



KAVITHA A.B
ADVOCATE

No. 2577, 13th Cross, 26th Main, 1st Sector, HSR layout, Bangalore 560102
Ph No. 9900546686.

To,
M/s Mana Construction LLP
by its Managing Partner Mr. D. Kishore Reddy

LEGAL OPINION

PRESENT OWNER: - SMT. VENKATAMMA CO LATE MUNIYAPPA.

SCHEDULE PROPERTY

All that piece and parcel of converted land bearing **Sy No. 194/3 and 195/3 totally measuring 2 Acres 13 Guntas excluding 2 Guntas of karab land, in Survey No. 195/3 measuring 01 Acre 07 Guntas excluding 0-01 Gunta of Karab land** (converted vide Official Memorandum dated 13/05/2022, ALN [V2P] SR: 188/2021-22) **and Survey No. 194/3 measuring 1 Acre 06 Guntas excluding 0-01 Guntas of Karab land totally 2 Acres 13 Guntas** situated at Kodathi Village Sarjapura Hobli, Anekal Taluk, Bangalore together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on:-

- East by : Road & Survey No. 91 belongs to Chikkappaiah;
West by : Bangalore - Salem Railway lane running in Sy No. 195/2 and 194/2;
North by : Sy. No. 196 belongs to Iqbal Jamal;
South by : Sy. No. 193/3 belongs to S. Uma Devi;

DOCUMENTS PRODUCED FOR SY NO. 194/3 & 195/3: -

1. Village Map for Kodathi village.
2. Hissa Survey Tippani for Sy No. 194 & 195.
3. Atlas for Sy. No. 195 confirms sub division of Sy. No. 194/1, Sy. No. 194/2 and Sy. No. 194/3.
4. Atlas for Sy. No. 195 confirms sub division of Sy. No. 195/1, Sy. No. 195/2 and Sy. No. 195/3.
5. Resurvey Tippani, Hissa Survey Pakka.
6. Hissa Manojni.
7. Akarband for Sy No. 194/3 & 195/3.

Kavitha A.B

FOR SY NO. 194/3.

1. RTC for the period from 67-68 to 1971-72, 1974-75 to 1981-82 reflects the name of Nagappa as kathedar of the property in Sy No. 194 measuring 1 Acre 39 Guntas.
2. RTC for the period from 1982-83 to 87-88, 1988-89 to 90-91, 93-94 to 2001-02 reflects the name of Smt. Gouri Ramakrishnan as kathedar of the property in Sy No. 194 measuring 1 Acre 39 Guntas.
3. RTC for the period from 2022-23 reflects the name of Smt. Venkatamma for 1 Acre 06 Guntas as kathedar of the property in Sy No. 194/3.
4. Sale deed dated 21/11/1980 executed by Sri. P. C. K. Tharakan in favor M. R. Muniswami transfer their right title and interest in the property Sy No. 193 measuring 1 Acre 22 Guntas and Sy No. 194 measuring 1 Acre 04 Guntas registered as document No. 8509/1980 -81, in the office of the sub registrar at Bangalore Taluk.
5. Sale deed dated 09/09/1981 executed by Sri. M. R. Muniswamy in favor of Gowri Ramakrishna transfer their right title and interest in the property Sy No. 193 measuring 2 Acre and Sy No. 194 measuring 2 Acre registered as document No. 3107/81-82, in the office of the sub registrar at Bangalore Taluk.
6. MR 21/81-82 Transfer in the name of Smt. Gouri Ramakrishnan after purchase of the property.
7. Order sheet passed in O. S. No. 12/1997 passed by the court of Civil Judge Bangalore Rural at Bangalore which confirms that the case is closed in view of the memo filed by the parties.
8. Plaint copy filed by Smt. Gowri Ramakrishnan wife of Ramakrishnan against Sri. Shivagangappa and Shivarama Das registered as O. S. No. 12/1997 before the court of Civil Judge Bangalore Rural at Bangalore.
9. General Power of Attorney dated 17/06/2002 executed by Smt. Gouri Ramakrishnan daughter of M. N. Manboodirapad appointing and Nominating Sri. R. Arun Kumar as her Attorney to do the acts and deeds pertaining to the property in Sy No. 193 measuring 2 Acre and 194 measuring 2 Acres registered as document No. 156/2002-03 in the office of the Sub registrar at Bangalore South Taluk.
10. MR T11/2013-14 (confirms phoodi of the property Sy. No. 193/3 and Sy. No. 194/3).
11. MR 4/98-99 transfer in the name of Smt. Gouri Ramakrishnan after order passed in RRTC (1)416/98-99.

Kaavitha A.B

12. The Encumbrance Certificate for the period from 1/4/95 to 31/3/2004 reflects Sale Deed dated 26/09/2003 in favor of Smt. Venkatamma for Sy No. 193 and 194 total 2 Acre 10 Guntas.
13. EC for the period from 1/4/2004 to 10.08.2023.

FOR SY NO. 195/3

1. RTC for the period from 1969-70 to 72-73 reflects the name of Attireddy as kathedar of the property in Sy No. 195 measuring 1 Acre 39 Guntas.
2. RTC for the period from 77-78 to 81-82, 82-83 to 1987-88, reflects the name of Krishnareddy and Rajareddy as kathedar of the property in Sy No. 195 measuring 1 Acre 39 Guntas
3. RTC for the period from 1988-89 to 1992-93, 93-94 to 97-98, 1998-99 to 2001-02 reflects the name of Hanumathamma wife of Hanumathappa (MR 1/90-91) as kathedar of the property in Sy No. 195 measuring 1 Acre 39 Guntas.
4. Records of Tenancy and Crops Certificate for the period from 2001-02 to 2013-14 to 2017-18 reflects the name of Umadevei as Kathedar of the property in Sy. No. 195/3.
5. Records of Tenancy and Crops Certificate for the period from 2018-19, 2021-22 to 2022-23 reflects the name of Venkatamma as Kathedar of the property in Sy. No. 195/3 measuring 1 Acre 07 Guntas.
6. Sale Deed dated 12/2/1990 executed by Gowramma wife of Late Attireddy, her sons H. A. Rajareddy, daughter Sarojamma in favor of Sri. H.A. Krishnareddy pertaining to Sy No. 195 measuring 1 Acre 39 Guntas registered as document No. 6846/89-90 in the office of the sub registrar at Bangalore South Taluk.
7. Sale Deed dated 21/6/1990 executed by Sri. Krishna Reddy son of Late Sri. Attireddy his wife Yeshodamma in favor of Hanumathamma wife of Hanumathappa pertaining to Sy No. 195 measuring 1 Acre 39 Guntas registered as document No. 942/90-91 in the office of the sub registrar at Bangalore South Taluk.
8. Gift Deed dated 28/11/2001 executed by Smt. Hamumathamma wife of Hamumathappa gifting 1 Acre 39 Guntas on Sy No. 195 in favour of her son Sri. A Nagappa Son of Hamumathappa registered as document No. 8824/2001-02 in the office Bangalore South Taluk.
9. Gift Deed dated 20/12/2001 executed by Sri. A Nagappa Son of Hamumathappa gifting 1 Acre 39 Guntas on Sy No. 195 in favour of his wife Smt. S. Umadevi wife of Sri. M. Nagappa registered as document No. 9707/2001-02 in the office Bangalore South Taluk.

Caavilte. A.B

10. Mortgage deed dated 14/11/1991 executed by Smt. Hamumathamma wife of Hamumathappa in favour of Primary Co-operative Agricultural and Rural Development Bank Ltd., registered as document No. SF Vol 104, S.L. No. 39 dated 4/1/92 for Rs. 1,61,700/- in the office of the sub registrar at Bomanahalli.
11. Discharge deed dated 16/8/2001 executed by Primary Co-operative Agricultural and Rural Development Bank Ltd., in favour of Smt. Hamumathamma wife of Hamumathappa registered as document No. 5625/2001-02 in the office of the sub registrar at Bangalore South Taluk.
12. Sale deed dated 21/06/1990 executed by H.A. Krishnareddy S/o Athireddy, Yashodamma S/o H.A. Krishna Reddy in favour of Smt. Hamunathamma W/o Hamumathappa registered as Doc. No. 942 /90-91 transferring their right, title and interest in the property measuring 1 Acre 39 Guntas in Sy. No. 195.
13. Sale deed dated 12/02/1990 executed by Gowramma W/o Late Athireddy, her youngest son H.A. Rajareddy and her daughter Sarojamma in favour of Sri. H.A. Krishnareddy S/o Athireddy, and Yashodamma S/o H.A. Krishna Reddy registered as Doc. No. 6846 /89-90 transferring their right, title and interest in the property measuring 1 Acre 39 Guntas in Sy.No. 195.
14. MR -4/98-99 (transfer in the name of Gouri Ramakrishnan for the property in Sy No. 193 measuring 2 Acre and Sy No. 194 measuring 2 Acre after the order passed in RRTC(1) CR 416/98-99).
15. Sale deed dated 26/09/2003 executed by Smt. Gouri Ramakrishnan daughter of M N Mamboodirapad, represented by her GPA Holder Sri. R. Arun Kumar son of Y Ramaskrishna Reddy in favour of P. Manjula transferring her right, title and interest in the property measuring 1 Acre 09 Guntas in Sy.No. 193 and 194 (26 Guntas in Sy No. 193 and 23 Guntas in Sy No. 194) registered as document No. 12485/2003-04 in the office of the sub registrar at Bangalore South Taluk.
16. Sale deed dated 26/09/2003 executed by Smt. Gouri Ramakrishnan daughter of M N Mamboodirapad, represented by her GPA Holder Sri. R. Arun Kumar son of Y Ramaskrishna Reddy in favour of P. Manjula transferring her right, title and interest in the property measuring 2 Acre 10 Guntas excluding 2 Guntas of karab land in Sy.No. 193 and 194 (1 Acre 04 Guntas and 01 Guntas of karab in Sy No. 193 and 1 Acre 06 Guntas and 01 Guntas of karab in Sy No. 194) registered as document No. 12479/2003-04 in the office of the sub registrar at Bangalore South Taluk.
17. EC from the period from 15/2/57 to 31/3/2004.
18. EC for the period from 1/4/2004 to 10.08.2023.

Kaavitha A.B

COMMON DOCUMENTS: -

1. Sale deed dated 26/09/2003 executed by Smt. Gouri Ramakrishnan daughter of M N Manboodirapad represented by GPA Holder Sri. R. Arun Kumar in favor of Smt. Venkatamma wife of Late Muniyappa registered as document No. 12479/03-04 stored in CD No. 118 in the office of the Bangalore South Taluk.
2. MR 17/2003-04 (transfer in the name of Venkatamma Co Muniyappa after the purchase pertaining to Sy No. 193 measuring 1 Acre 04 Guntas and Sy No. 194 measuring 1 Acre 06 Guntas (Sale deed No. 12479/2003-04).
3. Intimating dated 10/8/2011 issued by the Deputy Commissioner pertaining to Sy No. 194/3 measuring 1 Acre 06 Guntas.
4. Conversion Orders vide Official Memorandum bearing ALN [S.B][B.H]SR. 396/2010-11, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 194/3 measuring 1 Acre 06 Guntas from Agricultural into Non-Agricultural, in the name of Smt. Venkatamma co Late Muniyappa.
5. Conversion payment receipt for payment of conversion fee.
6. Conversion sketch for Sy No. 194/3.
7. MR 29/2011-12 (confirms conversion of the property in Sy No. 194).
8. Conversion Orders vide Official Memorandum bearing ALN[V2P] SR:188/2021-22, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 195/3 measuring 1 Acre 08 Guntas from Agricultural into Non-Agricultural, as per the master plan and deemed conversion.
9. Conversion fee payment receipt vide IE0522002900234908 dated 09/5/2022 for 63,984/-
10. MR T82/2021-22 (transfer in the name of Smt. Venkatamma Co Late Muniyappa for 195/3 for 1 Acre 07 Guntas).
11. Order dated 16/11/2018 passed by the Assistant Commissioner Bengaluru in case No. R.A. (BE) 104/2013-14 filed by Smt. S. Umadevi and Tahsildar and others. An order came to be passed allowing the appeal only in respect of the lands in Sy No. 193/3 and Sy No. 195/3 directing the Tahsildar to accept the inter change of names in revenue records as per their existing possession that is Sy No. 193/3 in the name of Smt. Umadev and Sy No. 195/3 in the name of Smt. Venkatamma as mentioned in the survey reports. (bound by the decision of the suit in O S No. 1673/2014).
12. MR 17/2003-04 (transfer in the name of Venkatamma co Muniyappa for Sy No. 193 measuring 1 acres 04 Guntas and Sy No. 194 measuring 1 Acres 06 Guntas).
13. MR H51/2018-19 (transfer in the name of Smt. Venkatamma Co Late Muniyappa for 195/3 for S Umadevi and transfer in the name of S. Umadevi from Smt. Venkatamma Co Late Muniyappa and based on the order passed in RA (BE)104/13-14 passed by the Assistant Commissioner.

Kaavitha A.B

14. Deed of Declaration dated 25/09/2020 executed by Smt. Venkatamma wife of Late Muniyappa, registered as document No. VRT-1-02256/2020-21, stored in CD. No. VRTD791 in the office of the sub registrar at Varthur. Wherein the property in Survey Number was wrongly mentioned as Sy No. 193 instead of Sy No. 195/3 as per the order passed by the Assistant Commissioner order dated 16/11/2018.
15. Deed of Declaration dated 28/11/2022 executed by Smt. Venkatamma wife of Late Muniyappa, registered as document No. VRT-1-07904/2022-23, stored in CD. No. VRTD1353 in the office of the sub registrar at Varthur, declaring the correctness of the property in Survey Number which was wrongly mentioned as Sy No. 193 instead of Sy No. 195/3 as per the order passed by the Assistant Commissioner order dated 16/11/2018.
16. Joint Development Agreement dated 3/12/2022 executed by Smt. Venkatamma wife of Late Muniyappa and M/s Mana Construction LLP by its Designated Partner Mr. D. Kishore Reddy registered as Document No. HLS-1-04927/2022-23 stored in CD. No. HLSD1153 in the office of the sub registrar at Ulsoor pertaining to property bearing Sy No. 195/3 and 194/3 measuring 2 Acres 13 Guntas, agreeing to delivery 86,200 Sq. Feet of Super built up area along with proportionate car parking area.
17. General Power of Attorney dated 3/12/2022 executed by Smt. Venkatamma wife of Late Muniyappa appointing and Nominating M/s Mana Construction LLP by its Designated Partner Mr. D. Kishore Reddy as her Attorney, registered as document No. HLS-4-00398/2022-23 stored in CD. No. HLSD1153 in the office of the sub registrar at Ulsoor authorizing the attorney to sell the Developed area in Sy No. 195/3 and 194/3 measuring 2 Acres 13 Gunta.
18. Endorsement dated 14/01/11 issued by the Assistant Commissioner pertaining to Sy No. 194 measuring 1 Acre 06 Guntas stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate.
19. Endorsement issued by the Assistant Commissioner dated 05/11/2011 stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate for Sy Bo. 194.
20. Endorsement issued by the Tahsildar dated 10/1/2011 stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act for Sy No. 194.

Kavitha A.B

21. NOC dated 03/06/11 issued by the Bangalore Development Authority pertaining to Sy No. 194/3 measuring 1 Acre 06 Guntas for converting the property to residential use in the name of Smt. Venkatamma co Late Muniyappa.
22. NOC issued by the Kodathi Grama Panchaytha dated 19/1/2023 for the supply of water for the proposed construction of apartment building by M/s Man Constructions LLP in Sy No. 194/3 and 195/3.
23. NOC issued by the Bharat Sanchar Nigam limited for the proposed construction of High rise building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3.
24. Consent for Establishment dated 17/5/2023, issued by the Karnataka state Pollution Control Board for the proposed construction of High rise building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3 valid till 07/05/2028.
25. NOC dated 03/04/2023 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 LLP in Sy No. 194/3 and 195/3 valid till 02/04/2031.
26. NOC dated 13/03/2023 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 LLP in Sy No. 194/3 and 195/3.
27. Environment Clearance dated 17/05/2023 issued by the state Level Environment Impact Assessment Authority Karnataka for the proposed construction of residential Building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3.
28. NOC dated 01.06.2023 issued by the Director General of Police proposed construction of residential Building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3.
29. E-katha for the property issued by Kodathi Panchaytha in the name of Smt. Venkatamma wife having katha No. 150200400400123512, property No. 308/294/194/3 measuring 4653.88 Sq. Meters.
30. E-katha for the property issued by Kodathi Panchayatha in the name of Smt. Venkatamma having katha No. 150200400400123513, property No. 308/294/195/3 measuring 4856.22 Sq. Meters.

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. 194 and Sy No. 195. The Tippani, Hissa Survey extract, Atlas, Pakka Nakal Book, Hissa Survey extract issued by the Survey department confirms the shape and location of the Sy. No. 194 and further it also discloses that Sy. No. 194 is divided as 194/1 and 194/2 and 194/3. The Akarband issued by the Survey Department confirms the actual extent of the property in Sy No.194/3 measuring 1 Acre 06 Guntas and it also confirms 1Guntas of Karab.

The Tippani, Hissa Survey extract, Atlas, Pakka Nakal Book, Hissa Survey extract issued by the Survey department confirms the shape and location of the Sy. No. 195 and further it also discloses that Sy. No. 195 is divided as 195/1 and 195/2 and 195/3. The Akarband issued by the Survey Department confirms the actual extent of the property in Sy No. 195/3 measuring 1 Acres 08 Guntas and it also confirms 1 Guntas of karab.

SURVEY NO.194/3

the Re-survey Tippani, Hissa Survey Pakka in respect of Survey No.194 which reflects that Survey No.194 is phodied into three survey numbers, Survey No.194/1 measuring 23 Guntas assigned to Nagappa son of Papaiah Reddy, Survey No.194/2 measuring 10 Guntas stands in the name of Acquisition Bangalore kharab and Survey No.194/3 measuring 01 Acre 07 Gunta stands in the name of Nagappa son of Papaiah Reddy.

The Karnataka Revision Settlement Akarband in respect of Survey No.194/3 which reflects the total extent as 1 Acre 07 Guntas and the actual extent as 1 Acre 06 Guntas there being 1 Guntas of B Kharab.

The Record of Rights, Tenancy and Crops/ Pahani for the period 1989-90 to 1990-91, 1994-95, 1998-99 to 2003-04, 2004-05 to 2010-11 in respect of Survey No.194 measuring 2 Acres including 1 Gunta of kharab, 2014-15 to 2019-20 and 2021-22 to 2022-23 in respect of Survey No.194/3 measuring 01 Acre 07 Guntas including 01 Guntas of kharab 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 from 2022-23 reflects the name of Smt. Venkatamma for 1 Acre 06 Guntas as kathedar of the property in Sy No. 194/3.

Kasvitha-A.B

The land bearing Survey No.194/3 measuring 1 Acre 07 Guntas was earlier part of the larger property bearing Survey No.194 measuring 2 Acres which belonged to M.R.Muniswamy son of M. Ramaiah as gathered from the Sale Deed dated 31.08.1981. Vide Sale Deed dated 31.08.1981, M.R.Muniswamy conveyed Survey No.194 measuring 2 Acres to Gowri Ramakrishna daughter of M.N. Namboodiripad. The Mutation Register Extract bearing M.R.No.21/1981-82 reflects the above said sale transaction.

Gowri Ramakrishna daughter of M.N. Namboodiripad filed a suit in O.S.No.12/1997 before the Court of Civil Judge, Bangalore Rural district against Shivagangappa and Shivarama Das seeking permanent injunction restraining the defendants from interfering or obstructing with her peaceful possession and enjoyment of Survey No.194 measuring 02 Acres and other properties. the Written Statement, Interlocutory Application dated 03.01.1997 along with the objections, Order dated 03.03.1997. Further Gowri Ramakrishna, plaintiff therein, filed Memo dated 28.01.2003 to dismiss the suit as she did not want to prosecute the same. Its gather from the order sheet dated 28.01.2003, that the suit is dismissed in view of the memo filed and the case is closed.

The Order dated 31.07.1989 in case bearing No.AC.PUC.M.CR:212:87-88 before the Assistant Commissioner, Bengaluru, that the State of Karnataka initiated proceedings under Section 79 A & B and Section 80 of Karnataka Land Reforms Act, 1961 against Gowri Ramakrishna wife of Ramakrishna wherein the land bearing Survey No.194 measuring 4 Acres was ordered to be confiscated by the Government. Its gather from the Judgment dated 21.06.1996 passed by the Karnataka Appellate Tribunal that an appeal was preferred before the Karnataka Appellate Tribunal, Bangalore by Gowri Ramakrishna challenging the Order 31.07.1989 and the said appeal was allowed. The matter was remanded for fresh disposal and direction was given to dispose of the matter after giving proper opportunity to both the parties. Vide Order dated 21.07.1998 in case No. LRF (83) 8A:96-97 filed before the Assistant Commissioner Court, Bengaluru North, Bengaluru the proceedings-initiated under Section 79 A & B and Section 80 of Karnataka Land Reforms Act, 1961 against Gowri Ramakrishna were dropped declaring her to be an agriculturist. The revenue records were mutated in the name of Gowri Ramakrishna vide Mutation Register Extract bearing M.R.No.4/1998-9 and M.R.No.9/89-90.

Gowri Ramakrishnan executed a registered General Power of Attorney dated 17.06.2002 executed in favour of R. Arun Kumar son of Sri. Y. Ramakrishna Reddy authorising and empowering him to deal with the Survey No.194 measuring 02 Acres, including the power to dispose off the same.

Kaavithu A.B

Further, Gowri Ramakrishnan represented by her attorney holder R. Arun Kumar executed Sale deed dated 26.09.2003 in favour of Venkatamma wife of late Muniyappa, conveying Survey No.194 measuring 01 Acre 06 Guntas excluding 01 Guntas of kharab, out of 2 Acres. The above mentioned sale transaction is reflected in the Mutation Register Extract bearing M.R.No.17/2003-04.

The Survey No.194 was resurveyed and phodied to form Survey No.194/1, Survey No.194/2 and Survey No.194/3.

On an application made and necessary fee paid, the land in Survey No.194/3 measuring 1 Acre 06 Guntas was converted from agricultural purpose to non-agricultural residential purpose vide Official Memorandum dated 23.08.2011 bearing No.ALN (EVH) SR 396/2010-11 issued by the Special Deputy Commissioner, Bengaluru. the Intimation Letter dated 10.08.2011, conversion fee paid receipt dated 11.08.2011 and conversion sketch dated 29.03.2012. The Mutation Register Extract bearing M.R.No.29/2011-12 reflects the conversion of the property.

Smt. Venkatamma wife of Late Muniyappa executed a Declaration Deed dated 25.09.2020 declaring that the boundaries and measurement of the property as mentioned in the Sale Deed dated 26.09.2003 is rectified as per the order of bifurcation dated 28.01.2014 in RRT.CR. No. 608/2013-14.

The Village Panchayat Khatha dated 05.04.2023 bearing No.150200400123512 in respect of property bearing survey number 194/3, Khatha Number 308/294/194/3 standing in the name of Venkatamma wife of late Muniyamma. the Tax paid receipt dated 29.08.2023 confirming that the tax for the year 2023-24 is paid.

the Encumbrance Certificate for the period 15.02.1957 to 31.03.2001, Encumbrance Certificate for the period 01.04.2001 to 31.03.2004, Encumbrance Certificate for the period 01.04.2004 to 05.04.2018 in respect of Survey No.194 which reflects the relevant transactions for the respective period.

the Encumbrance Certificate for the period 01.01.2013 to 10.08.2023 in respect of Survey No.194/3 measuring 01 Acre 07 Guntas which reflects the relevant transactions for the respective period.

the Endorsement dated 22.06.2023 bearing No. RD0039271050019 issued by the Tahsildar, Bengaluru East Taluk stating that there are no tenancy claims in respect of Survey No.194/3 measuring 01 Acre 06 Guntas.

 Gowri Ramakrishnan - A.B

the Endorsement dated 05.01.2011 bearing No. PTCL.C. R:855/2010-11 issued by the Assistant Commissioner, Bengaluru stating that there are no proceedings initiated under the Karnataka SC & ST (PTCL) Act, 1978 in respect of Survey No. 194/3 measuring 01 Acre 06 Guntas.

the Endorsement dated 03.06.2011 bearing No.BAP/NYS/GC-1973/1090/2011-12 issued by Assistant director, Town Planning Committee, Bangalore stating that Survey No.194/3 measuring 1 Acre 06 Guntas is converted mainly for residential purpose and an extent of 24 meter of land situated in east should be reserved for widening of road.

the Endorsement dated 12.05.2011 bearing No. B.A.P/VABSA/C6/P. R/46/2011012 issued by Special Acquisition officer stating that Survey No.194/3 measuring 01 Acre 06 Guntas has not been acquired for any Project, layout and P.R.R Road construction.

the Endorsement dated 16.08.2023 bearing No. RK/CR/134/2023-24 issued by the Tahsildar, Bangalore East Taluk stating that the Tahsildar order dated 28.01.2014 bearing No. RRT. CR. No. 608/2013-14 dated 28.01.2014 is unavailable.

SURVEY NO.195/3

1. The land bearing Survey No.195 measuring 1 Acre 39 Guntas originally belonged to one Hanumantamma wife of Hanumanthappa who gifted the same to her son, M. Nagappa son of Hanumanthappa vide Gift Deed dated 28.11.2001. M. Nagappa son of Hanumanthappa gifted Survey No.195 measuring 39 Guntas to his wife, Umadevi vide Gift Deed dated 20.12.2001.
2. the survey records that Survey No.195 was phodied to form Survey No.195/1, Survey No.195/2 and Survey No.195/3. Survey No.195/3 measured 1 Acre 8 Guntas, including 1 Gunta of kharab.
3. the Order dated 16.11.2018 in case bearing No.R.A.(BE) 104/2013-14 filed before the Court of the Assistant Commissioner, Bengaluru North sub-division filed by Umadevi wife of M.Nagappa against 1. The Tahsildar, Bengaluru East Taluk; 2. The Revenue Inspector; 3. Venkatamma wife of late Muniyappa; 4. Venugopal Reddy son of H.Munireddy; 5. M/s. Mana Projects Pvt Ltd represented by its managing director Mr. K.Kishore Reddy. It also states that, one Umadevi wife of M. Nagappa is in actual physical vacant possession of Survey No.193/3 and Venkatamma is in actual physical vacant possession of Survey No.195/3,

Kavitha A.B

however, Umadevi owned Survey No.195/3 and Venkatamma owned Survey No.193/3 as per the title deeds. As per the said Order of the Assistant Commissioner, it was ordered for the change in revenue entries based on the report of the Tahsildar wherein it was confirmed that Venkatamma was confirmed to be in possession of Survey No.195/3.

4. an application dated 17.12.2012 made by Venkatamma to Tahsildar, Bangalore East Taluk requesting for change of khata and revenue entries like the RTCs as per the possession in Survey No.193/1,2,3 and Survey No.195/1,2,3.
5. Based on the applications made and the Order dated 16.11.2018 passed in case bearing No.R.A.(BE) 104/2013-14 by the Assistant Commissioner, Bengaluru, the khata in respect of Survey No.195/3 measuring 1 Acre 08 Guntas, including 1 Gunta of kharab was mutated in the name of Venkatamma in the place of S. Umadevi vide Mutation Register Extract bearing M.R.No.H51/2018-19. Thus, Venkatamma became the khatedar and in possession of the property bearing Survey No.195/3 measuring 1 Acre 08 Guntas.
6. Further, Venkatamma wife of late Muniyappa executed Declaration deed dated 25.09.2020 and Declaration deed/Rectification dated 28.11.2022 in respect of Survey No.195/3 measuring 1 Acre 08 Guntas, declaring and confirming that she is the owner and khatedar in possession of the property.
7. On an application made and payment of necessary fee, Survey No.195/3 measuring 1 Acre 07 Guntas is converted from agricultural to non-agricultural Layout-residential purposes vide Official Memorandum dated 13.05.2022 bearing No.330171 issued by the Deputy Commissioner, Bengaluru. We have also been furnished with the conversion sketch. The Mutation Register Extract bearing M.R.No.T82/2021-22 which reflects the above mentioned conversion order.
8. the Village Panchayat Khatha dated 05.04.2023 bearing No.150200400123512 in respect of property bearing survey number 195/3, Khatha Number 308/294/195/3 standing in the name of Venkatamma wife of late Muniyamma. We have been furnished with the Tax paid receipt dated 28.07.2023 for the period 2023-24 issued by the Panchayat development officer in respect of property bearing No.123513, PID No.1502000400400123513 confirming that the tax has been paid for the said year..

Kavitha A.B

9. the Record of Rights, Tenancy and Crops for the period 2013-14 in respect of Survey No.195 measuring 2 Acres including 2 Guntas of Kharab and for the period 2014-15 to 2022-23 in respect of Survey No.195/3 measuring 01 Acre 08 Guntas including 01 Guntas of Kharab which corroborates with the documents furnished to us. We have not been furnished with the RTCs for the period 1993-94 to 2013-14 and M.R.No.T10/2013-14 in respect of Survey No.195 and the same is recommended to be obtained.
10. the Re-survey Tippani and Hissa Survey Tippani in respect of Survey No.195 which reflects that Survey No.195 is phodied into three survey numbers, i.e., Survey No.195/1 measuring 21 Guntas, Survey No.195/2 measuring 11 Guntas and Survey No.195/3 measuring 01 Acre 08 Guntas.
11. the Karnataka Revision Settlement Akarband in respect of Survey No.195/3 which reflects the total extent as 1 Acre 08 Guntas and the actual extent as 1 Acre 07 Guntas, there being 1 Gunta of B kharab.
12. the Village map of Kodathi village which reflects the shape, location and boundaries of Survey No.195. As per the village map, Survey No.195 is bounded on the East By: Survey No.91, West By: Survey No.95, North By: Survey No.196 and South By: Survey No.194.
13. the Encumbrance Certificate for the period 01.04.2004 to 31.01.2022 in respect of Survey No.195 and 194/3 and Encumbrance Certificate for the period 01.04.2022 to 10.08.2023 in respect of Survey No.195/3 measuring 01 Acre 07 Guntas which reflects the transactions for the relevant in respect of the property.
14. the Endorsement dated 22.06.2023 bearing No. RD0039271050019 issued by the Tahsildar, Bengaluru East Taluk stating that there are no tenancy claims in respect of Survey No.195/3 measuring 01 Acre 07 Guntas
15. the Endorsement dated 14.06.2023 bearing No. PTCL/BE/CR:125/2023-24 issued by the Assistant Commissioner, Bengaluru North Taluk stating that there are no proceedings initiated under the provision of Karnataka SC & ST (PTCL) Act, 1978 in respect of Survey No.195/3.

Kavitha A.B

APPROVALS & NOC's

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

- a. NOC dated 03/06/11 issued by the Bangalore Development Authority pertaining to Sy No. 194/3 measuring 1 Acre 06 Guntas for converting the property to residential use in the name of Smt. Venkatamma co Late Muniyappa.
- b. NOC issued by the Kodathi Grama Panchaytha dated 19/1/2023 for the supply of water for the proposed construction of apartment building by M/s Man Constructions LLP in Sy No. 194/3 and 195/3.
- c. NOC issued by the Bharat Sanchar Nigam limited for the proposed construction of High rise building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3.
- d. Consent for Establishment dated 17/5/2023, issued by the Karnataka state Pollution Control Board for the proposed construction of High rise building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3 valid till 07/05/2028.
- e. NOC dated 03/04/2023 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 LLP in Sy No. 194/3 and 195/3 valid till 02/04/2031.
- f. NOC dated 13/03/2023 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 LLP in Sy No. 194/3 and 195/3.
- g. Environment Clearance dated 17/05/2023 issued by the state Level Environment Impact Assessment Authority Karnataka for the proposed construction of residential Building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3.
- h. NOC dated 01.06.2023 issued by the Director General of Police proposed construction of residential Building by M/s Mana Construction LLP in Sy No. 194/3 and 195/3.
- i. Approved building plan bearing No. BDA/EM/E01/TA-2/EAST/35/2023-24 Dated 16.10.2023. Issued BDA.

Kaavitha A.B

Opinion: - In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present owner Smt. Venkatamma is the absolute owner of the converted property bearing **Sy No. 194/3 and 195/3 totally measuring 2 Acres 13 Guntas excluding 2 Guntas of karab land, in Survey No. 195/3 measuring 01 Acre 07 Guntas excluding 0-01 Gunta of Karab land** (converted vide Official Memorandum dated 13/05/2022, ALN [V2P] SR: 188/2021-22) **and Survey No. 194/3 measuring 1 Acre 06 Guntas excluding 0-01 Guntas of Karab land totally 2 Acres 13 Guntas** situated at Kodathi Village Sarjapura Hobli, Anekal Taluk and has got absolute valid title, right and marketable title to the Schedule Property. The Present owner Smt. Venkatamma has entered into Joint Development Agreement with M/s Mana Construction LLP by its Designated Partner Mr. D. Kishore Reddy registered as Document No. HLS-1-04927/2022-23 stored in CD. No. HLSD1153 in the office of the sub registrar at Ulsoor pertaining to property bearing Sy No. 195/3 and 194/3 measuring 2 Acres 13 Guntas, agreeing to delivery 86,200 Sq. Feet of Super built up area along with proportionate car parking area. In terms of the Joint Development Agreement, General Power of Attorney dated 3/12/2022 executed by Smt. Venkatamma wife of Late Muniyappa appointing and Nominating M/s Mana Construction LLP by its Designated Partner Mr. D. Kishore Reddy as her Attorney, registered as document No. HLS-4-00398/2022-23 stored in CD. No. HLSD1153 in the office of the sub registrar at Ulsoor authorizing the attorney to sell the Developed area (ie. developer share) in Sy No. 195/3 and 194/3 measuring 2 Acres 13 Gunta, subject to terms and condition of the Joint Development agreement.

Kavitha A.B.

KAVITHA A.B.

Advocate