



KAVITHA A. B.
ADVOCATE

2577, 4th Floor, 13th Cross, 26th Main, 1st Sector,
HSR layout, Bangalore 560102. MOB; 9900546686.

All that piece and parcel of converted property in **Sy. No. 1/1 measuring 2 Acre 5 Guntas and 1 Gunta kharab** situated at Chikkanayakanahalli village, Varthur Hobli, Bangalore East Taluk (Converted vide Official Memorandum dated 19/10/2012, ALN (EVH)SR.154/2012-13) and bounded on:-

East by :- Property bearing Sy. No. 1/2 and Sy. No. 2 along with Road;
West by :- Property bearing Sy. No.5 and Road;
North by :- Property bearing Sy. No.5;
South by :- Property bearing Sy. No. 1/3.

All that piece and parcel of converted property in **Sy. No. 1/7 (old Sy. No. 1/6 and Older Sy. No. 1/2) measuring 13.04** situated at Chikkanayakanahalli village, Varthur Hobli, Bangalore East Taluk (Converted vide Official Memorandum dated 03/10/2023, ALN (V2P)SR 59/2023-24) and bounded on:-

East by:- Road;
West by:- Property bearing Sy. No. 1/1;
North by:- Property bearing Sy. No. 2;
South by:- Property bearing Sy. No. 1/6.

DOCUMENTS PRODUCED FOR SCRUTINY:

Survey No. 1/1 measuring 2 Acres 05 Guntas

1. Village Map of Chikkanayakanahalli village issued by the Assistant Director of land records Bangalore sub-division Bangalore.
2. Resurvey Tippan for Sy No. 1,
3. Tippani for Sy No. 1.
4. Hissa Survey Pakka, Survey Original Pakka, Survey Original Prathi, Hissa Survey Tippan, Tippani, Atlas pertaining to Sy No. 1/1.
5. Akarband pertaining to Sy No. 1/1.

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6. Endorsement dated 18/5/2017 with regards to index of land and records of rights with regards to Sy No. 1/1 has not available.
7. Endorsement dated 02/06/2014 stating non availability of RTC for the period 1967 to 1994 with regards to Sy No. 1/1.
8. Endorsement dated 11/09/2023 stating non availability of RTC for the period 1967 to 2000 with regards to Sy No. 1/2.
9. RTC for the period from 1982-83 to 85-86, 87-88 to 91-92, 92-93 to 96-97 reflects the name of Sri. Krishnareddy bin Annaiah as kathedar of the property being his ancestral property.
10. RTC for the period from 97-98 to 2003-04 reflects the name of H.A. Gopal Reddy as Kathedar of the property measuring 2 Acre 05 Guntas 1 Gunta Karab having acquired by MR 2/92-93.
11. RTC for the period from 2004-05 to 2016-17 reflects the name of Sri. A. Dhanraj Son of Anka Reddy K.T. having purchased by mutated vide MR 64/2004-05.
12. Partition deed dated 6/4/1962 entered into Munivenkatappa and others registered as document No. 96/62-63, book-1, vol 304, pages 138 to 151. Registered in the office of the sub-registrar Bangalore south taluk.
13. MR 2/92-93 (transfer in the name of H.A. Gopala Reddy for Sy No. 1/1 measuring 2 Acre 05 Guntas (E Schedule) based on the partition deed).
14. Sale deed dated 7/4/2005 executed by H.A. Gopapa Reddy Son of Annaiahappa in favour of Sri. A. Dhanraj Son of Anka Reddy K.T. transferring his right title and interest in the property in Sy No. 1/1 measuring 2 Acres 05 Guntas registered as document No. BAS-1-00549/2005-06, stored in CD No. BASD159, registered in the office of the sub-registrar Bangalore south taluk.
15. MR No. 64/2004-05 (transfer in the name of A. Dhanraj Son of Anka Reddy K.T).
16. Copy of the judgment and decree in O.S. No. 6710/2007 passed by the city civil judge at Bangalore in the original suit filed by S. Damodhar Reddy against A. Dhanraj and G.C. Agarwal for dissolution of the partnership and issued direction to submit books and account about the profit and loss and for perpetual injunction.
17. Copy of the final decree proceeding petition and order in FDP No. 50/2012 on the file of city civil judge at Bangalore.
18. Compromise petition filed in FDP No. 50/2012 in which the asset of the firm has been allotted to the partners and the property in Sy No. 1/1 measuring was allotted to the share of A. Dhanraj under Schedule D.
19. Order sheet passed in FDP proceeding.
20. Gift deed dated 13/3/2013 executed by Sri. A. Dhanraj Son of Sri. Anka Reddy K.T in favour of Smt. Bhagyalakshmi daughter of Sri. Anka Reddy and wife of Prabhakar Reddy registered as document No. VRT-1

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- 6440/2012-13 stored in CD. No. VRTD182, in the office of senior sub-registrar Varthur Bangalore District.
21. Endorsement dated 25/05/2016 stating no proceedings has been initiated under the PTCL Act.
 22. Endorsement dated 05/06/2014 issued by the Tahasildar regarding Nil tenancy certificate.
 23. Conversion Order dated 19/10/2012 vide Official Memorandum bearing ALN(EVH)SR. 154/2012-13, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 1/1 measuring 2 Acre 05 Guntas from Agricultural into Non- Agricultural, in the name of A. Dhanraj.
 24. Joint Development Agreement dated 03/09/2020 executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T in favour of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy agreeing to develop the converted property bearing Sy. No. 1/1 measuring 2 Acre 05 Guntas of Chikkanayakanahalli Village, registered as Document No. INR-1-3359/2020-21 stored in CD. No. INRD644 at the Office of the Sub-Registrar, Indiranagar with agreed ratio of 60% to the developer and 40% to the Owners.
 25. General Power of Attorney dated 03/09/2020 executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T appointing, nominating and authorizing of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy as her attorney to do the acts and deeds required to develop the converted property bearing Sy. No. 1/1 measuring 2 Acre 05 Guntas of Chikkanayakanahalli Village and sell their 60% share registered as Document No. INR-4-00348/2020-21 stored in CD. No. INRD644 at the Office of the Sub-Registrar, Indiranagar.
 26. Rectification of Joint Development Agreement dated 13/04/2023 executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T in favour of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy reducing the sharing of ratio of the owners 40% to 36% the Owners and increasing the area of developer 60% to 64% pertaining to Sy. No. 1/1 measuring 2 Acre 05 Guntas of Chikkanayakanahalli Village, registered as Document No. INR-1-00572/2023-24 stored in CD. No. INRD1324 at the Office of the Sub-Registrar, Indiranagar.
 27. Rectification of General Power of Attorney dated 13/04/2023 executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T appointing, nominating and authorizing of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy and sell their 64% share registered as Document No. INR-4-00040/2023-24 stored in CD. No. INRD1324 at the Office of the Sub-Registrar, Indiranagar.
 28. EC for the period from 1/4/1962 to 31/3/2004.
 29. EC for the period from 1/4/2004 to 09/09/2024.

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30. E-katha for the site measuring 8599.57 issued by the Panchayatha.

Survey No. 1/7 measuring 13-04 Guntas

1. RTC for the period from 2001-02 to 2014-15 reflects the name of Smt. Gajalakshmi bin Gurulingareddy, Babureddy and Manjunatha as joint kathedar of the property in Sy No. 1 /2 measuring 3 Acre 30 Guntas. (IHC 5/98-99).
2. RTC for the period from 2015-16 to 2022-23 reflects the name of Smt. Gajalakshmi bin Gurulingareddy, Babureddy and Manjunatha for 1 Acre 30 Guntas, Babureddy bin Gurulingareddy for 1 Acre and Manjunatha bin Gurulingareddy for 1 Acre as joint kathedar of the property in Sy No. 1 /2. (IHC 5/98-99 & MR 38/2004-05).
3. Partition deed dated 10/12/2004 executed among Smt. Gajalakshmi bin Gurulingareddy and her children Sri. Babureddy and Sri. Manjunatha and daughter Smt. Sathyavathi wherein the property in Sy No. 1/2 measuring 1 Acre was allotted to the share of Sri. Babureddy under B Schedule and the property in Sy No. 1/2 measuring 1 Acre was allotted to the share of Sri. Manjunatha under C Schedule registered as document No. BAS-1-22845/2004-05 stored in Cd. No. BASD113 in the office of the sub registrar at Bangalore.
4. MR H2/2018-19 (confirms transfer of the property in the name of Sri. Manjunatha).
5. MR H33/2022-23 (confirm phoodi of the property in Sy No. 1/2 of Manjunatha as Sy No. 1/6 measuring 1 Acre).
6. Exchange deed dated 13/04/2023 executed by 1) Sri. Manjunatha G Son of Late Gurulinga Reddy and other, 2) Smt. Bhagya Lakshmi daughter of Anka Reddy K.T wherein the property in Sy No. 1/6 (old Sy No. 1/2) measuring 13.04 Guntas out of 1 Acre was exchange in favour of Smt. Bhagya Lakshmi daughter of Sri. Anka Reddy K.T out 8000 sq. feet of Super built up area to be constructed in Sy No. 1/1 and 1/6 registered as document No. INR-1-3620/2023-24 in the office of the sub registrar at Indiranagar (Shivajinagar).
7. Joint Development Agreement dated 13/04/2023 executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T in favour of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy agreeing to develop the converted property bearing Sy. No. 1/6 measuring 13.04 Guntas, registered as Document No. INR-1-03621/2023-24 stored in CD. No. INRD1367 at the Office of the Sub-Registrar, Indiranagar with agreed ratio of 64% to the developer and 36% to the Owners.
8. General Power of Attorney dated 13/04/2023 executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T appointing, nominating and authorizing M/s Mana Construction by its Proprietor Mr. D. Kishore

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- Reddy as their Attorney to do the acts and deeds required to develop the converted property bearing Sy.No. 1/6 measuring 13.04 Guntas and sell their 64% share registered as Document No. INR-4-00212/2023-24 stored in CD. No. INRD1367 at the Office of the Sub-Registrar, Indiranagar.
9. Conversion Order dated 3/10/2023 vide Official Memorandum bearing ALN(V2P)SR.59/2023-24, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 1/7 measuring 13.04 Guntas from Agricultural into Non- Agricultural, in the name of A. Bhagya Lakshmi.
 10. E-katha for the site measuring 1340.51, issued by the Panchayatha.

Common documents

1. Sanction letter dated 09.10.2024 issued by the Bangalore Development Authority pertaining to Sy No. 1/1 and 1/7 for converting the property to residential use.
2. NOC dated 23/07/2024 issued by the Bharat Sanchar Nigam limited for the proposed construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.
3. Consent for Establishment dated 29/06/2024, issued by the Karnataka state Pollution Control Board for the proposed construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.
4. NOC dated 04.10.2024 issued by the Airports Authority of India assessing and clearing the Height of the building for construction (Height Clearance) for the construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.
5. NOC dated 15/07/2024 issued by the Bangalore Electricity Supply Company limited for arranging power supply for the proposed construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.
6. Environment Clearance dated 29/11/2023 issued by the state Level Environment Impact Assessment Authority Karnataka for the proposed construction of residential Building by M/s Mana Construction in Sy No. 1/1 and 1/7.
7. NOC dated 06/03/2024 issued by the Director General of Police proposed construction of residential Building by M/s Mana Construction in Sy No. 1/1 and 1/7.
8. Approved BDA building plan sanction bearing No. BDA/SP/EM/EO-1/TA-2/EAST/30/2024-25 Dated 09.10.2024 Issued BDA.

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TITLE FLOW OF THE PROPERTY

I have been produced the Xerox copy of the documents mentioned above and I have perused the documents furnished to me. My opinion is subject to the existence and genuineness of the same and I have carefully perused the copies of the title deeds and other documents pertaining to the property.

The Village Map have been furnished for our scrutiny wherein disclosing location shapes and boundaries of the Sy No. 1.

The Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 1, further is also discloses that the Sy. No. 1 is phoodi and sub-divided as Sy No. 1/1 and Sy No. 1/2. Further the property in Sy No. 1/2 is further Phoodi as Sy No. 1/6, Sy. No. 1/7.

The Karnataka Revision Settlement Akarbandh Extract discloses the total and actual extent of Sy. No. 1/1 is measuring 2 Acres 05 Guntas and 1 Gunta of karab, and Sy. No. 1/7 is measuring 13-04 Guntas.

Survey No. 1/1 measuring 2 Acres 05 Guntas

The Record of Rights, Tenancy and Crops/ Pahani for the period 1982-83 to 85-86, 87-88 to 91-92, 92-93 to 2001-02, and 2001-02 to 2024-25 in respect of Survey No.1/1 measuring 2 Acres 5 Gunta and 1 Gunta karab, which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the Property.

The Records of Tenancy and Crops Certificate for the period 2024-25 reflects the name of Sri. A. Dhanraj Son of Anka Reddy K.T. measuring 2 Acres 5 Gunta and 1 Gunta karab, as kathedar of the property in Sy No. 1/1.

From the documents furnished the property in Sy. No. 1/1 measuring 2 Acres 5 Gunta and 1 Gunta karab situated at Chikkanayakanahalli village, Varthur Hobli, Bangalore East Taluk belonged to Sri. Annaiappa from time immemorial.

Subsequently, Sri. Annaiappa Son of Munivenkatappa and his five sons partitioned their family properties including the property bearing Sy. No. 1/1 on 06/04/1962 in the aforesaid partition the property in Sy No. 1/1 was allotted to the Share of H.A. Gopala Reddy Son of Sri. Annaiappa under the Schedule E Property to the partition deed which is registered as document No. 96/62-63 in the office of the sub registrar, South Taluk, Bangalore.

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The Mutation Registrar bearing MR No. 2/92-93 confirms transfer of revenue records in the name of Sri. H. A. Gopala Reddy for Sy No. 1/1 measuring 2 Acre 05 Guntas (E Schedule) based on the partition deed. **Thus Sri. H. A. Gopala Reddy became the absolute owner of the property in Sy No. 1/1 measuring 2 Acre 05 Guntas.**

It appears that under the Sale deed dated 7/4/2005, executed by Sri. H.A. Gopala Reddy Son of Annaiahappa in favour of Sri. A. Dhanraj Son of Anka Reddy K.T. transferring his right title and interest in the property in Sy No. 1/1 measuring 2 Acres 05 Guntas registered as document No. BAS-1-00549/2005-06, stored in CD No. BASD159, registered in the office of the sub-registrar Bangalore south taluk. The Mutation Register bearing MR No. 64/2004-05 confirms transfer of revenue records in the name of Sri. A. Dhanraj Son of Anka Reddy K.T for Sy No. 1/1 measuring 2 Acres 05 Guntas.

It appears that, Sri. S. Damodhar Reddy filed suit which is evident from the Copy of the judgment and decree passed in O.S. No. 6710/2007 by the city civil judge at Bangalore filed by Sri. S. Damodhar Reddy against A. Dhanraj and G.C. Agarwal for dissolution of the partnership and issued direction to submit books and account about the profit and loss and for perpetual injunction.

It appears that, from the copy of the final decree proceeding petition and order in FDP No. 50/2012 on the file of city civil judge at Bangalore, a compromise petition filed in FDP No. 50/2012 in which the asset of the firm has been allotted to the partners and the property in Sy No. 1/1 measuring 2 Acres 05 Guntas and 1 Gunta of karab, was allotted to the share of A. Dhanraj under Schedule D.

It appears that, Sri. A. Dhanraj Son of Anka Reddy K.T. being in possession of the property applied for conversion of the property, before the Deputy Commissioner, thereafter Demand notice dated 13/09/2012 was issued by the Deputy Commissioner to demanding to pay the conversion fee, on accepting the payment, Conversion Order dated 19/10/2012 vide Official Memorandum bearing ALN(EVH)SR. 154/2012-13, was issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 1/1 measuring 2 Acre 05 Guntas from Agricultural into Non- Agricultural, in the name of A. Dhanraj.

Further it appears that under the Gift deed dated 13/3/2013, Sri. A. Dhanraj Son of Sri. Anka Reddy K.T gifted the property in Sy No. 1/1 measuring 2 Acres 05 Guntas in favour of his sister Smt. Bhagyalakshmi daughter of Sri. Anka Reddy and wife of Prabhakar Reddy which is registered as document

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No. VRT-1 6440/2012-13 stored in CD. No. VRTD182, in the office of senior sub-registrar Varthur Bangalore District.

The Endorsement dated 01.10.2024 stating no proceedings has been initiated under the PTCL Act.

The Endorsement dated 04.10.2024 is issued by the Tahsildar regarding Nil tenancy certificate.

The Encumbrance Certificate for the period 01.04.1962 to 31.03.2004 in respect of Survey No. 1/1 and Encumbrance Certificate for the period 01.04.2004 to 09.09.2024 in respect of Survey No. 1/1, which reflects the transactions for the relevant in respect of the property.

The Village Panchayat Khatha bearing Property **No. 150200402300420022**, in respect of property bearing survey number 1/1, measuring 8599.57, standing in the name of **Smt. Bhagyalakshmi** wife of Prabhakar Reddy.

Thus **Smt. Bhagyalakshmi** wife of Prabhakar Reddy became the absolute owner of the property in **Sy No. 1/1** measuring **2 Acre 05 Guntas**.

With the intention to develop the property, Joint Development Agreement dated 03/09/2020 was executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T in favour of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy agreeing to develop the converted property bearing Sy. No. 1/1 measuring 2 Acre 05 Guntas of Chikkanayakanahalli Village, registered as Document No. INR-1-3359/2020-21 stored in CD. No. INRD644 at the Office of the Sub-Registrar, Indiranagar with agreed ratio of 60% to the developer and 40% to the Owners. In terms of Joint Development Agreement, General Power of Attorney dated 03/09/2020 was executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T appointing, nominating and authorizing of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy as her attorney to do the acts and deeds required to develop the converted property bearing Sy. No. 1/1 measuring 2 Acre 05 Guntas of Chikkanayakanahalli Village and sell their 60% share registered as Document No. INR-4-00348/2020-21 stored in CD. No. INRD644 at the Office of the Sub-Registrar, Indiranagar.

It appears that the Owners and Developer due to feasibility of the project after discussion has mutually agreed to reduce the sharing of the super built up area and entered into Rectification of Joint Development Agreement dated 13/04/2023, executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T in favour of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy

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reducing the sharing of ratio of the owners 40% to 36% the Owners and increasing the area of developer 60% to 64% pertaining to Sy. No. 1/1 measuring 2 Acre 05 Guntas of Chikkanayakanahalli Village, registered as Document No. INR-1-00572/2023-24 stored in CD. No. INRD1324 at the Office of the Sub-Registrar, Indiranagar. In terms of Rectification of Joint Development Agreement, Rectification of General Power of Attorney dated 13/04/2023 was also executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T appointing, nominating and authorizing of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy and sell their 64% share registered as Document No. INR-4-00040/2023-24 stored in CD. No. INRD1324 at the Office of the Sub-Registrar, Indiranagar.

Survey No. 1/7 measuring 13-04 Guntas

The Endorsement dated 11/09/2023 stating non availability of RTC for the period 1967 to 2000 with regards to Sy No. 1/2.

The Records of Tenancy and Crops Certificate for the period from 2001-02 to 2014-15 reflects the name of Smt. Gajalakshmi bin Gurulingareddy, Babureddy and Manjunatha as joint kathedar of the property in Sy No. 1 /2 measuring 3 Acre 30 Guntas. (IHC 5/98-99). And from 2015-16 to 2020-21 reflects the name of Smt. Gajalakshmi bin Gurulingareddy, Babureddy and Manjunatha for 1 Acre 30 Guntas, Babureddy bin Gurulingareddy for 1 Acre and Manjunatha bin Gurulingareddy for 1 Acre as joint kathedar of the property in Sy No. 1 /2. (IHC 5/98-99 & MR 38/2004-05).

The Record of Rights, Tenancy and Crops/ Pahani for the period from 2001-02 to 2024-25 in respect of Survey No.1/2, From 2023-24 to 2024-25 in respect of Survey No.1/6, and from 2023-24 to 2024-25 in respect of Survey No.1/7 measuring 13.04 Guntas, which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the Property.

The Records of Tenancy and Crops Certificate for the period 2024-25 reflects the name of Smt. Bhagyalakshmi wife of Prabhakar Reddy measuring 13.04 Guntas, as kathedar of the property in Sy No. 1/7.

From the documents produced it appear that originally the larger extent of property Sy No. 1 /2 belong to Sri. Gurulingareddy, after his death his wife Smt. Gajalakshmi bin Gurulingareddy inherited the property vide IHC 5/98-99, subsequently, Partition deed dated 10/12/2004 was executed among Smt. Gajalakshmi bin Gurulingareddy and her children Sri. Babureddy and Sri. Manjunatha and daughter Smt. Sathyavathi wherein the property in Sy No. 1/2 measuring 1 Acre was allotted to the share of Sri. Babureddy under

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B Schedule and the property in Sy No. 1/2 measuring 1 Acre was allotted to the share of Sri. Manjunatha under C Schedule registered as document No. BAS-1-22845/2004-05 stored in Cd. No. BASD113 in the office of the sub registrar at Bangalore.

The Mutation Registrar MR H2/2018-19 confirms transfer of revenue records of the property in the name of Sri. Manjunatha. The Mutation Registrar MR H33/2022-23 confirm phoodi of the property in Sy No. 1/2 of Manjunatha as Sy No. 1/6 measuring 1 Acre.

Thus **Sri. Manjunatha G** Son of Late Gurulinga Reddy became the absolute owner of the property in **Sy No. 1/6 (Old Sy No. 1/2) measuring 1 Acre.**

It appears that Exchange deed dated 13/04/2023 was executed by 1) Sri. Manjunatha G Son of Late Gurulinga Reddy and other, 2) Smt. Bhagya Lakshmi daughter of Anka Reddy K.T wherein the property in Sy No. 1/6 (old Sy No.1/2) measuring 13.04 Guntas out of 1 Acre was exchange in favour of Smt. Bhagya Lakshmi daughter of Sri. Anka Reddy K.T out 8000 Sq. feet of Super built up area to be constructed in Sy No. 1/1 and 1/6 registered as document No. INR-1-3620/2023-24 in the office of the sub registrar at Indiranagar (Shivajinagar).

The Endorsement dated 01.10.2024 stating no proceedings has been initiated under the PTCL Act.

The Endorsement dated 04.10.2024 is issued by the Tahsildar regarding Nil tenancy certificate.

The Encumbrance Certificate for the period 01.04.1962 to 31.03.2004 in respect of Survey No. 1/1 and Encumbrance Certificate for the period 01.04.2004 to 09.09.2024 in respect of Survey No. 1/1, which reflects the transactions for the relevant in respect of the property.

The property in **Survey No. 1/6** now **Survey No. 1/7** measuring 13.04 Guntas is converted vide Conversion Order dated 3/10/2023 vide Official Memorandum bearing ALN(V2P)SR.59/2023-24, issued by Deputy Commissioner, Bangalore, converting the land in **Survey No. 1/7** measuring **13.04 Guntas** from Agricultural into Non- Agricultural, in the name of A. Bhagya Lakshmi.

The Village Panchayat Khatha bearing Property **No. 150200402300423620**, in respect of property bearing survey number 1/7, measuring 1340.51, standing in the name of **Smt. Bhagyalakshmi** wife of Prabhakar Reddy.

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Thus Smt. Bhagyalakshmi wife of Prabhakar Reddy became the absolute owner of the property in Sy. No. 1/7 (old Sy. No. 1/6 and Older Sy. No. 1/2) measuring 13.04 Guntas.

With the intention to develop the property, Joint Development Agreement dated 13/04/2023 was executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T in favour of M/s Mana Construction by its Proprietor Mr. D. Kishore Reddy agreeing to develop the converted property bearing Sy. No. 1/6 (New Sy No. 1/7) measuring 13.04 Guntas, registered as Document No. INR-1-03621/2023-24 stored in CD. No. INRD1367 at the Office of the Sub-Registrar, Indiranagar with agreed ratio of 64% to the developer and 36% to the Owners. In terms of Joint Development Agreement, General Power of Attorney dated 13/04/2023 was executed by Smt. Bhagya Lakshmi daughter of Anka Reddy K.T appointing, nominating and authorizing M/s. Mana Construction by its Proprietor Mr. D. Kishore Reddy as their Attorney to do the acts and deeds required to develop the converted property bearing Sy. No. 1/6 (New Sy No. 1/7) measuring 13.04 Guntas and sell their 64% share registered as Document No. INR-4-00212/2023-24 stored in CD. No. INRD1367 at the Office of the Sub-Registrar, Indiranagar.

APPROVALS & NOC's

The Developer M/s Mana Construction as per the terms of the Joint Development Agreement has applied and obtained for various NOC required to obtain apartment building plan;

- a) Sanction letter dated 09.10.2024 issued by the Bangalore Development Authority pertaining to Sy No. 1/1 and 1/7 for converting the property to residential use.
- b) NOC dated 23/07/2024 issued by the Bharat Sanchar Nigam limited for the proposed construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.
- c) Consent for Establishment dated 29/06/2024, issued by the Karnataka state Pollution Control Board for the proposed construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.
- d) NOC dated 04.10.2024 issued by the Airports Authority of India assessing and clearing the Height of the building for construction (Height Clearance) for the construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.

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- e) NOC dated 15/07/2024 issued by the Bangalore Electricity Supply Company limited for arranging power supply for the proposed construction of High rise building by M/s Mana Construction in Sy No. 1/1 and 1/7.
- f) Environment Clearance dated 29/11/2023 issued by the state Level Environment Impact Assessment Authority Karnataka for the proposed construction of residential Building by M/s Mana Construction in Sy No. 1/1 and 1/7.
- g) NOC dated 06/03/2024 issued by the Director General of Police proposed construction of residential Building by M/s Mana Construction in Sy No. 1/1 and 1/7.
- h) Approved BDA building plan sanction bearing No. BDA/SP/EM/EO-1/TA-2/EAST/30/2024-25 Dated 09.10.2024 Issued BDA.

LEGAL OPINION:

Based on the observations and the documents reviewed, I am of the considered opinion that the current owner, **Smt. Bhagyalakshmi**, daughter of Sri. Anka Reddy and wife of Prabhakar Reddy, is the absolute owner of the converted property, which includes:

- **Sy. No. 1/1**, measuring **2 Acres 05 Guntas**, and
- **Sy. No. 1/7** (previously Sy. No. 1/6 and formerly part of Sy. No. 1/2), measuring **13.04 Guntas**,

The total area of the property is **2 Acres 18.04 Guntas**, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk. Smt. Bhagyalakshmi has a valid, marketable title, right, and ownership over this property.

Furthermore, **Smt. Bhagyalakshmi** has entered into registered Joint Development Agreements (JDA) with **M/s Mana Construction**, represented by its proprietor, Mr. D. Kishore Reddy, for the development of the aforementioned property. Under the terms of the agreement:

- **Smt. Bhagyalakshmi** is entitled to **36%** of the super built-up/saleable area, along with a proportionate share of the UDS, car parking, amenities, and common areas.
- **M/s Mana Construction** is entitled to **64%** of the super built-up/saleable area, which includes proportionate share of the UDS, car parking, common areas, and amenities.

Raavitho A.B

Additionally, a registered **General Power of Attorney (GPA)** has been executed by Smt. Bhagyalakshmi, appointing and nominating **M/s Mana Construction**, represented by Mr. D. Kishore Reddy, as her lawful attorney. This GPA authorizes M/s Mana Construction to sell the developer's share of the developed property, subject to the terms and conditions laid out in the Joint Development Agreements.

In conclusion, **Smt. Bhagyalakshmi** holds a clear, marketable title and valid ownership of the property, and the Joint Development Agreements, along with the executed General Power of Attorney, are legally binding and enforceable. while **M/s Mana Construction** is entitled to its **64% share** of the developed property and has full rights to develop and sell its portion of the property as per the terms of the Joint Development Agreement and the General Power of Attorney.

Kavitha A.B.

KAVITHA A.B.
Advocate

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