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TO

dated 15.03.2024

Sri Balaji Ventures

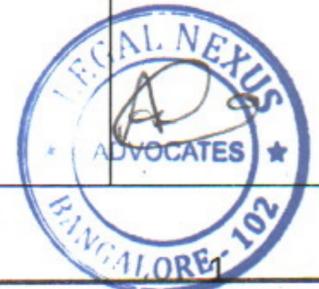
LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the residentially converted land bearing Survey number 206,old No.82 measuring 2 Acres (converted vide official memorandum dated 20.02.2023 ALN(V2P) SR166/2022-23, issued by Deputy Commissioner Bangalore) situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk

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
TITLE RELATED DOCUMENTS				
1.	22.06.1978	Order passed Assistant Commissioner Bangalore Sub Division for regularisation of un authorised cultivation of Govt lands in respect land bearing Survey Number 82 in the name of Smt.Kempamma wife of Sri.Chowdaiah, stating that granting of land bearing Survey Number 82 measuring 178 Acres and the said proposal of the Tahsildar has to be considered in	LND.RUC.12/78 -79	Photostat





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		view of the G.O dated 1.9.1977/6.10.77,		
2.	16.07.1978	Office Note issued by the Office of the Deputy Commissioner Bangalore, grant of land in Survey Number 82 of Kodathi Village, in favour of Smt.Kempamma wife of Sri.Chowdaiah,		Photostat
3.	11.09.1978	Official Memorandum issued by Divisional commissioner Bangalore for reduction of 2 Acres of Gomla land out of Survey number 82 as per LND (3)SR 409/1978-79	LND(B)SR 219/1978-79	Photostat
4.	14.11.1978	Official Memorandum issued the Deputy Commissioner grant of land in Sy.No. 82 in the name of Smt.Kempamma wife of Sri.Chowdaiah	LND (3) SR 409/78-79	Photostat
5.	11.10.2013	Order passed by the High Court of Karnataka, filed by Smt.Kempamma wife of Sri.Chowdaiah against The Tahsildar, issued the certified copies to the respondent is directed to consider the request of the petitioner and to furnished the copies within three weeks from the date of receipt of the copy of this order.	WP No. 46443/2013	Photostat





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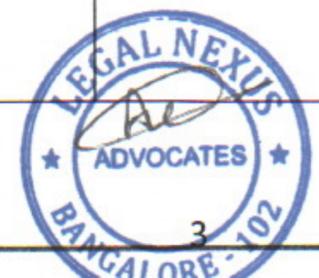
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6.	16.02.2015	Order passed by the High Court of Karnataka filed by Smt.Kempamma wife of Sri.Chowdaiah against The Principal Secretary and others effecting the entries in the RTC in favour of the petitioner, setting aside of the sale deed	WP 47121/2013	No.	Photostat
7.	19.03.2015	Order passed by the High Court of Karnataka filed by Smt.Kempamma wife of Sri.Chowdaiah against The Principal Secretary and other to review the order dated 16.02.2015 passed in WP No. 47121/2013, review petition is accordingly dispose of.	Review Petition No.144 of 2015 in Writ Petition No.47121/2013		Photostat
8.	05.08.2015	Order passed by Karnataka Applet Tribunal filed by Smt.Kempamma wife of Sri.Chowdaiah against Secretary of Revenue Department and others appeal is dismissed	Appeal No.368/2015		Photostat
9.	02.12.2015	Order passed by the High Court of Karnataka filed by Smt.Kempamma wife of Sri.Chowdaiah against The Principal Secretary and others order stating that order dated 05.08.2015, of the Karnataka Appellate Tribunal is quashed and the proceeding is remitted for consideration afresh.	WP 37920/2015	No.	Photostat





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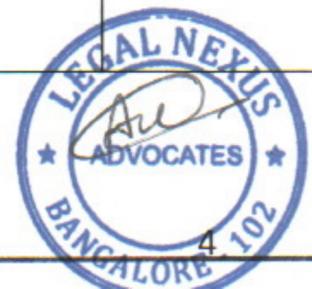
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10.	03.12.2015	Order passed by The High Court of Karnataka filed by Sri.Manjunath Murthy son of Sri.Maddurappa against the Deputy Commissioner order stating that the Revenue authorities, Tahsildar, Assistant Commissioner and Deputy Commissioner shall ensure issued of Certified Deputy Commissioner shall ensure issued of Certified copy	WP No. 52629/2015	
11.	29.01.2016	Order passed by the High Court of Karnataka Bangalore filed by Sri.Manjunath Murthy against Sri.Palaiah Deputy Commissioner, direction issued by the authorities to issue a certified copy sought by petitioner,	CCC No. (Civil) 09/2016	Photostat
12.	05.02.2016	Order passed by the Special Deputy Commissioner filed by State Of Karnataka against Smt.Kempamma wife of Sri.Chowdaiah, the impugned proceedings against the respondent is hereby dropped, direct the Thasildar to continue the revenue entries in the name of the respondent Smt.Kempamma wife of Sri.Chowdaiah, in respect of land bearing Survey number 82 measuring 2 Acres	RRT (1) N (A) CR 11/14-15	Photostat





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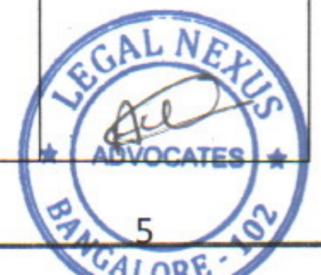
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13.		RK/CR/215/2015-16 by the Court of Deputy Commissioner Bangalore		
14.		(final order not given) Order pending filed by Smt.Kempamma against Sri.Teju Kumar Thasildar	CCC No. 2006/2017	Photostat
15.		Order passed by CCC(Civil) No. 2006/2017 in the High Court of Karnataka filed by Smt.Kempamma against Sri.N.Tejus Kumar		Photostat
16.	30.03.2016	Order passed by the High Court of Karnataka filed by Smt.Kempanna wife of Sri.Chowdaiah, against the Principal Secretary, the Regional Commissioner, and others, writ petition against the appeal no.368/2015 the appeal is accordingly disposed of (Write Petition No. 37920/2015)	Writ Petition No. 16368/2016	Photostat
17.	27.05.2017	Order passed by the Karnataka Appellate Tribunal filed by Smt.Kempamma wife of Sri.Chowdaiah against The Principal Secretary and others, the appeal is allowed, the order passed by in case No.ALN SR(Pu) 150/2003-04 dated 13.03.2006 is set aside, the matter is remanded to conduct a joint survey and put the appellant in possession of the land in Sy.No.82 as per the rules,	Appeal No. 368/2015	Photostat





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		the office is hereby directed to comply with regulation 53(a) KATR 1979, send band the records to the lower authorities.		
18.	12.07.2017	Order passed by the High Court of Karnataka, Smt.Kempamma wife of Sri.Chowdaiah against The Thasildar order stating that writ petition is disposed of with a direction to the Tahsildar to take action in accordance with law pursuant to the direction issued by KAT in appeal No.368/2015 vide order dated 27.05.2017. The Tahsildar is also required to take consequential action to correct the revenue entries and record the name of the petitioner	WP.No.27050/20 17	Photostat
19.	29.08.2019	Order passed by High Court of Karnataka, filed by The State of Karnataka, The Thasildar against the Special Deputy Commissioner Bangalore, Smt.Kempamma wife of Sri.Chowdaiah and others, to set aside the impugned order appeal No. 368/2017, dated 27.05.2017, this writ petition is dismissed.	WP No. 33083/2018, c/w WP No. 25501/2018	Photostat
20.	17.03.2021	Order passed by the High Court of Karnataka filed by Smt.Kempamma against Sri.Ajith Kumar Rain, the contempt petition is disposed of	Case No.CCC133/202 1	Photostat





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21.	01.09.2021	Order passed by High Court of Karnataka at Bangalore filed by Smt.Kempamma wife of Sri.Chowdaiah, against Thasildar, The State of Karnataka filed against the order of Writ Petition No. 27050/2017, the petition is disposed.	C.C.C.No.133/20 21	Photostat
22.	_____	Family Tree of Smt.Kempamma		Photostat
23.	06.09.2021	Land Transfer letter issued by Government of Karnataka in respect of land bearing Survey Number 82 measuring 2 Acres in the name of Smt.Kempamma wife of Sri.Chowdaiah		Photostat
24.	16.11.2021	Release deed executed by Smt.Lakshmi daughter of Late.Sri.Chowdaiah & Smt.Kempamma Smt. Rathnamma daughter of Late.Sri.Chowdaiah and Smt.Kempamma in favour of Smt.Kempamma wife of Late.Sri.Chowdaiah, in respect of land bearing Survey Number 82 measuring 2 Acres situated Kodathi Village, Varthur Hobli, Bangalore	BNS-1-10858- 2021-22, Book I, stored in CD No. BNSD1387	Photostat
25.	06.12.2021	Official Memorandum issued by Sub Division officer stating that land bearing survey Number 82 measuring 2 Acres in the name of Smt.Kempamma wife of Sri.Chowdaiah for phodi of		Photostat
26.	11.01.2022	Sale Deed executed by Smt.Kempamma wife of Late.Sri.Chowdaiah, Sri.Prakash	KRI-1-09416- 2021-22, stored in CD	Photostat





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		son of Late.Sri.Chowdaiah @ Chowda Setty, Sri.Srinivas son of Sri.Prakash, Smt.Sriraksha daughter of Sri.Prakash in favour of Sri.Manjunath Muthy son of Late.Sri.Maddurappa, Sri.Venkataswamy son of Sri.Muniyellappa, Sri.M/Venkataswamy son of Late.Sri.Muniyappa, Smt.Suma Murthy wife of Sri.Murali.S.M daughter of Sri.Manjunatha Murthy in respect of land bearing Survey Number 206 measuring 1 Acres 34 Guntas, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk	No.KIRD1389, Book I in the office of Sub Registrar Krishnarajapura	
27.		Mutation Registrar Extract in the name of Sri.Manjunath Murthy, son of Late.Sri.Maddurappa, Sri.Venkataswamy, son of Sri.Muniyellappa, Sri.M.Venkataswamy son of late.Sri.Muniyappa, Smt.Suma Murthy wife of Sri.Murali in respect of land bearing Survey Number 206 measuring 1 Acre 34 Guntas	MR No. H39/2021-22	Photostat
28.	19.05.2022	Sale Deed executed by Sri.Manjunath Murthy son of Sri.Madurappa, Sri.Venkataswamy son of Sri.Muni Yellappa, Sri.M.Venkataswamy son of Late.Sri.Muniyappa, Smt.Suma Murthy wife of Sri.Murali S.M, daughter of Sri.Manjunath, in favour of Sri.A.Lakshmappa son of Sri.Anjappa, Sri.A.Ramappa son of Sri.Anjappa in respect of land bearing Survey number 206,	VRT-1-01421-2022-23, stored in CD No. VRTD1206, Book I, in the office of Sub Registrar Varthur,	Photostat





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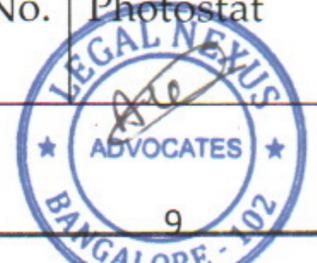
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		(old No. 82) measuring 1 Acre 34 Guntas, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk		
29.	19.05.2022	Sale Deed executed by Sri.Manjunath Murthy son of Late.Madurappa, Sri.Venkataswamy son of Sri.Muni Yellappa, Sri.M.Venkataswamy son of late.Sri.Muniyappa, Smt.Suma Murthy wife of Sri.Murali, daughter of Sri.Manjunath Muthy in favour of Sri.A.Lakshmappa son of Sri.Anjappa, Sri.A.Ramappa son of Sri.Anjappa, in respect of land bearing Survey Number 206, old Survey Number 82, measuring 1 Acre 34 Guntas, and 06 Guntas, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk,	Registered as document No. VRT-1-01421-2022-23, Book I, in the office of Sub Registrar Varthur	Photostat
30.	20.02.2023	Official memorandum issued by Deputy Commissioner Bangalore in respect of land bearing Survey Number 206 measuring 1 Acre 34 Guntas situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, for non agriculture residential purpose	ALN(V2P) SR166/2022-23	Photostat
31.	30.01.2023	Commencement Certificate dated 30.01.2023 issued by Bangalore Development Authority in respect of land bearing Survey Number 206, measuring 1 Acre 34 Guntas		Photostat
32.	01.02.2023	NOC issued by BDA for conversion of land bearing	Bearing No. MBC-	Photostat

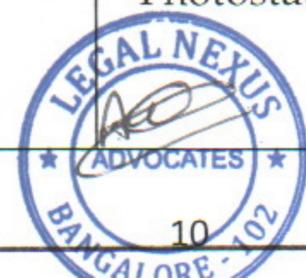




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		Survey Number 206, measuring 1 Acre 34 Guntas,	2392/2322/2022-23	
33.	18.05.2023	In complete order passed by Deputy Commissioner for change of the path of cart road measuring 06 Guntas, in respect of land bearing Survey Number 206	LND(E) CR 24/2023-24	Photostat
REVENUE DOCUMENT				
34.	_____	RTC for the period from 1982-1983 to 1991-1993 and 1994-1995 to 2001-2002, in respect of Survey Number 82	_____	Photostat
35.	_____	RTC for the period from 2021-2022 in respect of land bearing Survey number 208	_____	Photostat
ENDORSEMENT				
36.	17.09.2013	Endorsement issued by Thasildar stating that Mutation Registrar Extract bearing No.17/79-80, in respect of land bearing Survey Number 82 does not available at present records	No.RK.CR/368/ 13-14	Photostat
37.	09.03.2022	Endorsement issued by Thasildar, stating that there is no tenancy claim pending under form 2, 7, 7A of Land Reforms Act in respect of land bearing No. 208 measuring 1 Acre 34 Guntas	_____	Photostat
SURVEY RECORDS				
38.	10.12.2021	Tippani Nakalu in respect of land bearing Survey Number 206, old No.82, measuring 2 Acres, in the	_____	Photostat





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		name of Smt.Kempamma wife of Sri.Chowdaiah		
39.		Karnataka Revision Settlement Akarband in respect of land bearing Survey Number 206 measuring 2 Acres		Photostat
ENCUMBRANCE CERTIFICATE				
40.	24.02.2022	Nil Encumbrance Certificate for the period from 01.04.1978 to 31.03.2004 for Sy.No.206	SA.No. 34528/2021-22	Photostat
41.	24.04.2022	Encumbrance Certificate for the period from 01.04.2020 to 23.02.2022 for Sy.No.206	SA.No.18016/20 21-22	Photostat
42.	15.02.2022	Nil Encumbrance Certificate for the period 01.04.2004 to 14.02.2022 for Sy.No.82,New No. 206	SA.No.11305/20 21-22	Photostat

OPINION

In view of the foregoing observations, we are of the considered opinion that, Sri.A.Lakshmappa son of Sri.Anjappa, Sri.A.Ramappa son of Sri.Anjappa, are the joint and absolute owners and holds clear and marketable title over the said property subject to

This legal opinion has been given without any interest, direct or indirect after verifying all the photocopies of the relevant papers.

