to the Joint Development Agreement entered in to Sri. S.V.Mariyappa and others and M/s. Buildiko Ventures LLP with respect to Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas	Doc. No. 5016/2022-23	Photostat







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23.	14.09.2022	General Power of Attorney executed by Sri. S.V.Mariyappa and others in favour of M/s. Buildiko Ventures LLP with respect to Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas.	Doc. No. 294/2022-23	Photostat
24.	14.09.2022	Supplementary/Sharing Agreement to the Joint Development Agreement entered in to between Sri. S.V.Mariyappa and others and M/s. Buildiko Ventures LLP for the sharing of Group Housing Villa units.	Doc. No. 5142/2022-23	Photostat
<b>REVENUE DOCUMENTS</b>				
25.		Pahani Thakthe for the period 1961-62 to 1968-69, with respect to Sy. No. 328/1.		Photostat
26.		Manual RTC for the period 1969-70 to 1999-2000, with respect to Sy. No. 328/1.		Photostat
27.		Computerized RTC for the period 2000-2001 to 2022-23 with respect to Sy. No. 328/1.		Photostat
<b>ENDORSEMENTS</b>				
28.	17.03.2017	Nil Tenancy Certificate with respect to Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas.	No. RD003802807 5341	Photostat
29.	18.07.2018	Endorsement issued by the Tahsildar, Anekal as to Non-availability of Index of Land, Record of Rights, with respect to Sy. No. 328/1.	No. R.K/CR/12/ 2018-19	Photostat
30.	21.07.2018	Endorsement issued by the Special Tahsildar, Anekal Taluk as to Non-	No. R.R.T/Nakalu	Photostat





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		availability of IHC. No. 2/1984-85 with respect to Sy. No. 328/1.	/18-19	
31.	21.07.2018	Endorsement issued by the Deputy Tahsildar, Anekal Taluk as to Non-availability of Survey Records with respect to Sy. No. 328/1.	No. Nakalu CR 90/18-19	Photostat
<b>SURVEY RECORDS</b>				
32.		Moola Tippyany.		Photostat
33.		Atlas		Photostat
34.		Hissa Tippyany.		Photostat
35.		Alienation Sketch		Photostat
36.		Akarband		Photostat
37.		Village map		Photostat
<b>ENCUMBRANCE CERTIFICATES</b>				
38.	19.01.2011	Encumbrance Certificate from 01.04.1935 to 31.03.1960, with respect to Sy. No. 328/1.	SA No. 17565/2010-11	Photostat
39.	16.11.1984	Encumbrance Certificate from 01.04.1959 to 10.11.1984 with respect to Sy. No. 328/1.	SA No. 1107/1984-85	Photostat
40.	09.03.2011	Encumbrance Certificate from 01.04.1980 to 31.03.2004 with respect to Sy. No. 328/1.	SA No.30842/2016-17.	Photostat
41.	21.04.2022	Encumbrance Certificate from 01.04.2004 to 20.04.2022 with respect to Sy. No. 328/1.	SA. No. 2085/22-23	Photostat
42.	18.10.2022	Encumbrance Certificate from 01.04.2022 to 17.10.2022 with respect to Sy. No. 328/1.	SA. No. 7258/22-23	Photostat







**FLOW OF TITLE WITH RESPECT TO SY. NO. 328/1, MEASURING TO AN EXTENT OF 1 ACRE 38 GUNTAS:**

- ❖ The land bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was originally belonged to Sri. Bavuddin Sabi.
- ❖ It could be observed that Sri. Ladaf Bavuddin Sabi had executed a Lease deed with respect to land bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas, in favour of Sri. Gopala Krishnaiah S/o Sri. Giriappa, vide Doc.No. 89/1942-43, dated 17.07.1942, registered on 20.07.1942, in the Office of the Sub-Registrar, Anekal and the same has been recorded in Mutation Register No. 34/1984-85.
- ❖ Further it could be observed that Smt. Masthan Bi w/o Sri. Ladaf Bavuddin Sab and Sri. Abdul Azeez S/o Smt. Masthan Bibi had executed Lease deed with respect to Sy. No. 328/3 in favour of Sri. Venkataramanappa S/o Sri. Adeppa, vide Doc. No. 1251/1947-48, dated 07.02.1948, in the Office of the Sub-Registrar, Anekal.
- ❖ It could be seen that, Smt. Masthan Bi W/o Sri. Ladaf Bavuddin Sab and their legal heirs namely Sri.Syed Pasha @ Sri. Basha Abdul Rahim Imam and Smt. Fathima, conveyed the land in Survey Number 328/1 (wrongly mentioned as Sy. No. 328/3), measuring to an extent of 1 Acre 38 Guntas in favour of Sri. Venkataramanappa S/o Sri. Adeppa, vide Sale deed dated 26.02.1959, registered as Document No. 3095/1958-59, in the office of the Sub Registrar, Anekal

**Note:** Sy. No. 328/1 was wrongly mentioned as 328/3 in the aforesaid Lease deed dated 07.02.1948 & Sale deed dated 26.02.1959, however the boundaries of previous Lease deed dated 17.07.1942 tally with the Lease deed dated 07.02.1948 & Sale deed dated 26.02.1959. Further we observe that Sy. No. 328/3 not in existence in any revenue records, survey records and Bhoomi index Survey number 328/3 is does not exist in Bhoomi Index. However pursuant to the said Sale deed, the katha has been mutated in the name of Sri. Venkataramanappa S/o Sri. Adeppa in respect of Sy. No. 328/1 vide Mutation Register No. 33/1984-85 and the same has been evidenced in Record of Rights.Hence we reasonably presume that Survey number is wrongly mentioned as Sy. No. 328/3 instead of Sy. No. 328/1.







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- ❖ It could be observed that after the death of Sri. Venkataramanappa S/o Sri. Adeppa and his legal heirs namely Sri. Adeppa (son), Smt. Muniyamma (daughter), Sri. Mariyappa (son), Sri. Pillanna (son), Smt. Rajamma w/o Late. Krishnappa (daughter-in-law) had partitioned their joint family properties amongst themselves under the Panchayath Parikath dated 10.03.2006 wherein the land bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas was allotted to the share of Sri. Mariyappa. Based on the said partition, the katha has been mutated in the name of Sri.S.V.Mariyappa, vide Mutation Register No. 234/2005-06.
- ❖ Sri. S.V. Mariyappa S/o Sri. Venkataramanappa has executed Mortgage deed with respect to Survey Number 328/1, measuring to an extent of 1 Acre 38 Guntas, in favour of Seri culturists Cum Farmers Service Cooperative Society Ltd, vide Doc. No. 1744/10-11, dated 10.08.2010, in the Office of the Sub-Registrar, Sarjapura & the same has been recorded in MR. No. 28/2010-11.
- ❖ The Anekal Planning Authority has issued an Order for Change of Land Use dated 29.09.2015 bearing No. APA/L.C/196/2015-16 through which the usage of the land bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas has been changed from Industrial zone to Residential zone.
- ❖ Sri. S.V. Mariyappa S/o Sri. Venkataramanappa has executed another Mortgage deed with respect to Survey Number 328/1, measuring to an extent of 1 Acre 38 Guntas, in favour of Seri culturists Cum Farmers Service Cooperative Society Ltd, vide Doc. No. 1786/19-20, dated 01.07.2019, in the Office of the Sub-Registrar, Sarjapura.
- ❖ Sri. S. V. Mariyappa s/o Late. Venkataramanappa along with his family members had entrusted the land bearing Sy. No. 328/1, measuring 1 Acre 38 Guntas to M/s. Buildiko Ventures LLP for the development of the said land in to Group Housing Residential project vide Joint Development Agreement dated 18.03.2021 registered as Document No. ANK-1-07730-2020-21, in the office of the Sub-Registrar, Anekal with the ratio of 36:64 i.e., 36% of developed area shall belongs to the Owners and 64% of developed area shall belongs to the Developer. Thereafter the Owners have authorized the Developer as their lawful attorney to deal with their share by executing the General Power of attorney dated 18.03.2021, registered as Document No. ANK-4-00428-2020-21, in the office of the Sub-Registrar, Anekal.
- ❖ Family Tree of Mariyappa by way of Affidavit dated 30.01.2020 is available for perusal.







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- ❖ It could be observed that upon the repayment of Sri. S. V. Mariyappa S/o Sri. Venkataramanappa, the Seri culturists Cum Farmers Service Cooperative Society Ltd has discharged the Mortgage deed dated 10.08.2010 & 01.07.2019 respectively executed by him vide separate Discharge deed dated 18.10.2021, registered as Document No. SRJ-1-03792-2021-22, in the Office of the Sub-Registrar, Sarjapura.
- ❖ The land bearing Sy. No. 328/1, measuring 1 Acre 38 Guntas has been converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No. ALN (A) (S) SR: 43/21-22, dated 15.11.2021 issued by the Deputy Commissioner, Bangalore.
- ❖ The Anekal Planning Authority has approved the developmental plan submitted by M/s. Buildiko Ventures LLP for the development of Group housing project over the land bearing Sy. No. 328/1 along with various other lands, vide Order No. STRRPA/TP/DP-01/2022-23, dated 17.06.2022.
- ❖ The Sarjapura Grama Panchayath has issued a Form No. 9 & 11 E-Khata No. 150200102300125543 with respect to Sy. No. 328/1 along with various other lands totally measuring 27113.94 Sq.Meters standing in the name of M/s. Buildiko Ventures LLP after the receiving the till date tax amount.
- ❖ Further the Anekal Planning Authority has issued a Commencement Certificate to M/s. Buildiko Ventures LLP authorizing it to develop the Group housing project over the land bearing Sy. No. 328/1 along with various other lands, vide Order No. STRRPA/TP/CC/130/2022-23, dated 29.07.2022.
- ❖ Sri. S. V. Mariyappa s/o Late. Venkataramanappa along with his family members & M/s. Buildiko Ventures LLP have mutually revised the sharing ratio agreed in the Joint Development Agreement dated 18.03.2021 in to 5:95 i.e., 5% of developed area shall belongs to the Owners and 95% of developed area shall belongs to the Developer vide Addendum Agreement dated 14.09.2022 registered as Document No. SRJ-1-05016-2022-23, in the office of the Sub-Registrar, Sarjapura. In view of the Addendum Agreement the Owners have authorized the Developer as their lawful attorney to deal with their revised share by executing the General Power of attorney dated 14.09.2022, registered as Document No. SRJ-4-00294-2022-23, in the office of the Sub-Registrar, Sarjapura.





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- ❖ Thereafter the said Owners along with other owners of Sy. Nos. 328/2A, 328/2B & 329/2 & the Developer have demarcated their share in the form of Group Housing Villas developed in the composite property amongst themselves as per the ratio mentioned in the respective Joint Development Agreement/Addendum Agreement vide Supplementary/Sharing Agreement dated 14.09.2022, registered as Document No. SRJ-1-05142-2022-23, in the office of the Sub-Registrar, Sarjapura in the following manner:

**Annexure I - The area allotted to the share of S. V. Mariyappa & Family (Owners)**

Sl No	Plot/Villa No's	Total Built up area (including 50% open terrace)	Total UDS
1	80	2957	1945
2	81	2957	1945
	<b>Total</b>	<b>5914</b>	<b>3890</b>

**Annexure II - The area allotted to the share of Shankarappa & Family/Owners**

Sl No	Plot/Villa No's	Total Built up area (including 50% open terrace)	Total UDS
1	62	2957	1897
2	63	2957	1897
	<b>Total</b>	<b>5914</b>	<b>3794</b>







**Annexure III – The area allotted to the share of Saraswathamma & Family/Owners**

Sl No	Plot/Villa No's	Total Built up area (including 50% open terrace)	Total UDS
1	2	2655	2266
2	3	2655	2299
	<b>Total</b>	<b>5310</b>	<b>4565</b>

**Annexure IV – The Area allotted to the share of M/s. Buildiko Ventures LLP/ Developer**

Sl No	Plot/Villa No's	Total Built up area (including 50% open terrace)	Total UDS
1.	1	2655	3154
2.	4	2957	2332
3.	5	2957	2365
4.	6	2957	2398
5.	7	2957	2431
6.	8	2957	2465
7.	9	3389	2497
8.	10	3389	2530
9.	11	3389	2553
10.	12	3389	2572
11.	13	3389	2568
12.	14	3389	2570
13.	15	3389	2573
14.	16	3389	2573
15.	17	3389	2576
16.	18	3389	3492
17.	19	2660	2701





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18.	20	2660	2175
19.	21	2660	1895
20.	22	2660	1933
21.	23	2655	2355
22.	24	2655	2314
23.	25	2655	2251
24.	26	2655	2195
25.	27	2655	2185
26.	28	2655	2185
27.	29	2655	2185
28.	30	2655	2154
29.	31	2655	2346
30.	32	2655	2345
31.	33	2655	2178
32.	34	2655	2176
33.	35	2655	2179
34.	36	2655	2505
35.	37	2655	2845
36.	38	2655	2180
37.	39	2655	2181
38.	40	2655	2181
39.	41	2655	2182
40.	42	2655	2182
41.	43	2655	2181
42.	44	2655	2182
43.	45	2655	2183
44.	46	2655	2182
45.	47	2655	2183
46.	48	2655	2184
47.	49	2655	2185
48.	50	2655	2185
49.	51	2655	2687
50.	52	2949	2158
51.	53	2949	2158
52.	54	3174	2798
53.	55	3182	2436
54.	56	2957	1897
55.	57	2957	1897
56.	58	2949	1897







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57.	59	2949	1897
58.	60	3174	2436
59.	61	3182	2436
60.	64	2949	1897
61.	65	2949	1897
62.	66	3174	2436
63.	67	3182	2436
64.	68	2957	1897
65.	69	2957	1897
66.	70	2949	1897
67.	71	2949	1897
68.	72	3174	2436
69.	73	3182	2798
70.	74	2957	1897
71.	75	2957	1897
72.	76	2949	2158
73.	77	2949	2158
74.	78	2949	2612
75.	79	2957	2343
76.	82	2949	1945
77.	83	2949	1945
78.	84	2949	2343
79.	85	2957	2343
80.	86	2957	1945
81.	87	2957	1945
82.	88	2949	1945
83.	89	2949	1945
84.	90	2949	2343
85.	91	2957	2281
86.	92	2957	1896
87.	93	2957	1908
88.	94	2949	1908
89.	95	2949	1897
90.	96	2949	2282
91.	97	2949	2991
92.	98	2660	2294
93.	99	2660	2285
94.	100	2660	2276
95.	101	2660	2408





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96.	102	2660	2304
97.	103	2660	3228

## REVENUE RECORDS:

- ❖ Pahani Thakthe for the period of 1961-62, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, with respect to Sy.No.328, reflects the name of Sri. Gopalakrishnaiah, as the khatedar of the said land.
- ❖ RTC for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2000-01 to 2022-23 with respect to Sy.No.328/1, reflects the names of Sri.Gopalakrishna, Smt. Masthan Bi, Sri.Venkataramnappa, S.V.Mariyappa the khatedars of the said land.

## REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Anekal Taluk, had issued an Endorsement dated 17.03.2017 vide No. RD0038028075341 confirming that no application has been filed for claiming tenancy rights over the land bearing Sy. No. 328/1, measuring to an extent of 1 Acre 38 Guntas.
- ❖ Endorsement dated 18.07.2018, bearing No. R.K/C.R/12/2018-19 issued by the Thasildar, Anekal, regarding non-availability of Record of Rights and Index of land.
- ❖ Endorsement dated 21.07.2018, bearing No. R.R.T/Nakalu/C.R/18-19 issued by the Special Thasildar, Sarjapura, regarding non- availability of Inheritance Certificate No. 2/1984-85.
- ❖ Endorsement dated 21.07.2018, bearing No. Nakalu CR 90/18-19 issued by the Deputy Thasildar, Sarjapura, regarding non- availability of Survey Records.

## SURVEY RECORDS

- ❖ Survey records such as Moola Tippyany, Atlas, Hissa Tippyany, Akarband & Village map confirms and identifies the shape, extent, location, measurement of the land bearing Sy. No. 328/1 of Sarjapura Village.







**TRACING OF ENCUMBRANCES**

Encumbrance Certificate from 01.04.1935 to 31.03.1960 with respect to Sy. No. 328/1, reflecting following relevant transactions:

- Lease deed dated 20.07.1942, executed by Sri.Bavuddin in favour of S.Gopalakrishnaiah vide Doc. No. 89.
- Lease deed dated 16.02.1948 executed by Smt. Mastan Bi and others in favour of Sri.Venkataramanappa vide Doc. No. 1251.
- Sale deed dated 27.02.1959 executed by Smt. Mastan Bi & others in favour of Venkataramanappa vide Doc. No. 3095.

Encumbrance Certificate from 01.04.1959 to 10.11.1984 with respect to Sy. No. 328/1, reflecting following relevant transactions:

- Sale deed dated 27.02.1959 executed by Smt. Mastan Bi & others in favour of Venkataramanappa vide Doc. No. 3095.

Encumbrance Certificate from 01.04.1980 to 31.03.2004 with respect to Sy. No. 328/1, reflecting nil transactions.

Encumbrance Certificate from 01.04.2004 to 20.04.2022 with respect to Sy. No. 328/1, reflecting following relevant transactions:

- Mortgage Discharge deed dated 18.10.2021 executed by M/s. Sericulturists cum Farmers Service Co-Operative Bank Limited in favour of S. V. Mariyappa vide Doc. No. SRJ-1-03792-2021-22;
- Joint Development Agreement dated 18.03.2021 entered in to between S. V. Mariyappa & others and M/s. Buildiko Ventures LLP vide Doc. No. ANK-1-07730-2020-21;
- Mortgage deed dated 01.07.2019 executed by S. V. Mariyappa & others in favour of M/s. Sericulturists cum Farmers Service Co-Operative Bank Limited vide Doc. No. SRJ-1-01786-2019-20;





- Mortgage deed dated 10.08.2010 executed by S. V. Mariyappa & others in favour of M/s. Sericulturists cum Farmers Service Co-Operative Bank Limited vide Doc. No. SRJ-1-01744-2010-11;

Encumbrance Certificate from 01.04.2022 to 17.10.2022 with respect to Sy. No. 328/1, reflecting following relevant transactions:

- Addendum Agreement dated 14.09.2022 entered in to between S. V. Mariyappa & others and M/s. Buildiko Ventures LLP vide Doc. No. SRJ-1-05016-2022-23;

#### **CERTIFICATE OF TITLE**

In view of the foregoing discussion, we are of the considered opinion that **SRI. S. V. MARIYAPPA** s/o Late. Venkataramanappa and his family members are the absolute owners of the converted land bearing **Sy. No. 328/1**, measuring to an extent of **1 Acre 38 Guntas**, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and holds clear and marketable title over the same and **M/s. BUILDIKO VENTURES LLP** has got the developmental rights over the said land and both the Owners and the Developer are entitled to deal with their respective share of Group Housing/Villa units as demarcated under the Sharing Agreement.

As per the documents furnished to us for scrutiny, the said land is free from Mortgage, Deposit of title deeds, Lien, Charge, Suit, disputes etc.,

This legal opinion has been given without any interest, direct or indirect after verifying all the Photostat/certified/original of the relevant documents.

