



M. R. RAJINI

**ADVOCATE AND
PROPERTY LAWS CONSULTANT**

Mobile : 95359 82832. e-mail : rajiniraju16@gmail.com

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Ref. :

Date :

M/s SURYA DEVELOPERS

23 MAY 2024

Represented by its Partner

PRASHANTH KUMAR H.

No. 684, 2nd Floor, HIG A Sector

Opp to Sheshdripuram College

Yelahanka New Town,

BENGALURU 560 064

Dear Sir,

Sub:- LEGAL OPINION in respect to Converted land bearing Sy. Nos. 200/7, 200/9, 200/10 & 201/2, Present E Khatha No. 150200200600325054, situated at Addevishwanathapura Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban Dist belonging to **M/s SURYA DEVELOPERS**

I have perused and verified following documents to give my OPINION in respect of the Schedule property:

PART-I DESCRIPTION OF THE DOCUMENTS

Sl. No	Date	Description of the documents	Type of document Verified
		Sy. No. 200/7 old No. 202/2	
1.	6.3.1985	Panchayat parikath executed between Venkatappa and his children viz., V. Nagaraj, V. Srinivas, V. Gangaraju and V. Bylappa	Photo copy
2.	-----	Mutation Register (M.R. 25/1998-99) issued by Village Accountant in respect to land bearing Sy. No. 202/2 in the name of V. Nagaraj, V. Srinivas, V. Gangaraju and V. Bylappa	Photo copy
3.	16.10.2014	Sale Agreement executed between V. Gangaraju in favour of Ammayamma. This	Photo copy

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		document is registered in the office of the Sub-Registrar, Yelahanka, as No. 5353/2014-15 and stored in C.D. No. 567	
4.	6.3.2023	Official Memorandum (Conversion Order) issued by Dy. Commissioner, which shows that the land bearing Sy. No. 200/7 measuring 1.12 guntas is converted for non-agricultural residential purpose	Photo copy
5.	8.5.2023	Sale Deed executed by V. Gangaraju and his son Suresh G. alongwith Sarvothama as confirming party in favour of M/s Surya Developers. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 1829/2023-24	Photo copy
		Sy. No. 200/9 old No. 200/3	
6.	28.1.1989	Panchayat parikath executed between Narayana Reddy and Narappa Reddy	Photo copy
7.	31.8.2016	Exchange Deed executed between Sri Narappa Reddy and Smt. Ammayamma. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 3827/2016-17 and stored in C.D. No. 632	Photo copy
8.	-----	Mutation Register (M.R. T2/2020-21) issued by Village Panchayat in the name of Ammayamma in respect to land bearing Sy. No. 200/9 measuring 2.4 guntas	Photo copy
9.	21.1.2021	Gift Deed executed by Smt. Ammayamma in favour of Sarvothama. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 6182/2020-21 and stored in C.D. No. 1191	Photo copy
10.	-----	Mutation Register (M.R. H28/2020-21) issued by Village Panchayat in the name of Sarvothama in respect to land bearing Sy. No. 200/9 measuring 2.4 guntas	Photo copy
11.	6.3.2023	Official Memorandum (Conversion Order) issued by Dy. Commissioner, which shows that the land bearing Sy. No. 200/9	Photo copy

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		measuring 2.4 guntas is converted for non-agricultural residential purpose	
12.	23.6.2023	Sale Deed executed by Sarvothama and alongwith his family members in favour of in favour of M/s Surya Developers. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 3253/2023-24 of Book I	Photo copy
		Sy. No. 200/10 old No. 200/2 and later 200/8	
13.	6.3.1985	Panchayat parikath executed between Venkatappa and his children viz., V. Nagaraj, V. Srinivas, V. Gangaraju and V. Bylappa	Photo copy
14.	-----	Mutation Register (M.R. 25/1998-99) issued by Village Accountant in respect to land bearing Sy. No. 200/2 meausring 34 guntas in favour of V. Bylappa	Photo copy
15.	20.7.2006	Sale Deed executed by V. Bylappa in favour of Ammayamma. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 8865/2006-07 and stored in C.D. No. 211	Photo copy
16.	-----	Mutation Register (M.R. 24/2010-11) issued by Village Accountant in respect to land bearing Sy. No. 200/2 meausring 34 guntas in favour of Ammayamma	Photo copy
17.	-----	Mutation Register (M.R. T1/2020-21) issued by Village Accountant in respect to land bearing Sy. No. 200/10 measuring 30.12 guntas in favour of Ammayamma	Photo copy
18.	21.1.2021	Gift Deed executed by Smt. Ammayamma in favour of Sarvothama. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 6179/2020-21 and stored in C.D. No. 1191	Photo copy
19.	-----	Mutation Register (M.R. H27/2020-21) issued by Village Panchayat in the name of	Photo copy

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		Sarvothama in respect to land bearing Sy. No. 200/10 measuring 30.12 guntas	
20.	6.3.2023	Official Memorandum (Conversion Order) issued by Dy. Commissioner, which shows that the land bearing Sy. No. 200/10 measuring 30.12 guntas is converted for non-agricultural residential purpose	Photo copy
21.	23.6.2023	Sale Deed executed by Sarvothama and alongwith his family members in favour of in favour of M/s Surya Developers. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 3255/2023-24 of Book I	Photo copy
		Sy. No. 201/2 old Sy. No. 201	
22.	19.12.1994	Sale Deed executed by Malappa Reddy and others in favour of Lakkappa. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 3312/1994-95, pages 193 to 196, Vol 537 of Book I.	Photo copy
23.	-----	Mutation Register (M.R. 3/2005-06) issued by Village Panchayat in the name of Lakkappa in respect to land bearing Sy. No. 201 measuring 20 guntas	Photo copy
24.	26.6.2006	Sale Deed executed by Lakkappa & others in favour of Ammayamma. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 7141/2006-07 and stored in C.D. No. 205	Photo copy
25.	-----	Mutation Register (M.R. 202/2006-07) issued by Village Panchayat in the name of Ammayamma in respect to land bearing Sy. No. 201 measuring 20 guntas	Photo copy
26.	25.6.2020	Gift Deed executed by Smt. Ammayamma in favour of Sarvothama. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 952/2020-21 and stored in C.D. No. 1043	Photo copy
27.	-----	Mutation Register issued by Village	Photo copy

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		Panchayat in the name of Sarvothama in respect to land bearing Sy. No. 201/2 measuring 18 guntas	
28.	12.4.2021	Joint Development Agreement executed between Sarvothama and M/s Surya Developers. This document is registered in the office of the Sub-Registrar, Gandhinagar, as No. 334/2021-22 and stored in C.D. No. 846	Photo copy
29.	12.4.2021	General Power of Attorney executed between Sarvothama in favour of M/s Surya Developers. This document is registered in the office of the Sub-Registrar, Gandhinagar, as No. 27/2021-22 and stored in C.D. No. 846	Photo copy
30.	20.3.2023	Official Memorandum (Conversion Order) issued by Dy. Commissioner, which shows that the land bearing Sy. No. 201/2 measuring 18.4 guntas is converted for non-agricultural residential purpose	Photo copy
31.	6.6.2023	General Power of Attorney executed by Manasa Sarvothama in favour of M. Sarvothama	Photo copy
32.	23.6.2023	Sale Deed executed by Sarvothama and alongwith his family members in favour of M/s Surya Developers. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 3254/2023-24 of Book I	Photo copy
		Common documents	
33.	-----	Akarbandh issued by Land Surveyor in respect to land bearing Sy.No. 200/7	Photo copy
34.	-----	Akarbandh issued by Land Surveyor in respect to land bearing Sy.No. 200/9	Photo copy
35.	-----	Akarbandh issued by Land Surveyor in respect to land bearing Sy.No. 200/10	Photo copy
36.	-----	Akarbandh issued by Land Surveyor in respect to land bearing Sy.No. 201/2	Photo copy
37.	-----	Hissa and Survey sketch showing the phodi	Photo copy

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		of the land bearing Sy. No. 200/7 from 200/2	
38.	-----	Hissa and Survey sketch showing the phodi of the land bearing Sy. No. 200/9 from 200/3	Photo copy
39.	-----	Hissa and Survey sketch showing the phodi of the land bearing Sy. No. 200/10 from 200/8	Photo copy
40.	-----	Hissa and Survey sketch showing the phodi of the land bearing Sy. No. 201/2 from 201	Photo copy
41.	-----	RTC for the period 1965-66 to 2011-12 issued by Village Accountant in respect to land beaing Sy. No. 200/2	Photo copy
42.	-----	RTC for the period 1965-66 to 2011-12 issued by Village Accountant in respect to land beaing Sy. No. 200/3	Photo copy
43.	-----	RTC for the period 1965-66 to 2011-12 issued by Village Accountant in respect to land beaing Sy. No. 201	Photo copy
44.	-----	RTC for the period 2012-13 to 2023-24 issued by Village Accountant in respect to land beaing Sy. No. 200/7	Photo copy
45.	-----	RTC for the period 2012-13 to 2023-24 issued by Village Accountant in respect to land beaing Sy. No. 200/9	Photo copy
46.	-----	RTC for the period 2012-13 to 2023-24 issued by Village Accountant in respect to land beaing Sy. No. 200/10	Photo copy
47.	-----	RTC for the period 2012-13 to 2023-24 issued by Village Accountant in respect to land beaing Sy. No. 201/2	Photo copy
48.	-----	Village Map of Addevishwanathapura Village	Photo copy
49.	16.2.2023	Endorsement issued by Tahsildar which shows that the land bearing Sy. No. 200/7 is not subject to any proceeding under Tenancy Act	Photo copy
50.	16.2.2023	Endorsement issued by Tahsildar which shows that the land bearing Sy. No. 200/9 is not subject to any proceeding under Tenancy Act	Photo copy

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51.	16.2.2023	Endorsement issued by Tahsildar which shows that the land bearing Sy. No. 200/10 is not subject to any proceeding under Tenancy Act	Photo copy
52.	16.2.2023	Endorsement issued by Tahsildar which shows that the land bearing Sy. No. 201/2 is not subject to any proceeding under Tenancy Act	Photo copy
53.	23.11.2022	Endorsement issued by Tahsildar which shows that the land bearing Sy. Nos. 200/7, 200/9, 200/10 & 201/2 is not subject to any proceeding under PTCL Act	Photo copy
54.	9.9.2022	Endorsement issued by KIADB which shows that the land bearing Sy. Nos. 200/7, 200/9, 200/10 & 201/2 are not notified by its for any of its projects	Photo copy
55.	4.9.2014	Partnership Deed of M/s Surya Developers	Photo copy
56.	6.9.2014	Acknowledgment of Registration of M/s Surya Developers issued by Registrar of Firms	Photo copy
57.	12.8.2020	Reconstituted Deed of Partnership Deed of M/s Surya Developers	Photo copy
58.	1.10.2020	Acknowledgment of Registration of M/s Surya Developers issued by Registrar of Firms for change in Constitution of the Firm	Photo copy
59.	8.8.2023	E Khatha (Form 9 and 11A) issued by Village Accountant in the name of M/s Surya Developers	Photo copy
60.	7.8.2023	Tax paid Receipt issued by Rajanakunte Village Panchayat showing the payment of property tax of Rs. 59558/- for the period 2023-24	Photo copy
61.	1.7.2023	Relinquishment Deed executed by M/s Surya Developers in favour of Doddabalapura Planning Authority. This document is registered in the office of the Sub-Registrar, Yelahanka, as No. 3471/2023-24 of Book I.	Photo copy

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62.	10.2.2023	Commencement Certificate issued by Doddabalapura Planning Authority	Photo copy
63.	4.7.2023	Single Plot order issued by Doddabalapura Planning Authority	Photo copy
64.	30.3.2024	Commencement Certificate issued by Doddabalapura Planning Authority	Photo copy
65.	30.3.2024	Sanction Plan bearing DPA/TP/CC/134/2023-24 issued by Doddabalapura Planning Authority	Photo copy
66.	-----	Encumbrance Certificate for the period 1.6.1989 to 26.2.2024 for Sy. Nos. 200/7, 200/9, 200/10 & 201/2	Photo copy

PART- II DESCRIPTION OF THE PROPERTIES

(i) All that piece and parcel of the Converted land bearing **Sy. No. 200/7**, (old Sy. No. 200/2) situated at Addeviswanathapura Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban Dist measuring 1.12 guntas and bounded on the

East by : Land bearing Sy. No. 200/10 belonging to Sarvothama
West by : Remaining portion of same Sy. No. 200/4 belonging to V. Gangaraju
North by : Remaining portion of same Sy. No. 200/4 belonging to V. Gangaraju
South by : Land bearing Sy. No. 201/2 belonging to Sarvothama

(ii) All that piece and parcel of the Converted land bearing **Sy. No. 200/9**, (old Sy. No. 200/3) situated at Addeviswanathapura Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban Dist measuring 2 ¼ guntas and bounded on the

East by : Road
West by : Land bearing Sy. No. 200/10
North by : Land belonging to Narappa Reddy
South by : Land belonging to Narappa Reddy

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(iii) All that piece and parcel of the Converted land bearing **Sy. No. 200/10**, (old Sy. No. 200/8) situated at Addevishwanathapura Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban Dist measuring 30³/₄ guntas and bounded on the

East by : Land belonging to Narapa Reddy and Land bearing Sy. No. 200/9
West by : Land bearing Sy. No. 200/7 belonging to Gangaraju
North by : Land bearing Sy. No. 177
South by : Land belonging to Narappa Reddy and Sy. No. 201

(iv) All that piece and parcel of the Converted land bearing **Sy. No. 201/2**, (old Sy. No. 201) situated at Addevishwanathapura Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban Dist measuring 18 guntas and bounded on the

East by : Land bearing Sy. No. 201/3
West by : Land bearing Sy. No. 201/9 belonging to Surya Developers
North by : Land bearing Sy. No. 200/7 belonging to Gangaraju
South by : Land bearing Sy. No. 202 and Private property

COMPOSITE PROPERTY OF ITEM NO. (I) TO (IV)

All that piece and parcel of the Converted land bearing **Sy. Nos. 200/7, 200/9, 200/10 & 201/2**, Present E Khatha No. 150200200600325054, situated at Addevishwanathapura Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban Dist measuring 1 acres 12.75 guntas and bounded on the

East by : Road and Sy. No. 200/3 and 200/8 and 201/3
West by : Remaining portion of Sy. No. 200/7 & 201/9
North by : Land bearing Sy. No. 200/3, 177 & remaining portion of Sy. No. 200/7
South by : Land bearing Sy. No. 200/3, 200/8 & 201/3

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PART-III-TITLE TRACED

Sy. No. 200/7 old Sy. No. 200/2

On perusal of the documents furnished to me for scrutiny in respect to Sy. No. 200/7, was originally the land bearing Sy. No. 200/2 measuring 1 acre 39 guntas and belonged to Venkatappa. The said Venkatappa alongwith his children viz., V. Nagaraj, V. Srinivas, V. Gangaraju and V. Bylappa entered into Panchayat Parikath, dated 6.3.1985. In the said Panchayat Parikath, the land bearing Sy. No. 200/2 measuring 27 guntas was allotted to V. Nagaraj, 27 guntas was allotted to V. Srinivas, 34 guntas was allotted to V. Gangaraju and 34 guntas was allotted to V. Bylappa. Accordingly, the Khatha in respect to land bearing Sy. No. 200/2 was mutated and transferred in the name of V. Nagaraj, V. Srinivas, V. Gangaraju and V. Bylappa in respect to their respective share, vide M.R. 25/1998-99.

Meanwhile, the land bearing Sy. No. 200/2 was subject to phodi and portion owned by Sri V. Gangaraju was assigned new No. 200/7, vide Hissa and Survey sketch. Lateron Sri V. Gangaraju got converted the land bearing Sy. No. 200/7 measuring 20 guntas out of 34 guntas for non-agricultural residential purpose, vide Conversion Order, dated 6.3.2023. Lateron Sri V. Gangaraju entered into Sale Agreement with Smt. Ammayamma agreeing to sell the an extent of 1 $\frac{3}{4}$ guntas out of converted land bearing Sy.No. 200/7 measuring 20 guntas and accordingly had entered into Sale Agreement, dated 16.10.2014.

Subsequently, Smt. Ammayamma alongwith her son Sri M. Sarvothama entered into Joint Development Agreement with M/s Surya Developers offering the land bearing Sy. No. 200/7 measuring 1.12 guntas for development purpose, vide Joint Development Agreement, dated 12.4.2021. Pursuant to JDA Smt. Ammayamma alongwith her son Sri M. Sarvothama executed General power of Attorney in favour of M/s Surya Developers authorizing them to do all necessary acts, things and deeds for constructing the residential apartment on the land bearing Sy. No. 200/7, vide General Power of Attorney, dated 12.4.2021. Meanwhile, Smt. Ammayamma expired intestate leaving behind her only legal heir her son M. Sarvothama to succeed to her estate.

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Lateron Sri V. Gangaraju alongwith his son Sri Suresh G. and M. Sarvothama as the confirming party sold the land bearing Sy. No. 200/7 measuring 1 $\frac{3}{4}$ guntas in favour of M/s Surya Developers, vide Sale Deed, dated 8.5.2023. **In this manner M/s Surya Developers became the owner of the land bearing Sy. No. 200/7 measuring 1 $\frac{3}{4}$ guntas.**

Sy. No. 200/9 old Sy. No. 200/3

On perusal of the documents furnished to me for scrutiny in respect to Sy. No. 200/9, was originally the land bearing Sy. No. 200/3 measuring 3 acres 5 guntas including 3 guntas of karaba land and belonged to Yarappa. After the death of Yarappa his sons viz., Sri Narayanareddy and Narappa Reddy entered into Panchayat Parikath, dated 28.1.1989. In the said Panchayat Parikath, the land bearing Sy.No. 200/3 measuring 3 acres 5 guntas was allotted to Narappa Reddy, vide Panchayat Parikath, dated 28.1.1989. Accordingly, the khatha in respect to land bearing Sy. No. 200/3 measuring 3 acres 5 guntas was mutated and transferred in the name of Sri Narappa Reddy, vide M.R. 16/1989-90.

Subsequently, Sri Narappa Reddy who was the owner of the land bearing Sy. No. 200/3 entered into Exchange Deed with Smt. Ammayamma. As per the said Exchange Deed, a portion of the land bearing Sy. No. 200/3 measuring 2.4 guntas was exchanged in favour of Smt. Ammayamma for the purpose of Road and in lieu Smt. Ammayamma exchanged the land bearing Sy.No. 200/8 measuring 3.4 guntas in favour of Narappa Reddy, vide Exchange Deed, dated 31.8.2016. After having exchange an extent of 2.4 guntas to Smt. Ammayamma, Sri Narappa Reddy was in possession and enjoyment to an extent of 3 acres 1.12 guntas in the land bearing Sy. No. 200/3.

Meanwhile, the land bearing Sy. No. 200/3 was subject to phodi and portion owned by Smt. Ammayamma was assigned new No. 200/9, vide Hissa and Survey Sketch. Accordingly, the Khatha in respect to land bearing Sy.No. 200/9 measuring 2.4 guntas was mutated and transferred in the name of Smt. Ammayamma, vide M.R. T2/2020-21.

Lateron Smt. Ammayamma gifted the land bearing Sy. No. 200/9 measuring 2.4 guntas in favour of her son Sri M. Sarvothama, vide Gift Deed,

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dated 21.1.2021. Accordingly, the Khatha in respect to the land bearing Sy. No. 200/9 measuring 2.4 guntas was mutated and transferred in the name of Sri Sarvothama, vide M.R. H28/2020-21. Thereafter Sri Sarvothama got converted the land bearing Sy. No. 200/9 measuring 2.4 guntas for non-agricultural residential purpose, vide Conversion Order, dated 6.3.2023.

Subsequently, Smt. Ammayamma alongwith her son Sri M. Sarvothama entered into Joint Development Agreement with M/s Surya Developers offering the land bearing Sy. No. 200/9 measuring 2.4 guntas for development purpose, vide Joint Development Agreement, dated 12.4.2021. Pursuant to JDA Smt. Ammayamma alongwith her son Sri M. Sarvothama executed General power of Attorney in favour of M/s Surya Developers authorizing them to do all necessary acts, things and deeds for constructing the residential apartment on the land bearing Sy. No. 200/9, vide General Power of Attorney, dated 12.4.2021. Meanwhile, Smt. Ammayamma expired intestate leaving behind her only legal heir her son M. Sarvothama to succeed to her estate.

Thereafter, Sri M. Sarvothama alongwith his wife Smt. Sulochana and his daughters viz., Manasa Sarvothama and Madhuri Sarvothama represented by her GPA holder M. Sarvothama sold the land bearing Sy. No. 200/9 measuring 2.4 guntas in favour of M/s Surya Developers, vide Sale Deed, dated 23.6.2023. **In this manner M/s Surya Developers became the owner of the land bearing Sy. No. 200/9 measuring 2.4 guntas.**

Sy.No. 200/10 (Old Sy.No. 200/8 still older Sy. No. 200/2)

On perusal of the documents furnished to me for scrutiny in respect to Sy. No. 200/10, was originally the land bearing Sy. No. 200/2 measuring 1 acre 39 guntas and belonged to Venkatappa. The said Venkatappa alongwith his children viz., V. Nagaraj, V. Srinivas, V. Gangaraju and V. Bylappa entered into Panchayat Parikath, dated 6.3.1985. In the said Panchayat Parikath, the land bearing Sy. No. 200/2 measuring 27 guntas was allotted to V. Nagaraj, 27 guntas was allotted to V. Srinivas, 34 guntas was allotted to V. Gangaraju and 34 guntas was allotted to V. Bylappa. Accordingly, the Khatha in respect to land bearing Sy. No. 200/2 was mutated and transferred in the name of V. Nagaraj, V. Srinivas, V. Gangaraju and V. Bylappa in respect to their respective share, vide M.R. 25/1998-99.

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Subsequently, Sri V. Bylappa sold the land bearing Sy.No. 200/2 measuring 34 guntas in favour of Smt. Ammayamma, vide Sale Deed, dated 20.7.2006. Accordingly, the Khatha in respect to the land bearing Sy. No. 200/2 measuring 34 guntas was mutated and transferred in the name of Smt. Ammayamma, vide M.R. 24/2010-11. Meanwhile, the land bearing Sy. No. 200/2 was subject to phodi and portion owned by Smt. Ammayamma was assigned new No. 200/8, vide Hissa and Survey sketch.

Lateron Smt. Ammayamma exchanged the land bearing Sy.No. 200/8 measuring 3.4 guntas in favour of Narappa Reddy, vide Exchange Deed, dated 31.8.2016 and retained an extent of 30.12 guntas for herself. After exchange of the land bearing Sy. No. 200/8, the portion retained by Smt. Ammayamma was assigned new No. 200/10 and the Khatha in respect to the land bearing Sy. No. 200/10 was mutated and transferred in the name of Smt. Ammayamma, vide M.R. T1/2020-21. Thereafter Smt. Ammayamma gifted the land bearing Sy.No. 200/10 measuring 30.12 guntas in favour of her son Sri M. Sarvothama, vide Gift Deed, dated 21.1.2021. Accordingly, the Khatha in respect to the land bearing Sy. No. 200/10 measuring 30.12 was mutated and transferred in the name of M. Sarvothama, vide M.R. H27/2020-21. Lateron Sri Sarvothama got converted the land bearing Sy. No. 200/10 measuring 30.12 guntas for non-agricultural residential purpose, vide Conversion Order, dated 6.3.2023.

Subsequently, Smt. Ammayamma alongwith her son Sri M. Sarvothama entered into Joint Development Agreement with M/s Surya Developers offering the land bearing Sy. No. 200/10 measuring 30¾ guntas for development purpose, vide Joint Development Agreement, dated 12.4.2021. Pursuant to JDA Smt. Ammayamma alongwith her son Sri M. Sarvothama executed General power of Attorney in favour of M/s Surya Developers authorizing them to do all necessary acts, things and deeds for constructing the residential apartment on the land bearing Sy. No. 200/10, vide General Power of Attorney, dated 12.4.2021. Meanwhile, Smt. Ammayamma expired intestate leaving behind her only legal heir her son M. Sarvothama to succeed to her estate.

Lateron, Sri M. Sarvothama alongwith his wife and Smt. Sulochana and his daughters viz., Manasa Sarvothama and Madhuri Sarvothama represented by her GPA holder M. Sarvothama sold the land bearing Sy. No. 200/10 measuring 30.12 guntas in favour of M/s Surya Developers, vide Sale Deed,

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dated 23.6.2023. In this manner M/s Surya Developers became the owner of the land bearing Sy. No. 200/10 measuring 30.12 guntas.

Sy. No. 201/2 (old Sy.No. 201)

On perusal of the documents furnished to me for scrutiny in respect to Sy. No. 201/2, was originally the land bearing Sy. No. 201 measuring 5 acres 26 guntas including 20 guntas of Karab land. Out of the said 5 acres 26 guntas, Sri Mallappa Reddy was in possession and enjoyment of 2 acres 6 guntas. RTC for the period 1988-89 to 1994-95 shows that Sri Mallappa Reddy is the Khathedar of the land bearing Sy. No. 201 measuring 2 acres 6 guntas. Lateron Sri Mallappa Reddy alongwith his family members sold the land bearing Sy.No. 201 measuring 20 guntas out of 2 acres 6 guntas in favour of Sri Lakkappa, vide Sale Deed, dated 26.9.1994.

Lateron Sri Lakkappa sold the land bearing Sy.No. 201 measuring 20 guntas in favour of Smt. Ammayamma, vide Sale Deed, dated 26.6.2006. Meanwhile, the land bearing Sy. No. 201 was subject to phodi and the portion owned by Smt. Ammayamma was assigned new Sy. No. 201/2 measuring 18 guntas, vide Hissa and Survey Sketch. Thereafter Smt. Ammayamma gifted the land bearing Sy.No. 201/2 measuring 18 guntas in favour of son Sri M. Sarvothama, vide Gift Deed, dated 25.6.2020. Accordingly, the Khatha in respect to the land bearing Sy. No. 201/2 measuring 18 guntas was mutated and transferred in the name of Sri M. Sarvothama.

Subsequently, Smt. Ammayamma alongwith her son Sri M. Sarvothama entered into Joint Development Agreement with M/s Surya Developers offering the land bearing Sy. No. 201/2 measuring 18 guntas for development purpose, vide Joint Development Agreement, dated 12.4.2021. Pursuant to JDA Smt. Ammayamma alongwith her son Sri M. Sarvothama executed General power of Attorney in favour of M/s Surya Developers authorizing them to do all necessary acts, things and deeds for constructing the residential apartment on the land bearing Sy. No. 201/2, vide General Power of Attorney, dated 12.4.2021. Lateron Sri M. Sarvothama got converted the land bearing Sy. No. 201/2 measuring 18 guntas for non-agricultural residential purpose, vide Conversion Order, dated 20.3.2023.

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Meanwhile Smt. Ammayamma expired intestate leaving behind her only son Sri M. Sarvothama to succeed to her estate. However Sri M. Sarvothama didn't intend to proceed with JDA and agreed to sell the land to M/s Surya Developers. Accordingly, Sri M. Sarvothama alongwith his wife and Smt. Sulochana and his daughters viz., Manasa Sarvothama and Madhuri Sarvothama represented by her GPA holder M. Sarvothama sold the land bearing Sy. No. 201/2 measuring 18 guntas in favour of M/s Surya Developers, vide Sale Deed, dated 23.6.2023. **In this manner M/s Surya Developers became the owner of the land bearing Sy. No. 201/2 measuring 18 guntas.**

Thus M/s Surya Developers became the owner of the land bearing Sy.No. 200/7 measuring 1.12 guntas, Sy. No. 200/9 measuring 2 ¼ guntas, Sy. No. 200/10 measuring 30 ¾ guntas and Sy. No. 201/2 measuring 18 guntas.

Common Tilte trace for all the Sy. Nos.

M/s Surya Developers is a Partnership Firm represented by its partners H.M. Vishwanatha, H.S. Satish, Basavarajeswari, Prashanth Kumar H. and R. Eshwarappa, vide Partnership Deed, dated 4.9.2014. The said Partnership Firm M/s Surya Developers is duly registered with Registrar of Firms, Bangalore, vide Acknowledgement of Registration of Firms, dated 6.9.2014. Later on one of the partner Sri R. Eshwarappa announced his retirement from the Partnership Firm and hence a the Partnership Firms of M/s Surya Developers was reconstituted with deletion of the R. Eshwarappa, vide Reconstituted Deed of Partnership, dated 12.8.2020. The change was noted with Registrar of Firms, Gandhinagar, vide Memorandum acknowledging receipt of documents, dated 1.10.2020

As per Akarband, the total extent of the land bearing Sy. No. 200/7 is 1.12 guntas, Sy. No. 200/9 is 2 ¼ guntas, Sy. No. 200/10 is 30 ¾ and Sy. No. 201/2 is 18 ¼ guntas.

The Atlas, Tippyany, Conversion Sketch and Village Map of Addevishwanathapura confirms the shape and location of Schedule properties and Hissa and Survey sketch confirms the phodi of the land bearing Sy. Nos.

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from 200/2 to 200/7, from 200/3 to 200/9, from 200/2 to 200/8 and from 200/8 to 200/10 and from 201 to 201/2.

Endorsements issued by Statutory Authority

The Endorsements issued by Tahsildar, dated 16.2.2023 has certified that there is are no tenancy applications filed under Form and Form 7A of the Karnataka Land Reforms Act with respect to land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2

The Endorsements issued by Asst Commissioner, dated 16.2.2023 has certified that there is are no proceeding initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act with respect to land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2

The Endorsements issued by Karanataka Industrial Area Development Board (KIADB), dated 9.9.2022 has certified that the land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2 are notified by its for any of projects.

RTC for the period 1965 to 1966 to 2022-23 issued by Village Accountant in respect to land bearing Sy.Nos.200/7, 200/9, 200/10 & 201/2 reflects that name of the respective owners in column No. 9 in accordance to their acquisition of the land in respect to their portions.

The Endorsements issued by Statutory Authority, dated 16.2.2023 & has certified that there is are no tenancy applications filed under Form and Form 7A of the Karnataka Land Reforms Act with respect to land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2

Subsequently, M/s Surya Developers made and application to Doddabalapura Planning Authority for amalgamation of the land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2 to single plot. Based on their application, the Doddabalapura Planning Authority through its Order, dated 4.7.2023 and Plan amalgamated the land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2 to one single plot. Meanwhile, the entire land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2 fell within the jurisdiction of Rajanakunte Village Panchayat and the Khatha in respect to the Schedule properties was transferred in the name of M/s Surya Developers, vide E Khatha, dated

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8.8.2023. Upto date property tax in respect to the Schedule property was paid by M/s Surya Developers.

In order to develop the land bearing Sy.Nos. 200/7, 200/9, 200/10 & 201/2, M/s Surya Developers has executed relinquishment Deed in favour of Rajanakunte Village Panchayat in order provide civic amenities to the said project, vide Relinquishment Deed, dated 1.7.2023.

Subsequently, M/s Surya Developers has obtained Commencement Certificate and Sanction Plan from Doddablapura Planning Authority for constructing a residential building comprising of Block A, B & C, vide Commencement Certificate and Sanction Plan, both dated 30.3.2024.

PART-IV- ENCUMBRANCE ON THE SCHEDULE PROPERTY

The Encumbrance Certificates on record, does not disclose any registered charges or encumbrances, whatsoever, during the aforesaid period except the transaction of Sale Agreement, dated 16.10.2014, Sale Deed, dated 8.5.2023, Exchange Deed, dated 31.8.2016, Gift Deed, dated 21.1.2021, 21.1.2021, 25.6.2020, Sale Deed, dated 23.6.2023, 20.7.2006, 23.6.2023, 26.9.1994, 26.6.2006, 23.6.2023 & Relinquishment Deed, dated 1.7.2023, JDA, dated 12.4.2021

PART-V-OPINION

1. Perused all the documents referred in PART-I above. After perusal of the same, I am of the OPINION that **M/s SURYA DEVELOPERS** is the absolute owner and in possession and enjoyment of the Schedule Property, having acquired a valid, marketable and perfect right, title and interest in the Schedule property

2. This Legal opinion is provided on the basis of the review and examination of photocopies of the various documents and does not purport to certify the authenticity of such documents. I assume that there are no facts or circumstances in existence and no events have occurred which have rendered the documents void and voidable or capable of rescission for any fraud or misrepresentation on the part of any person.

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3. Any defects, liens, encumbrance, adverse claims or other matter, if any created subsequent to the effective date of this title report; Any Testamentary dispositions made that are not disclosed or brought to my notice; Rights or claims of a person not shown by the public records; Any suits that are filed claiming rights, partitions or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny are the exception to the Title Search.


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