

29.06.2023

TO,
BALAJI BUILDERS,
Bangalore.

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the residentially converted land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas, situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF the Residentially converted land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District bounded on:

East by: land bearing Sy.No.80/2 & 80/3
West by: land bearing Sy.No.75
North by: land bearing Sy.No.76 and
South by: land belonging to 84/2

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.	17.07.1958	Sale deed executed by Sri. Abdul Gaffar Khan and others in favour of Sri. Papa Reddy S/o Lingareddy and Sri. Manakaiah son of Thippaiahwith respect to Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas.	Document No 1499/1958-59	Photostat
2.	09.04.1982	Sale deed executed by Sri. Manakaiah son of Sri.Lingareddy in favour of Sri. Papa Reddy with respect to Survey Number 80/1 measuring to an extent of 1 Acres 25 Guntas.	Document No99/1982-83	Photostat
3.	-----	Mutation Register Extract	MR.No.13/19	Photostat

			82-83	
4.	13.06.1987	Unregistered Partition deed affected amongst children of Late. Lingareddy, namely Sri.Papa Reddy, Sri.Chinamma Smt.Venkatamma with respect to Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas.		Photostat
5.	_____	Mutation Register Extract	No. 4/2002-03.	Photostat
6.	06.03.2010	Intimation Letter, Fee Paid Challan, Official Memorandum of Conversion order issued by the Deputy Commissioner, Bangalore, with respect to land bearing Survey Number. 80/1 measuring to an extent of 3 Acres 10 Guntas.	No. ALN(AS)SR 335/2009-10	Photostat
7.	03.02.2010	Sale Agreement entered into between Sri.Venkatappa @ Venkata Reddy son of Sri.Linga Reddy & others in favour of Mr.P.Berthalomeo son of Philomenrajwith respect to land bearing Sy. No. 80/1 measuring to an extent of 3 Acres 10 Guntas.	Document.No o3483/2009-2010	Photostat
8.	03.02.2010	Power of Attorney executed by Sri.Venkatappa @ Venkata Reddy son of Sri.Linga Reddy & others in favour of Mr.P.Berthalomeo S/o Philomenrajwith respect to land bearing Survey Number. 80/1 measuring to an extent of 3 Acres 10 Guntas and 2 Guntas Kharab	Document. No 132/2009-2010	Photostat
9.	16.04.2010	Sale Deed executed by Sri.Venkatappa @ Venkata Reddy son of Sri.Linga Reddy & others in favour of Mr.P.Berthalomeo son of Mr.Philomenrajwith respect to land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 and Guntas 2 Guntas Kharab	Document. No. 265/2010-2011	Photostat
10.	19.04.2010	Exchange Deed entered into between Sri.K.Akarsh son of Sri.H.R.S Reddy, Sri.V.Srinivasa Reddy son of Late.Venaktaswamy Reddy, with Smt.Nandini Alva	Document No. 267/2010-2011	Photostat

		Wife of Late.Dr.Jeevaraj Alva Sri.P.Berthalomeo son of Sri.Philomenaraj with respect to land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas and 2 Guntas Kharab.		
11.	23.07.2010	Sale Deed executed by Sri.V.Srinivasa Reddy son of Late.N.Venaktaswamy Reddy, Sri.S.Akarsh son of Sri.H.S.R.Reddy in favour of M/s Wipro Ltd represented by its head Real Estate V.R.Ganesh son of Sri.V.S.Ramachndranwith respect to land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas, and 2 Guntas Kharab.	Document No.1539/2010-2011	Photostat
12.		Rectification Deed		
13.	30.10.2021	Deed of Exchange by and in between Smt.M.R.Shobha daughter of Late.Sri.M.Rama Reddy with M/s.Wipro Limited represented by its authorized signatory Sri.Srinatha.M.Swith respect to land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas.	Document No.4187/2021-22	Photostat
14.		Rectification Deed		Photostat
15.	11.04.2022	Complaint to the Inspector of Police Bellandur Police Station regarding Loss Of Original documents		Photostat
16.	29.09.2022	Memorandum Of Understanding executed by Sri.Lakshmana Reddy H.R son of Sri.H.A.Rama Reddy & others AND Sri.Balaji Builders represented by its Managing Partners Sri.A. Ramappa&Sri.A. Lakshmappawith respect to land bearing Sy. No. 80/1 measuring to an extent of 3 Acres 10 Guntas and 2 Guntas Kharab	Certificate No IN-KA459524162 52695U	Photostat
17.	29.09.2022	Sale Agreement entered into between Smt.Shobha.M.R wife of Sri.H.R.Lakshmana Reddy with	Document No. ABL-1-06919/2022-	Photostat

		Sri.Balaji Builders represented by its Managing Partner Sri.A.Ramappa son of Sri.Anjnappa, Sri.A.Lakshmappa son of Sri.Anjnappa in respect of land bearing Survey Number 80/1 measuring 3 Acres 10 Guntas, situated at Chikkadunnasandra Village, Sarjapura Hobli, Bangalore Urban District	2023	
18.	04.01.2023	Deed of Cancellation of Agreement to Sell executed by Sri.Balaji Builders represented by its managing Partners Sri.A.Ramappa son of Sri.Anjnappa, Sri.A.Lakshmappa son of Sri.Anjnappa, in respect of Survey Number 80/1 measuring 3 Acres 10 Guntas	Document No. ABL-1-00494/2023-2024	Photostat
19.	13.12.2022	Joint Development Agreement entered between Sri.Lakshmana Reddy H.R son of Sri.H.A.Rama Reddy & others AND Sri.Balaji Builders represented by its Managing Partners Sri.A. Ramappa & Sri.A. Lakshmappawith respect to land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas.	Document No. 7545/2022-23	Photostat
20.	13.12.2022	General Power Of Attorney executed by Sri.Lakshmana Reddy H.R son of Sri.H.A.Rama Reddy & others AND Sri.Balaji Builders represented by its Managing Partners Sri.A. Ramappa&Sri.A. Lakshmappawith respect to land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas.	Document No.452/2022-23	Photostat
REVENUE DOCUMENTS				
21.		Khetwar Copy		Photostat
22.		Records of Rights	RR.No 111	Photostat
23.		PahaniThakthe for period of 1961-		Photostat

		62 to 1968-69.		
24.		Manual RTCs for the period of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1998-99, 1999-2000 to 2000-01 with respect to Survey Number 80/1.		Photostat
25.		Computerized RTC for the period of 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, , 2012-13, 2013-14, 2015-16 to 2022-2023 with respect to Survey Number 80/1.		Photostat
ENDORSEMENTS				
26.	18.05.2022	Endorsement dated issued by Tahsildar stating the non availability of IL and preliminary records in respect of land bearing Survey Number 80/1.	SUM.R.K/... /2022-23	Photostat
27.	04.06.2022	Endorsement dated issued by Sub Division officer stating that there is no case pending under section 79(A)(B) of Land Reforms Act in respect of land bearing Survey Number 80/1 measuring 3 Acres 10 Guntas.	No.LRF(A)C R/193/2021-22	Photostat
28.	04.06.2022	Endorsement issued by Sub Division officer stating that there is no case pending under PTCL Act in respect of land bearing Survey number 80/1 measuring 3 Acres 10 Guntas.	No.LRF(A)C R/174/2021-22	Photostat
SURVEY RECORDS				
29.		Hisa Tippani		Photostat
30.		Moola Tippani		Photostat
31.		Akarbandh		Photostat
ENCUMBRANCE CERTIFICATES				

32.	04.06.2023	Nil Encumbrance Certificate for the period from 01.04.1945 to 31.03.1957 for Survey Number.80/1	S.A.No3953/2022-23	Photostat
33.	26.08.2020	Encumbrance Certificate for the period from 01.04.1957 to 31.03.2004 for Sy.No.80/1	S.A.No 2483/2020-21	Photostat
34.	04.09.2021	Encumbrance Certificate for the period from 01.04.2004 to 04.09.2021 for Sy.No.80/1	S.A.No.14550 /2021-22	Photostat
35.	02.11.2021	Nil Encumbrance Certificate for the period from 01.04.2020 to 01.11.2021 for Survey Number 80/1	S.A.No.3448/2021-22	Photostat
36.	12.10.2022	Nil Encumbrance Certificate for the period from 01.04.2021 to 03.05.2022 for Sy.No.80/1	S.A.No.6986/2022-23	Photostat
37.	25.07.2022	Nil Encumbrance Certificate for the period from 01.04.2022 to 24.07.2022 for Sy.No.80/1	S.A.No.4038/2022-23	Photostat

FLOW OF TITLE:

On perusal of the above documents, it is observed that originally the immovable property being agricultural land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas, situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District belonged to Sri.Mahamadiya Mamathu Khan as could be evidenced in the Khetwar Copy and the Record of Rights etc.,

Later, Sri.Mahamadiya Mamathu Khan died intestate leaving behind him his children Sri. Abdul Gaffar Khan, Smt.Subedha Bhi Smt.Ameena Bhi, to succeed his entire estate including the above said property.

Further, Sri. Abdul Gaffar Khan son of Late.Sri. Mamathu Khan, Smt.Subedha Bhi daughter of Late.Sri.Mamathu Khan, Smt.Ameena Bhi daughter of Mamathu Khan, Master.Khan Mohammed Khan, Master. Aur Mohammed Khan and Master. Bhasheer Khan sons of Sri.Abdul Gaffar Khan being minors represented by their natural guardian father Sri. Abdul Gaffar Khan, have conveyed the land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas, situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District in favour of Sri. Papa Reddy son of Linga Reddy and Sri.Manakaiah son of Sri.Thippaiah, vide Sale deed dated 17.07.1958 registered as Document No. 1499/1958-1959, Volume No. 818, Book I, in the office of Sub Registrar Anekal.

Subsequently Sri.Manakaiah son of Sri.Thippaiah conveyed the his half portion of share out of 3 Acres 10 Guntas i.e 1 Acre 25 Guntas, in Survey Number 80/1 situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District in favour of Sri.Papa Reddy son of Sri.Linga Reddy vide Sale deed dated 09.04.1982 registered as Document No.99/1982-83, pages Volume No.1330, Book I, in the office of Sub Registrar Anekal. Pursuant to thereon the khatha of the said property came to transferred in the name of Sri. Papa Reddy son of Sri.Linga Reddy, vide Mutation Register Extract bearing No. 13/1982-83.

Thus in the manner mentioned above Sri. Papa Reddy son of Sri.Linga Reddy has become the absolute owner of the land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas, situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Further, Sri.Papa Reddy son of Sri.Linga Reddy, Sri.Chennappa son of Sri.Linga Reddy, Sri.Venata Reddy son of Sri.Linga Reddy have entered into a Panchayath Partition dated 13.06.1987, as per the terms of the Partition land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District, came to be allotted to the share of Sri.C.Venkata Reddy S/o Sri.Linga Reddy. Pursuant thereon the khatha of said property came to be transferred in the name of Sri.Venkatareddy son of Sri.Linga Reddy vide Mutation Registrar Extract bearing No. 4/2002-2003.

On filing of the application for conversion from Agricultural to non-agricultural Industrial Purpose, the Tahsildar, Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District, basing on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of Intimation Letter from Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 06.03.2010, vide order bearing No. ALN(AS)SR 335/2009-10 after paying the Conversion Charges, with respect to Sy.No 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District.

Thereafter the usage of the said land came to be changed from Industrial to Residential layout purpose and the same came to converted vide Official Memorandum dated 29.06.2023, bearing Application No. LCCP102466/2023 issued by Deputy Commissioner Bangalore.

With an intent to sell the land bearing Survey Number 80/1 measuring 3 Acres 10 Guntas (and 2 Guntas of kharab) situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk Sri.Venkatappa @ Venkata Reddy son of Sri.Linga Reddy and his wife and children namely, Smt.Chowdamma, and Sri.Chandra Reddy son of Sri.Venkatappa @ Venkata Reddy, Smt.Parvathamma wife Sri.Chandra

Reddy, Master.Prapul son of Sri.Chandra Reddy minor represented by his father and natural guardian Sri.Chandra Reddy, Sri.Narayana Swamy son of Sri.Venkatappa @ Venkata Reddy, Sri.Prakash Reddy son of Sri.Venkatappa @ Venkata Reddy, Smt.Kusuma wife Sri.Prakash Reddy, Ms.Akshitha, Ms.Chandrika, and Sri.Chandrashekar children of Sri.Prakash Reddy being minors represented by their father and natural guardian Sri.Prakash Reddy, Sri.Lingesh son of Sri.Venkatappa @ Venkata Reddy, Smt.Savitha wife of Sri.Lingesh, Ms.Yashaswini daughter Sri.Lingesh have entered into an Sale Agreement dated 03.02.2010, registered as document No. SRJ-1-03483/2009-2010 stored in CD No.SRJD33, Book I, in the office of Sub Registrar Sarjapura, with Sri.P.Berthalomeo son of Sri.Philomenaraj.

Subsequently, Sri.Venkatappa @ Venkata Reddy son of Sri.Linga Reddy for self and HUF of his hindu undivided family, Smt.Chowdamma wife of Sri.Venkatappa @ Venkata Reddy, Sri.Chandra Reddy son of Sri.Venkatappa @ Venkata Reddy, Smt.Parvathamma wife of Sri.Chandra Reddy, Master.Prapul son of Sri.Chandra Reddy minor represented by his father and natural guardian Sri.Chandra Reddy, Sri.Narayana Swamy son of Sri.Venkatappa @ Venkata Reddy, Sri.Prakash Reddy son of Sri.Venkatappa @ Venkata Reddy, Smt.Kusuma wife of Sri.Prakash Reddy, Ms.Akshitha, Ms.Chandrika daughter of and Sri.Chandrashekar son of Sri.Prakash Reddy being minors represented by their father and natural guardian Sri.Prakash Reddy, Sri.Lingesh son of Sri.Venkatappa @ Venkata Reddy, Smt.Savitha wife of Sri.Lingesh, Ms.Yashaswini daughter of Sri.Lingesh, have executed a Power of Attorney dated 03.02.2010 registered as document No. SRJ-4-00132/2009-2010, stored in CD No.SRJD33, Book IV, in the office of Sub Registrar Sarjapura, in favour of Sri.P.Berthalomeo S/o Sri.Philomenaraj, thereby empowering him to deal with land bearing Survey Number 80/1 measuring 3 Acres 10 Guntas and 2 Guntas of kharab, situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk.

Further, Sri.Venkatappa @ Venkata Reddy son of Sri.Linga Reddy for self and HUF of his hindu undivided family, Smt.Chowdamma wife of Sri.Venkatappa @ Venkata Reddy, Sri.Chandra Reddy son of Sri.Venkatappa @ Venkata Reddy, Smt.Parvathamma wife of Sri.Chandra Reddy, Master.Prapul son of Sri.Chandra Reddy minor represented by his father and natural guardian Sri.Chandra Reddy, Sri.Narayana Swamy son of Sri.Venkatappa @ Venkata Reddy, Sri.Prakash Reddy son of Sri.Venkatappa @ Venkata Reddy, Smt.Kusuma wife of Sri.Prakash Reddy, Ms.Akshitha, Ms.Chandrika daughter of Sri.Prakash Reddy, Sri.Chandrashekar son of Sri.Prakash Reddy being minors represented by his father and natural guardian Sri.Prakash Reddy, Sri.Lingesh son of Sri.Venkatappa @ Venkata Reddy, Smt.Savitha wife of Sri.Lingesh, Ms.Yashaswini daughter of Sri.Lingesh represented by their GPA holder Sri.P.Berthalomeo son of Sri.Philomenaraj, have conveyed the land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas, situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of Mr.P.Berthalomeo S/o Philomenraj vide Sale deed dated 16.04.2010 registered as document No. SRJ-1-00265/2010-2011, stored in CD No.SRJD36, Book I, in the office of Sub Registrar Sarjapura.

Thereafter, Mr.P.Berthalomeo son of Philomenraj, and Smt.Nandini Alva wife of Late.Dr.Jeevaraj Alva Sri.K.Akarsh S/o Sri.H.R.S Reddy, Sri.V.Srinivasa Reddy S/o Late.Venaktaswamy Reddy, have mutually exchanged their respective properties amongst each other vide Exchange Deed dated 19.04.2010 registered as document No.SRJ-1-00267/2010-2011, stored in CD No. SRJD36, Book I, in the office of Sub Registrar Sarjapura, in the following manner;

- Mr.P.Berthalomeo son of Philomenraj, has conveyed and transferred his right, title, interest and ownership over the land bearing Survey Numbers 80/1 measuring to an extent of 3 Acres 0-10 Guntas and 2 Guntas Kharab land and 80/2 measuring 1 Acre 30 Guntas, Survey Number 80/3 measuring 7 Guntas, all Survey Numbers situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of Sri.K.Akarsh son of Sri.H.R.S Reddy, Sri.V.Srinivasa Reddy son of Late.Venaktaswamy Reddy.
- Sri.K.Akarsh son of Sri.H.R.S Reddy, Sri.V.Srinivasa Reddy son of Late.Venaktaswamy Reddy have conveyed and transferred their right, title, interest and ownership over the land bearing Survey number Survey Number 84/2 measuring 10 Guntas, Survey Number 85/1 measuring 11 Guntas, Survey Number 85/1 measuring 30 Guntas, Survey Number 85/2 measuring 21 Guntas, Survey Number 82/3 measuring 9 Guntas, all situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of Mr.P.Berthalomeo son of Philomenraj and Smt.Nandini Alva wife of Late.Dr.Jeevaraj Alva.

Further, Sri.V.Srinivasa Reddy son of Late.N.Venaktaswamy Reddy, Sri.S.Akarsh son of Sri.H.S.R.Reddy, have conveyed the land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District in favour of M/s. Wipro Ltd represented by its head Real Estate V.R.Ganesh son of Sri.V.S.Ramachndran vide Sale deed dated 23.07.2010 registered as document No. SRJ-1-01539/2010-2011 stored in CD no. SRJ41, Book I, in the office of Sub Registrar Sarjapura.

Further, it could be seen that Smt.M.R.Shobha daughter of Late.Sri.M.Rama Reddy, wife of Sri. H.R. Lakshmana Reddy and M/s. Wipro Limited represented by its authorized signatory Sri.Srinatha.M.S have mutually exchanged their respective properties amongst each other vide Exchange Deed dated 30.10.2021 registered as document no.SRJ-1-04187/2021-2022, stored in CD No. SRJD968, Book I in the office of Sub Registrar, Sarjapura, in the following manner:

- M/s. Wipro Limited represented by its authorized signatory Sri.Srinatha.M.S has conveyed and transferred its right, title, interest, ownership over the land bearing Survey Number. 80/1 measuring to an extent of 3 Acres 0-10 Guntas and 2 Guntas Kharab land situated at Chikkadunnasandra Village,

SarjapuraHobli, Anekal Taluk, Bangalore Urban District, in favour of Smt.M.R.Shobha daughter of Late.Sri.M.Rama Reddy, wife of Sri. H.R. Lakshmana Reddy and

- Smt.M.R.Shobha daughter of Late.Sri.M.Rama Reddy, wife of Sri. H.R. Lakshmana Reddy has conveyed the and transferred her right, title, interest, ownership over the land bearing Survey Number 75 measuring 1 Acre 24 Guntas, Survey Number 75 measuring 1 Acre 6 Guntas and Survey Number 84/2 measuring 10 Guntas, all Survey Numbers situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of M/s. Wipro Limited represented by its authorized signatory Sri.Srinatha.M.S

Later, Smt.Shobha M.R. wife of Sri. H.R. Lakshmana Reddy along with her husband Sri.Lakshmana Reddy H.R son of Sri.H.A.Rama Reddy, her children Sri. Sharath Kumar Lakshmana Reddy son of Sri. H.R. Lakshmana Reddy, Sri. Ravi Surya.B.L son of Sri. H.R. Lakshmana Reddy have entered into Memorandum Of Understanding dated 29.09.2022 with Sri.Balaji Builders a partnership firm represented by its managing partners Sri.A.Ramappa S/o Sri. Anjnappa and Sri. A. Lakshmappa S/o Anjnappa in respect to land bearing Survey Number.80/1 measuring to an extent of 3 Acres 0-10 Guntas situated at Chikkadunnasandra Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District.

Subsequently with an intention to sell the land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Smt.Shobha.M.R wife of Sri.H.R.Lakshmana Reddy, has entered into Sale Agreement dated 29.09.2022, registered as Document No. ABL-1-06919/2022-2023, Book I, in the office of Sub Registrar Attibele, with Sri.Balaji Builders represented by its Managing Partner Sri.A.Ramappa son of Sri.Anjinappa, Sri.A.Lakshmappa son of Sri.Anjnappa.

Due to various reasons the Smt.Shobha.M.R wife of Sri.H.R.Lakshmana Reddy, and Sri.Balaji Builders represented by its Managing Partner Sri.A.Ramappa son of Sri.Anjinappa, Sri.A.Lakshmappa son of Sri.Anjnappa were not interested in pursuing the terms of the registered Agreement of Sale referred above and as such they desire to cancel/terminate the same and Sri.Balaji Builders represented by its Managing Partner Sri.A.Ramappa son of Sri.Anjinappa, Sri.A.Lakshmappa son of Sri.Anjnappa have executed a Cancellation Deed dated 04.01.2023, registered as document No. ABL-1-00494/2023-2024, Book I, in the office of the Sub Registrar Attibele, in favour of Smt.Shobha.M.R wife of Sri.H.R.Lakshmana, in respect of land bearing Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk.

WHEREAS, the Smt.Shobha M.R. wife of Sri. H.R. Lakshmana Reddy along with her husband Sri.Lakshmana Reddy H.R son of Sri.H.A.Rama Reddy, her children Sri. Sharath Kumar Lakshmana Reddy son of Sri. H.R. Lakshmana Reddy, Sri. Ravi Surya.B.L son of Sri. H.R. Lakshmana Reddy have entrusted the land bearing

Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk, to the Sri.Balaji Builders represented by its Managing Partner Sri.A.Ramappa son of Sri.Anjinappa, Sri.A.Lakshmappa son of Sri.Anjnappa for the Development of the same into a Residential Villas Complex/Villaments vide Joint Development Agreement dated 12.12.2022, registered as document No. SRJ-1-07545/2022-2023, stored in CD No. SRJD1270, Book I, in the office of Sub Registrar Sarjapura, with a sharing ratio of 28: 72. i.e., 28% of developed area to the Owners and 72% of developed area to the Developer and in pursuance thereof they have also executed a General Power of Attorney date 12.12.2022, registered as documents No. SRJ-4-00452/2022-2023, stored in CD No. SRJD1270, Book I, in the office of Sub Registrar Sarjapura, Bangalore, in favour of Sri.Balaji Builders represented by its Managing Partner Sri.A.Ramappa son of Sri.Anjinappa, Sri.A.Lakshmappa son of Sri.Anjnappa (developer) thereby empowering to develop the said property and sell the Developer share in the Residential Villas Complex/Villaments formed over the land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk along with adjacent lands

Pursuant thereof, the Sri.Balaji Builders represented by its Managing Partner Sri.A.Ramappa son of Sri.Anjinappa, Sri.A.Lakshmappa son of Sri.Anjnappa has obtained the Layout plan approved by the Anekal Planning Authority vide L.P.No. APA:LAO/146/2022-2023, dated 15.05.2023, in respect of land bearing Survey Number 80/1 measuring to an extent of 3 Acres 10 Guntas situated at Chikkadunnasandra Village, Sarjapura Hobli, Anekal Taluk along with adjacent lands

REVENUE DOCUMENTS:

- Khetwar Copy in respect of land bearing Survey Number 80 measuring 7 Acres 02 Guntas, kharab 5 Guntas, remaining 6 Acres 37 Guntas in the name of Sri.Mamathu Khan.
- Records of Rights bearing No.111 in respect of land bearing Survey Number 80/1 reflects the name of Sri.Mahamadiya Mamuthu Khan as theKhathedar of the land.
- Pahani Thakthe for the period of 1962-63 to 1968-69with respect to Sy.No.80/1 reflects the name of Sri.Mahamadiya Mamuthu Khan as theKhathedar of the land.
- Manual RTC's for the period of 1969-1970 to 1973-1974with respect to Sy.No.80/1 reflects the name of Sri.Mahamadiya Mamuthu Khan as theKhathedar of the land.
- Manual RTC's for the period of 1974-1975 to 1978-1979with respect to Sy.No.80/1 reflects the name of Sri. Abdul Gaffar Khan son of Sri.MahamadiyaMamuthu Khan as the Khathedar of the land.

- Manual RTC's for the period of 1979-1980 to 1983-1984 with respect to Survey Number.80/1 reflects the name of Abdul Gaffar Khan son of Sri.MahamadiyaMamuthuKhan, Sri. Papa Reddy son of Sri.Linga Reddy as the Khathedar of the land.
- Manual RTC's for the period of 1989-1990 to 2000-2001 with respect to Survey Number 80/1 reflects the name of Sri. Papa Reddy son of Sri.Lingareddy, Sri. Manakaiah son of Thippaiah as the Khathedar of the land.
- Computerized RTC's s for the period of 2000-2001 to 2001-2002 with respect to Survey Number.80/1 reflects the name of Sri. Papa Reddy son of Sri.Lingareddy, Sri. Manakaiah son of Sri.Thippaiah as the Khathedar of the land.
- Computerized RTC's for the period of 2002-2003 to 2023-2024 with respect to Survey Number.80/1 reflects the name of Sri.Venkatareddy son of Sri.Ling Reddy as the Khathedar of the land.

REGARDING ENDORSEMENTS:

- Endorsement dated 04.06.2022 issued by Sub Division officer stating that the land bearing Survey number 80/1 measuring 3 Acres 10 Guntas does not come under section 79 (A)(B) of the Land Reforms Act.
- Endorsement dated 04.06.2022 issued by Sub Division officer stating that the land bearing Survey number 80/1 measuring 3 Acres 10 Guntas has no case pending under PTCL Act.
- Endorsement dated issued by Tahsildar stating the non-availability of IL and preliminary records in respect of land bearing Survey Number 80/1.

SURVEY RECORDS:

- ❖ Village Map, HissaTippany, Moola Tippani, Atlas, Akarbandh confirms the identity, location, extent of the land bearing Survey Number. 80/1. situated at Chikkadunnasandra Village.

TRACING OF ENCUMBRANCES:

- **Nil Encumbrance Certificate for the period from 01.04.1945 to 31.03.1957 for Survey Number.80/1.**
- **Encumbrance Certificate from 01.04.1957 to 31.03.2004 with respect to Survey Number. 80/1 reflects the following transactions:**
 - Sale deed dated 17.07.1958 registered as document No 1499/1958-59.
 - Sale deed dated 09.04.1982 registered as document No 99/1982-83.

- **Encumbrance Certificate from 01.04.2004 to 04.09.2021 with respect to Sy. No. 80/1 reflects the following transactions:**
 - Sale Deed dated 23.07.2010 registered as document No.539/2010-2011.
 - Exchange Deed dated 19.04.2010 registered as document No.267/2010-2011.
 - Sale Deed dated 16.04.2010 registered as document No.265/2010-2011.
 - Sale Agreement dated 03.02.2010 registered as document No 3483/2009-10.
- **Nil Encumbrance Certificate for the period from 01.04.2020 to 01.11.2021 for Sy.No.80/1.**
- **Encumbrance Certificate from 01.04.2021 to 11.10.2022 with respect to Sy. No. 80/1 reflects the following transactions:**
 - Sale agreement dated 29.09.2022 registered as document No.6919/2022-23.
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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered and unconditional opinion that Smt.Shobha M.R. wife of Sri. H.R. Lakshmana Reddy, is the absolute owner of the Schedule Property, and holds clear and marketable title over the same.

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 Photocopies of the relevant papers.

ADVOCATE