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To,

22.01.2024

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 83/2 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas, Sy. No. 83/3 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas & Sy. No. 83/4 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

ITEM NO. 1:

All the piece and parcel of the Converted land bearing Sy. No. 83/2 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479262, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the:-

East by: Land bearing Sy. No. 83/3;
West by: Land bearing Sy. No. 84,
North by: Land bearing Sy. No. 83/1;
South by: Land bearing Sy. No. 200;



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ITEM NO. 2:

All the piece and parcel of the Converted land bearing Sy. No. 83/3 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 488360, dated 21.04.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the:-

East by: Land bearing Sy. No. 83/4;
West by: Land bearing Sy. No. 83/2,
North by: Land bearing Sy. No. 82;
South by: Land bearing Sy. No. 200;

ITEM NO. 3:

All the piece and parcel of the Converted land bearing Sy. No. 83/4 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 491725, dated 28.04.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the:-

East by: Land bearing Sy. No. 80;
West by: Land bearing Sy. No. 83/3;
North by: Land bearing Sy. No. 82;
South by: Land bearing Sy. No. 200/4 & 80;



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DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl. NO.	Date	Name/ Type of document	Regd. /Ref No. of the document	Original/ certified copy/ Photostat
TITLE RELATED DOCUMENTS				
1.		Preliminary Record		Photostat
2.	31.01.1957	Partition deed entered into between Puttaiah and others with respect to Sy. No. 83, measuring to an extent of 4 Acres 07 Guntas.	Doc. No. 3044/1956-57	Certified
3.		Final Decree for partition in the Court of Addl. Munsiff, Doddaballapura in FDP No. 6/89 (O. S. No. 255/1977)		Photostat
4.		Mutation Register	MR. No. 19/1998-99.	Certified
5.	28.10.2005	Sale deed executed by Smt. Savithramma in favour of Sri. A. G. Srinivasa Murthy with respect to the land bearing Sy. No. 83 measuring 1 Acre 15 Guntas.	Doc. No: 3277/2005-06	Original
6.		Mutation Register	MR No: 46/2005-06	Photostat
7.	02.01.2006	Sale Deed executed by A. G. Rajendra Prasad and others in favour of Smt. Pushpadevi, with	Doc. No. 4285/05-06.	Original



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		respect to the land bearing Sy. No. 83 measuring 1 Acre 15 Guntas.		
8.		Mutation Register	MR No. 107/2005-06	Photostat
9.	17.05.2007	Sale Deed executed by Pushpadevi in favour of P. C. Mallappa with respect to the land bearing Sy. No. 83 measuring 1 Acre 15 Guntas.	Doc. No.1032/07-08.	Original
10.		Mutation Register	MR. No. 159/2006-07	Certified
11.		Mutation Register	MR. No. 8/2006-07.	Photostat
12.	29.11.2006	Partition deed effected amongst Venkatamma and others with respect to Sy. No. 83, measuring to an extent of 1 Acre 15 Guntas.	Doc. No. 8403/2006-07	Certified
13.	27.01.2007	Sale Deed executed by Venkatamma W/o. Late and others in favour of Sri. P. C. Mallappa with respect to Sy. No. 83, measuring to an extent of 1 Acre 15 Guntas.	Doc. No. 9318/06-07	Original
14.		Mutation Register	MR. No. 122/2006-07.	Certified
15.	25.01.2010	Mortgage deed executed by Sri. A. G. Srinivasmurthy in favour of Vyavasaya Seva Sahakari Bank Limited with respect to Sy. No. 83, measuring to an extent of 1 Acre 15 Guntas.	Doc. No. 6062/2009-10	Photostat
16.		Mutation Register	MR. No. 48/2009-10	Photostat



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17.		Family Tree of Annaiappa issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk		Photostat
18.		Mutation Register	MR. No. H58/2020-21	Photostat
19.		Mutation Register	MR. No. T49/2021-22	Certified
20.	10.10.2022	Agreement to sell entered in to between Smt. Parvathamma and others with Sri. Kiran. V, with respect to Sy. No. 83/4, measuring to an extent of 1 Acre 15 Guntas.		Photostat
21.	08.11.2022	Sale deed executed by Sri. P. C. Mallappa in favour of M/s. Bricks & Milestones Projects LLP, Represented by its designated Partner Mr. V. Kiran with respect to Sy. No: 83/2 (Old Sy. No. 83 measuring to an extent of 1 Acre 15 Guntas and Sy. No: 83/3 (Old Sy. No: 83) measuring to an extent of 1 Acre 15 Guntas.	Doc. No: 11332/2022-23	Original
22.		Mutation Register	MR. No. H 34/2022-23	Digital Signed Original
23.	01.02.2023	Sale deed executed by Smt. Parvathamma W/o. Late A. G. Srinivasamurthy and others in favour of M/s. Bricks & Milestones Projects LLP, Represented by its designated Partner Mr. V. Kiran, with respect to Sy. No: 83/4 (Old Sy.	Doc. No: 15760/2022-23	Original

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		No: 83) measuring to an extent of 1 Acre 15 Guntas.		
24.		Mutation Register	MR. No. T116/2022-23	Digital Signed Original
25.	21.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 83/2 measuring 1 Acre 15 Guntas.	No: 479262	Original
26.	21.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 83/3 measuring 1 Acre 15 Guntas.	No: 488360	Original
27.	28.04.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 83/4 measuring 1 Acre 15 Guntas.	No: 491725	Original
28.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
29.		Form C- Registration Certificate of the Partnership		Original

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REVENUE DOCUMENTS				
30.		Index of land		Photostat
31.		Record of Rights	RR Nos. 183, 604, 851	Photostat
32.		RTC for the period 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 2001-02 with respect to Sy. No. 83.		Certified
33.		RTC for the period 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2012-13; 2013-14; 2014-15; 2015-16; 2016-17; 2017-18; 2018-19; 2019-20; 2020-21; 2021-22, with respect to Sy. No. 83.		Original
34.		RTC for the period 2022-23 and 2023-24 with respect to land bearing Sy No. 83/2.		Original
35.		RTC for the period 2022-23 and 2023-24 with respect to land bearing Sy No. 83/3.		Original
36.		RTC for the period 2022-23 and 2023-24 with respect to land bearing Sy No. 83/4.		Original
ENDORSEMENTS				
37.	07.07.2018	Endorsement as to non-availability of MR No. 19/1940-41 and 18/1956-57 with respect to Sy. No. 83 issued	No. RRTMR/C.R/14/2018-19	Photostat

Handwritten signature



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		by the Tahsildar, Doddaballapura Taluk.		
38.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 83, measuring to an extent of 2 Acres 30 Guntas.	No. Bangalore/ SLAO- 2/1737/2019- 20	Photostat
39.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 83/2 measuring 1 Acre 15 Guntas, 83/3 measuring 1 Acre 15 Guntas and 83/4, measuring to an extent of 1 Acres 15 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL (D) CR (E) 492/2022	Original
40.	13.01.2020	Endorsement as to non-availability of MR No. 19/1940-41, MR. No. 18/1956-57 with respect to Sy. No. 83 issued by the Thasildhar, Doddaballapura Taluk.	No. RRTMR/CR/ 31/2019-20	Photostat
41.	17.05.2023	Nil Tenancy Certificate with respect to Sy. No. 83/2, measuring 1 Acre 15 Guntas & Sy. No. 83/3, measuring 1 Acre 15 Guntas issued by the Tahsildar, Doddaballapur Taluk.	No. RD0038349444 654	Photostat
SURVEY RECORDS				
42.		Tippani		Photostat
43.		Karda Copy		Photostat
44.		Atlas		Certified
45.		Hissa Tippani		Certified



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Vedavathi N BA, LL.B

46.		RR Edabaga & RR Balabaga		Certified
47.		Akarband		Certified
ENCUMBRANCE CERTIFICATES				
48.	18.01.2019	EC for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 83.	SA No: 14844/18-19	Certified
49.	22.02.2023	EC from 01.04.2004 to 22.02.2023, with respect to land bearing Sy. No. 83/2.	SA No. 25393/2022-2023	Original
50.		EC from 23.02.2023 to 02.11.2023 with respect to land bearing Sy. No. 83/2.	SA No. 160392/2023-24	Original
51.	22.02.2023	EC from 01.04.2004 to 22.02.2023, with respect to land bearing Sy. No. 83/3.	SA No. 25392/2022-23	Original
52.		EC from 23.02.2023 to 02.11.2023 with respect to land bearing Sy. No. 83/3.	SA No. 160385/2023-24	Original
53.	22.02.2023	EC from 01.04.2004 to 22.02.2023, with respect to land bearing Sy. No. 83/4.	SA No. 25391/2022-23	Original
54.		EC from 23.02.2023 to 02.11.2023 with respect to land bearing Sy. No. 83/4.	SA No. 160351/2023-24	Original



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FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 83/2, 83/3 & 83/4 (OLD SY. NO. 83), MEASURING TO AN EXTENT OF 4 ACRES 05 GUNTAS:-

- The land bearing Sy. No. 83, measuring to an extent of 4 Acres 07 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was originally belonged to one Sri. Venkatasamappa @ D. Annaiyappa as could be evidenced from Preliminary Record & Record of Rights (RR 183).
- After the death of said Venkatasamappa @ D. Annaiyappa, his son Sri. M. Puttaiah succeeded to the intestate estate of the deceased as could be evidenced from Record of Rights No.604.
- Whereas, the children of Venkatasamappa @ D. Annaiyappa viz., Sri. M.Puttaiah, Sri.Govindaswamy and Sri.A.Ramaiah and Annaiyappa's wife Smt. Lakshamma effected a partition between themselves with respect to the land bearing Sy. No. 83, measuring to an extent of 4 Acres 07 Guntas, along with various other lands, vide Partition deed dated 31.01.1957, registered as document No. 3044/1956-57, Volume 901, Pages 139 to 161, in the Office of the Sub Registrar, Doddaballapur, wherein the land bearing Sy.No.83, measuring to an extent of 4 Acres 07 Guntas was allotted to the share of Smt. Lakshamma and the same has been recorded in Record of Rights (RR) No. 851). However, Sri. M. Puttaiah, Sri. Govindaswamy and Sri. A. Ramaiah were allotted certain other properties out of the joint family assets.
- Whereas, it is reasonably presumed that, after the death of said Smt. Lakshamma, his sons viz., Sri. M.Puttaiah, Sri.Govindaswamy and Sri.A.Ramaiah has inherited the properties left by her including the land bearing Sy.No.83, measuring to an extent of 4 Acres 07 Guntas.

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- It is observed that, after the death of Puttaiah s/o Lakshamma, his wife Smt. Savithramma and daughter Smt. Vijayamma filed a Suit in O.S.No.255/77, against Smt. Yellamma w/o Late. Govindaswamy & other legal heirs of Late. Lakshamma before the Court of the Additional Munsiff, Doddaballapur, seeking for Partition and separate possession over the land bearing Sy.No.83, measuring to an extent of 4 Acres 07 Guntas, along with various other property. During the course of the proceedings, Smt. Yellamma w/o Late. Govindaswamy was died leaving behind her respective legal heirs and thereafter all the parties to the said suit have settled the matter amicably between them, hence have filed a Compromise Petition before the Court, as per the terms of which, the portion of the land measuring to an extent of 1 Acre 15 Guntas in Sy.No.83, has been allotted to the share of Smt. Savithramma and Smt. Vijayamma (wife and daughter of Late. Puttaiah), another portion of the land measuring to an extent of 1 Acre 15 Guntas in Sy.No.83, has been allotted to the share of Sri.A.G.Rajendra Prasad s/o Late. Govindaswamy and the remaining portion of the land measuring to an extent of 1 Acre 15 Guntas in Sy.No. 83 has been allotted to the share of Sri. A. Ramaiah s/o Lakshamma & accordingly the order has been issued by the Hon'ble Court by confirming the compromise petition and Final Decree No. F.D.P.6/89 has been drawn. Thereafter the khatha has been mutated in the name of Smt. Savithramma and Smt. Vijayamma, Sri. A. G. Rajendra Prasad and Sri. A. Ramaiah as per Mutation Register No. 19/1998-99 in the concerned revenue records.
- It is observed that, Smt. Savithramma along with her daughter Smt. Vijayamma sold the land measuring to an extent of 1 Acre 15 Guntas in Sy. No. 83, in favour of Sri. A. G. Srinivasamurthy s/o Late. Govindaswamy, vide Sale deed dated 28.10.2005, registered as document No. DBP-1-03277-2005-06 in the office of the sub Registrar, Doddaballapura, subsequently, the khatha has been mutated in the name of Sri. A. G. Srinivasamurthy, vide Mutation Register bearing No. 46/2005-06.



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- Sri.A.G.Rajendra Prasad along with his wife Smt. Nagarathamma and children viz., Sri.R.Srinivas and Sri. Harish conveyed the land measuring to an extent of 1 Acre 15 Guntas in Sy.No. 83, in favour of Smt. Pushpadevi, vide Sale deed dated 02.01.2006, registered as document No.DBP-1-04285-2005, stored in CD No. DBPD64, in the office of the sub Registrar, Doddaballapura, subsequently, the khatha has been mutated in the name of Smt. Pushpadevi, vide Mutation Register bearing No. 107/2005-06.
- Smt. Pushpadevi in turn sold the land measuring to an extent of 1 Acre 15 Guntas in Sy.No. 83 in favour of Sri.P.C.Mallappa, vide Sale deed dated 17.05.2007, registered as document No.DBP-1-01032-2007-08, stored in CD No.DBPD115, in the office of the sub Registrar, Doddaballapura and subsequently the khatha has been mutated in the name of Sri.P.C.Mallappa as per Mutation Register No. 159/2006-07, in the concerned revenue records.
- Further it could be seen that, after the death of Sri. A. Ramaiah s/o Late. Annaiappa & Lakshamma, the khatha with respect to his portion of the the land measuring to an extent of 1 Acre 15 Guntas in Sy. No. 83 has been mutated in the name of his wife Smt. Venkatamma as per Mutation Register No. 8/2006-07, in the concerned revenue records.
- Smt. Venkatamma along with her children viz., Smt.D.R.Vimala, Smt.R.Meenakshi, Sri.A.R.Srinivas, Smt.R.Hemavathi, Sri.D.R.Ravi, Sri.D.R.Puttaraju effected a partition between themselves, with respect to Sy. No.83, measuring to an extent of 1 Acre 15 Guntas, along with various other lands, vide Partition deed dated 29.11.2006, registered as document No.DBP-1-08403-2006-07, stored in CD No. DBPD103, in the office of the Sub Registrar, Doddaballapur, wherein the land bearing Sy.No.83, measuring to an extent of 1 Acres 15 Guntas was jointly allotted to the share of Sri.A.R.Srinivas, Sri. D. R. Ravi and Sri. D. R. Puttaraju.



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- Thereafter, Smt.Venkatamma along with her sons viz., Sri.A.R.Srinivas, Sri. D.R.Ravi and Sri.D.R.Puttaraju absolutely conveyed the land measuring to an extent of 1 Acre 15 Guntas in Sy.No.83, in favour of Sri.P.C.Mallappa, vide Sale deed dated 27.01.2007, registered as document No.DBP-1-09318-2006-07, stored in CD No.DBPD106, in the office of the sub Registrar, Doddaballapura, subsequently, the khatha has been mutated in the name of Sri.P.C.Mallappa, vide Mutation Register bearing No.122/2006-07, in the concerned revenue records.
- The family tree of Venkatasamappa @ Annaiappa is available for perusal.
- Whereas, Sri. A. G. Srinivasamurthy died intestate leaving behind his wife Smt. Parvathamma and children Smt. Vasantha Lakshmi. S & Sri. Harshavardhan. A. S to succeed to his intestate estate and accordingly the khata with respect to the land bearing Sy. No. 83, measuring to an extent of 1 Acre 15 Guntas has been transferred to the name of his wife Smt. Parvathamma as per MR. NO. H58/2020-21.
- ❖ It is observed from MR. NO. T49/2021-22 that the larger extent of the land measuring to an extent of 4 Acres 06 Guntas in Sy. No. 83 has been phoded under the proceedings conducted by the Survey department and subdivided as follows:
 - Sy. No. 83/1 - 0-01 Gunta - Smt. Lakshamma;
 - Sy. No. 83/2 - 1 Acre 15 Guntas - Sri. P. C. Mallappa;
 - Sy. No. 83/3 - 1 Acre 15 Guntas - Sri. P. C. Mallappa;
 - Sy. No. 83/4 - 1 Acre 15 Guntas - Smt. Parvathamma;
- It could be observed that, Sri. P. C. Mallappa sold the land bearing Sy. No. 83/2, measuring to an extent of 1 Acre 15 Guntas & Sy. No. 83/3, measuring to an extent of 1 Acre 15 Guntas in favour of M/s. Bricks and Milestones Projects LLP vide Sale deed dated 08.11.2022, registered as Document No. DBP-1-11332-2022-23, in the Office of the Sub Registrar, Doddaballapura.



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Accordingly, the khata was mutated to the name of M/s. Bricks and Milestones Projects LLP vide Mutation Register bearing No. H34/2022-23 in the concerned revenue records.

- It could be observed that, Smt. Parvathamma and her children Smt. Vasantha Lakshmi. S & Sri. Harshavardhan. A. S sold the land bearing Sy. No. 83/4, measuring to an extent of 1 Acre 15 Guntas in favour of M/s. Bricks and Milestones Projects LLP vide Sale deed dated 01.02.2023, registered as Document No. DBP-1-15760-2022-23, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of M/s. Bricks and Milestones Projects LLP vide Mutation Register bearing No. T116/2022-23, in the concerned revenue records.
- Whereas, the land bearing Sy. No. 83/2, measuring to an extent of 1 Acre 15 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479262, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore.
- Whereas, the land bearing Sy. No. 83/3, measuring to an extent of 1 Acre 15 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 488360, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore.
- Whereas, the land bearing Sy. No. 83/4, measuring to an extent of 1 Acre 15 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 491725, dated 28.04.2023, issued by the Deputy Commissioner, Bangalore.
- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land

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bearing Sy. Nos. 83/2 measuring 1 Acre 15 Guntas, 83/3 measuring 1 Acre 15 Guntas and Sy. No. 83/4, measuring 1 Acre 15 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- Index of land reflects the name of Sri. Annaiappa, Sri. Puttaiah and Smt. Lakshamma as the khatedar/owner of land bearing Sy. No. 83.
- Record of Rights bearing RR 183 reflects that Annaiappa as the khatedar/anubhavdar during ancestral period.
- Record of Rights bearing RR 604 reflects that after the death of Annaiappa, pawathikhata has been transferred to his son Puttaiah.
- Record of Rights bearing RR 851 reflects that Lakshamma had acquired the land in Sy. No. 83 under Partition deed dated 06.02.1957, vide Doc. No. 30447/1956-57.
- RTC for the period 1969-70 to 1973-74; reflects the name of Puttaiah, as the khatedar of the land bearing Sy. No. 83, measuring to an extent of 4 Acres 07 Guntas inclusive of kharab land.
- RTC for the period 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1994-95; 1995-96 to 1996-97; reflects the name of Lakshamma, as the khatedar of the land bearing Sy. No. 83, measuring to an extent of 4 Acres 07 Guntas inclusive of kharab land.
- RTC for the period 1997-98 to 2001-02, 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; reflects the name of Savithamma, Vijayamma, A.G.Rajendra Prasad, A.Ramaiah, as the khatedar of the land bearing Sy. No. 83, measuring to an extent of 4 Acres 07 Guntas inclusive of kharab land.



Legal Nexus

Advocates & Consultants

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Suguna V Karkera BA,LL.B
Krithi M.K BA, LL.B
Anitha Kumari BA, LL.B, LL.M

- RTC for the period 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15; 2015-16; 2016-17; 2017-18; 2018-19; 2019-20; 2020-21; 2021-22 reflects the name of Sri. P. C. Mallappa as the khatedar of the land bearing Sy. No. 83, measuring to an extent of 1 Acre 15 Guntas each.
- ❖ RTC for the period 2021-22, 2022-23 reflects the name of Sri. P. C. Mallappa as the khatedar of Sy.No.83/2.
- ❖ RTC for the period 2021-22, 2022-23 reflects the name of Sri. P. C. Mallappa as the khatedar of Sy.No.83/3.
- ❖ RTC for the period 2021-22, 2022-23 reflects the name of Smt. Parvathamma as the khatedar of Sy. No.83/4.
- ❖ RTC for the period 2023-24 reflects the name of M/s. Bricks & Milestones Projects LLP as the khatedar of Sy.No.83/2, 83/3 & 83/4.

ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapur Taluk has issued an Endorsement dated 07.07.2018 bearing No. RRTMR/CR/14/2018-19 stating that MR No. 19/1940-41 and 18/1956-57 with respect to Sy. No. 83 is not available in the department.
- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 83, measuring to an extent of 2 Acres 30 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.

Q



Legal Nexus

Advocates & Consultants

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- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 83/2, measuring 1 Acre 15 Guntas, 83/3 measuring 1 Acre 15 Guntas, Sy No. 83/4 measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Tahsildar, Doddaballapur Taluk has issued an Endorsement dated 13.01.2020 bearing No. RRTMR/CR/31/2019-20 stating that MR No. 19/1940-41 and 18/1956-57 with respect to Sy. No. 83 is not available in the department.
- a) The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 17.05.2023 bearing No. RD0038349444654 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 83/2, measuring 1 Acre 15 Guntas & Sy. No. 83/3, measuring 1 Acre 15 Guntas.

SURVEY RECORDS:

Hissa Tippyany nakalu, Secondary re-classification Tippyany, Moola Tippyany, Hissa survey, RR Pakka Nakalu, Atlas, Akarband, Village Map, which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 83, 83/1, 83/2, 83/3 & 83/4, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, which are produced for kind perusal.

ENCUMBRANCE CERTIFICATES:

- a. Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 83 reflects nil encumbrances;



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Advocates & Consultants

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- b. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 83/2 reflects;
- Sale Deed dated 08.11.2022, executed by Sri. P. C. Mallappa in favour of M/s. Bricks and Milestones Projects LLP doc. No. DBP-1-11332-2022-23.
- c. Nil Encumbrance Certificate for the period of 23.02.2023 to 02.11.2023 with respect to Sy. No. 83/2.
- d. Encumbrance Certificate from 01.04.2004 to 22.02.2023 with respect to land bearing Sy No. 83/3, reflecting the sale deed dated Sale Deed dated 08.11.2022, executed by Sri. P. C. Mallappa in favour of M/s. Bricks and Milestones Projects LLP doc. No. DBP-1-11332-2022-23.
- e. Nil Encumbrance Certificate from 23.02.2023 to 02.11.2023 with respect to land bearing Sy. No. 83/3.
- f. Encumbrance Certificate from 01.04.2004 to 22.02.2023 with respect to land bearing Sy. No. 83/4 reflecting following transactions;
- Sale Deed dated 21.10.2005 executed by Smt. Savithramma in favour of A G Srinivas Murthy Doc. No. DBP-1-03277/2005-06
 - Sale Deed dated 02.01.2006 executed by A. G. Rajendraprasad in favour of Pushpadevi Doc. No. DBP-1-04285-2005-06
 - Partition Deed dated 29.11.2006 entered into between Venkatappa w/o Late. Ramaiah and others, Doc. No. DBP-1-08403-2006-07.
 - Sale Deed dated 27.01.2007 executed by Venkatamma and others in favour of Sri. P C Mallappa Doc. No. DBP-1-09318-2006-07
 - Sale Deed dated 17.05.2007, executed by Smt. Pushpa Devi, in favour of Sri. P C Mallappa, doc No. DBP-1-01032-2007-08



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- Mortgage Deed dated 25.01.2010, doc No. DBP-1-06062-2009-10, executed by Sri. A. G. Srinivas Murthy, in favour of Vyavasaya Seva Sahakari Bank.
 - Sale Deed dated 01.02.2023, doc No. DBP-1-15760-2022-23.
- g. Nil Encumbrance Certificate from 23.02.2023 to 02.11.2023 with respect to land bearing Sy. No. 83/4.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/S B & M HOMES is the absolute owner of the converted land bearing Sy. No. 83/2 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas, Sy. No. 83/3 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas & Sy. No. 83/4 (Old Sy. No. 83), measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.





Legal Nexus

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Anitha Kumari BA, LL.B, LL.M

To,

22.01.2024

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All the piece and parcel of the Converted land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 496952, dated 26.05.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the:-

East by: Land bearing Sy. No. 83;

West by: Land bearing Sy. No. 86/1, 86/6, 87/1 & 87/6;

North by: Land bearing Sy. No. 82;

South by: Land bearing Sy. No. 200/1;



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Anitha Kumari BA, LL.B, LL.M

DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl. NO.	Date	Name/ Type of document	Regd. /Ref No. of the document	Original/ certified copy/ Photostat
TITLE RELATED DOCUMENTS				
1.		Record of Rights	RR 84 & 85	Photostat
2.	24.11.1986	Order issued by the Tahsildar, Doddaballapur Taluk Office for vesting of the land bearing Sy. No. 84, measuring 1 Acre 01 Guntas in the name of the Government.	No. HOA (Shya) 5: 80-81	Certified
3.	20.04.2000	Regrant Order issued by the Doddaballapur Taluk Office in favour of Sri. Naraharimurthy @ Gundurao with respect to the land bearing Sy. No. 84, measuring 1 Acre 01 Guntas.	No. HOA CR: 11:98-99	Certified
4.		Mutation Register	MR. No. 1/1999-2000	Certified
5.		Mutation Register	MR No: 2/2003-04	Digital Original
6.	22.12.2003	Sale Deed executed by Sri. D. Nagendra Rao s/o Late. Naraharimurthy @ Gundurao in favour of Sri. K. L. Chinmaya Ram with respect to the land bearing Sy. No. 84, measuring 1 Acre 01 Guntas.	Doc. No: 3789/2003-04	Certified





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7.		Mutation Register	MR No. 38/2003-04	Digital Original
8.	24.07.2009	Partition deed affected by and between Smt. Gowramma w/o Late. K. C. Lakshminarayanaiah and others with respect to the land bearing Sy. No. 84 measuring 1 Acre 01 Gunta.	Doc. No. 7/2020-21	Certified
9.		Mutation Register	MR. No. H66/2019-20	Digital Original
10.	20.08.1997	Release deed executed by K. L. Jayaram s/o Late. K. C. Lakshminarayanaiah his children in favour of Smt, Gowramma w/o Late. K. C. Lakshminarayanaiah & others.	Doc. No. 31/1997-98	Certified
11.	16.01.2023	Sale deed executed by Sri. Shivaram. K. L s/o Late. K. C. Lakshminarayanaiah & others in favour of M/s Bricks & Milestones Projects LLP, represented by its designated Partner Mr. V. Kiran with respect to Sy. No: 84, measuring to an extent of 1 Acre 01 Gunta.	Doc. No: 15403/2022-23	Original
12.		Mutation Register	MR. No. H60/2022-23	Digital Original
13.	26.05.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 84, measuring 1 Acre 01 Gunta.	No: 496952	Original
14.		Mutation Register	MR. No. T118/2022-23	Digital Original

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15.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
16.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
17.		RTC for the period 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 2001-02 with respect to Sy. No. 84.		Certified
18.		RTC for the period 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2012-13; 2013-14; 2014-15; 2015-16; 2016-17; 2017-18; 2018-19; 2019-20; 2020-21; 2021-22, 2022-23, 2023-24 with respect to Sy. No. 84.		Digital Copy
ENDORSEMENTS				
19.	01.12.2021	Tenancy Confirmation letter with respect to Sy. No. 84 issued by the Tahsildar, Doddaballapura Taluk.	No. L.R.F/7,7A/ C.R/230/21-22	Original
20.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 84, measuring to	PTCL(D)CR 492/2022	Original

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Legal Nexus

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		an extent of 1 Acre 02 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.		
SURVEY RECORDS				
21.		Tippari		Certified
22.		Karda Copy		Certified
23.		Akarband		Certified
ENCUMBRANCE CERTIFICATES				
24.	12.10.2021	EC for the period 01.04.1975 to 31.03.2004 with respect to Sy. No. 84.	SA. No: 10474/21-22	Original
25.		EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 84.	SA. No: 25390/2022-23	Original
26.	03.11.2023	EC from 23.02.2023 to 02.11.2023 with respect to Sy. No. 84.	SA. No: 160341/2023-24	Original

FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 84:-

- The land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was originally a Shyanubhogi Service Inamti land as could be evidenced form Record of Rights (RR 184 & 185) and Karda copy.
- After the decision of the Karnataka Government to abolish all village offices under the provisions of the Karnataka Village Offices Abolition Act 1961, the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta, of Shivapura Village was vested with the Government of Karnataka as per the Order bearing No. HOA (Shya) 5: 80-81, dated 24.11.1986 issued by the Tahsildar, Doddaballapur Taluk Office.

Q



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- Thereafter statutory rights were accrued to the office holders of the said village office to make an application to the competent authority seeking re-grant of the Shyanubhogi Service Inamthi land.
- Whereas, one Sri. Naraharimurthy @ Gundurao being the barwardar of the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta, attached to the Shyanubhogi office of the Shivapura Village filed an application before the Court of the Tahsildar, Doddaballapur Taluk for the re-grant of said land in his favour. After thorough enquiry & investigation in the village & after considering the material facts & evidence of the revenue documents such as Index of land, Record of Rights etc., the Tahsildar, Doddaballapur Taluk had re-granted the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta in favour of Sri. Naraharimurthy @ Gundurao in case No. HOA.CR: 11: 98-99, dated 20.04.2000 and accordingly the khata was transferred to his name as per MR. NO. 1/1999-2000.
- After the death of said Sri. Naraharimurthy @ Gundurao, the khata with respect to the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta was transferred to the name of his son Sri. D. Nagendra Rao as per MR. NO. 2/2003-04.
- Sri. D. Nagendra Rao along with his children viz., Sri. N. Manjunath, Sri. N. Hariprasad & Sri. N. Manohar absolutely conveyed the land measuring to an extent of 1 Acre 01 Gunta in Sy. No. 84 in favour of Sri. K. L. Chinmayram s/o Late. K. C. Lakshminarayanaiah vide Sale deed dated 22.12.2003, registered as Document No. DBP-1-03789-2003-04, stored in CD No. DBPD4, in the office of the Sub-Registrar, Doddaballapura, subsequently the khatha has been mutated in the name of Sri. K. L. Chinmayram, vide Mutation Register bearing No. 38/2003-04.
- Whereas, the legal heirs of Late. K. C. Lakshminarayanaiah viz., Smt. Gowramma, Sri. K. L. Shivaram, Smt. H. R. Geetha, Sri. K. L. Somanath, Smt. K. P. Anitha, Sri. K. L. Rajaram, Smt. D. Usha, Sri. K. L. Chinmayram, Smt. D. V. Meenakshi & Smt. Chandrakala effected a partition between



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themselves with respect to their joint family vide Partition deed dated 24.07.2009, registered as Document No. DBP-1-00007-2020-21, stored in C.D.No. DBPD783, in the office of the Sub Registrar, Doddaballapur, wherein the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta has been allotted to the joint share of Sri. K. L. Shivaram & Smt. H. R. Geetha. Based on the said partition, the khata has been transferred to their name as per MR. NO. H66/2019-20. (It is evident from the Release deed dated 20.08.1997, registered as Doc. No. 31/1997-98, in the Office of the Sub-Registrar, Doddaballapura that another son of Late. K. C. Lakshminarayanaiah i.e., Sri. K. L. Jayaram for himself and as a natural guardian for his minor sons K. J. Sagar & K. J. Bharath had released all his undivided right, title, interest over the joint family properties by taking Rs. 1,00,000/- from the family members as his share).

- It could be observed that, Sri. K. L. Shivaram along with Smt. H. R. Geetha (wife), Sri. K. s. Praveen (son) and Master. Akhil. K. Praveen (Grandson) – since minor being represented by his natural guardian father Sri. K. S. Praveen sold the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta in favour of M/s. Bricks and Milestones Projects LLP vide Sale deed dated 16.01.2023, registered as Document No. DBP-1-15403-2022-23, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of M/s. Bricks and Milestones Projects LLP vide Mutation Register bearing No. FI60/2022-23 in the concerned revenue records.
- Whereas, the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 496952, dated 26.05.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T118/2022-23.

Q. J. Sagar



Legal Nexus

Advocates & Consultants

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- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 84 measuring 1 Acres 01 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- RTC for the period 1969-70 to 1978-79 reflects that the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta is a Shyanuboghi Service Inamli land.
- As the khata was transferred to the name of Sri. Naraharimurthy @ Gundurao in the year 1999-2000, the RTC for the period 2001-02 to 2002-03 reflects his name as the khatedar of the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta.
- RTC for the period 2003-04 to 2019-20 reflects the name of K. L. Chinmayaram as the khatedar of the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta.
- RTC for the period 2020-21 to 2022-23 reflects the name of K. L. Chivaram and H. R. Geetha as the khatedars of the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta.
- RTC for the period 2023-24 reflects the name of M/S Bricks & Milestones Projects LLP as the khatedar of the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta.



Legal Nexus

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ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapur Taluk has issued an Endorsement dated 01.12.2021 bearing No. L.R.F/7, 7A/C.R/230/21-22 stating that a Tenancy application was filed in Case No. LRF/21/1974-75 for claiming tenancy rights over the land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta. (However it is evident from the Regrant Order No. H/OA CR: 11:98-99, dated 20.04.2000 that the said tenancy application was dismissed by the competent authority.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 84, measuring to an extent of 1 Acres 02 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District.

SURVEY RECORDS:

Moola Tippyany, Karda copy, Akarband, Village Map, which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 84, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

ENCUMBRANCE CERTIFICATES:

- a. Encumbrance Certificate for the period 01.04.1975 to 31.03.2004 with respect to Sy. No. 84 reflects;
 - Sale deed dated 22.12.2003 executed by D. Nagendra Rao and others in favor of K. L. Chinmaya Ram, vide Doc. No. 3789/2003-04.



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- b. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 84 reflects;
- Sale deed dated 16.01.2023 executed by K. L. Shivaram and others in favour of M/s Bricks & Milestones Projects LLP, vide Doc. No. DBP-1-15403-2022-23.
 - Partition deed dated 24.07.2009 affected by and between Gowramma and others, vide Doc. No. DBP-1-15403-2022-23.
- c. Encumbrance Certificate for the period 23.02.2023 to 02.11.2023 with respect to Sy. No. 84 reflects nil encumbrances;

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/S B & M HOMES is the absolute owner of the converted land bearing Sy. No. 84, measuring to an extent of 1 Acre 01 Gunta, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.



ADVOCATE



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Advocates & Consultants

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Suguna V Karkera BA.LL.B
Krithi M.K BA, LL.B
Anitha Kumari BA, LL.B, LL.M

To,

22.01.2024

M/S B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas & Sy. No. 86/6 (Old Sy. No. 86/1), measuring to an extent of 0-07 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

ITEM NO. 1:

All that piece and parcel of the Converted land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479260, dated 23.03.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:

East by: Land bearing Sy. No. 84;
West by: Land bearing Sy. No. 86/2;
North by: Land bearing Sy. No. 87/6;
South by: Land bearing Sy. No. 86/6;

ITEM NO. 2:

All that piece and parcel of the Converted land bearing Sy. No. 86/6 (Old Sy. No. 86/1), measuring to an extent of 0-07 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479258, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:



Legal Nexus

Advocates & Consultants

Kiran Kumar Hegde M.A, LL.B
Chennakeshava B.S BAL, LL.B
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Suguna V Karkera BA,LL.B
Krithi M.K BA, LL.B
Anitha Kumari BA, LL.B, LL.M

East by: Land bearing Sy. No. 84;
West by: Land bearing Sy. No. 86/2;
North by: Land bearing Sy. No. 86/1;
South by: Land bearing Sy. No. 200/1;

DESCRIPTION OF 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.	20.12.1926	Sale deed executed by Sri. D. Vasudevachar in favour of Sri. Munishamappa with respect to Sy. No: 86, measuring to an extent of 2 Acres 13 Guntas.	Doc. No: 925/1926-27	Certified
2.	24.02.1970	Partition deed affected between Smt. Seethamma, Sri. S. N. Narayanaswamy & Smt. Ashwathamma with respect to Sy. No: 86/1, measuring to an extent of 0-19 Guntas.	Doc. No: 3001/1969-70	Certified
3.	12.05.1975	Sale deed executed by Sri. S. N. Narayanaswamy in favour of Sri. Munishamappa @ Appaiah, with respect to Sy. No. 86/1, measuring to an extent of 0-19 Guntas.	Doc. No. 410/1975-76	Certified
4.		Mutation Register	MR. No. 15/ 1993-94	Certified
5.	10.05.1994	Sale deed executed by Sri. Munishamappa @ Appaiah in favour of Sri. Narayanaswamy with respect to Sy. No. 86/1,	Doc. No. 226/1994-95	Certified



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		measuring to an extent of 0-19 Guntas.		
6.		Mutation Register	MR. No. 11/ 1994-95	Certified
7.	18.11.2005	Sale deed executed by Sri. Narayanaswamy in favour of Sri. Muniraju with respect to Sy. No. 86/1, measuring to an extent of 0-19 Guntas.	Doc. No. 3587/2005-06	Photostat
8.		Mutation Register	MR. No. 66/2005-06	Certified
9.	22.12.2007	Sale deed executed by Sri. Muniraju in favour of Smt. S. Meenakshi with respect to Sy. No. 86/1, measuring to an extent of 0-07 Guntas.	Doc. No. 6697/2007-08	Original
10.		Mutation Register	MR. No. 56/2007-08	Digital Original
11.		Mutation Register	MR. No. T22/2017-18	Digital Copy
12.	04.06.2022	Sale deed executed by Sri. Muniraju and others in favour of Sri. Kiran. V with respect to Sy. No: 86/1, measuring to an extent of 0-12 Guntas & Sy. No: 86/6, measuring to an extent of 0-07 Guntas.	Doc. No: 3196/2022- 23.	Original
13.		Mutation Register	MR. NO. H58/2021-22	Photostat
14.	11.10.2021	Notarized Family Tree of Smt. Meenakshi. S		Photostat
15.	12.10.2021	Family Tree of Sri. Muniraju adjudicated by the Deputy Tahsildar, Doddaballapura Taluk.	No. RD00383493 62572	Photostat
16.	03.05.2022	Notarized Family Tree of Smt. Seethamma		Photostat



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17.	24.02.2023	General Power of Attorney executed by Sri. Muniraju. B and others in favour of Sri. Kiran. V with respect to Sy. No: 86/1, measuring to an extent of 0-12 Guntas & Sy. No: 86/6, measuring to an extent of 0-07 Guntas.	Doc. No: 849/2022-23	Original
18.	18.03.2023	Official Memorandum of Conversion, with respect to Sy. No: 86/6, measuring to an extent of 0-07 Guntas.	No: 479258	Original
19.		Mutation Register	MR. No. T102/2022-23	Original
20.	23.03.2023	Official Memorandum of Conversion, with respect to Sy. No: 86/1, measuring to an extent of 0-12 Guntas.	No: 479260	Original
21.		Mutation Register	MR. No. T111/2022-23	Digital Original
22.	09.01.2024	Confirmation deed executed by Sri. Muniraju. B and others represented by their attorney Sri. Kiran. V in favour of Sri. Kiran. V. with respect to Sy. No: 86/1, measuring to an extent of 0-12 Guntas & Sy. No: 86/6, measuring to an extent of 0-07 Guntas.	Doc. No: 12730/2023-24	Original
23.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal		Original



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		Reddy, in the name and style of M/s B & M Homes.		
24.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
25.		RTC for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1989-90 to 1991-92, 1997-98 to 2001-02 with respect to Sy. No. 86/1.		Certified
26.		RTC for the period 2001-02 to 2023-24 with respect to Sy. No. 86/1.		Digital Original
27.		RTC for the period of 2017-18 to 2023-24, with respect to Sy. No. 86/6.		Digital Original
ENDORSEMENTS				
28.	17.05.2023	Nil Tenancy Certificate with respect to Sy. No. 86/1, measuring 0-12 Guntas & Sy. No. 86/6, measuring 0-07 Guntas issued by the Tahsildar of Doddaballapur Taluk.	No. RD00383494 44654	Original
29.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 86/1, measuring to an extent of 12 Guntas and Sy No. 86/6 measuring 0-07 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E) 492/2022	Original



SURVEY RECORDS				
30.		Moola Tippyany & Karda copy		Certified
31.		Atlas		Certified
32.		Hissa Tippyany		Certified
33.		RR Edabaga and Balabaga		Certified
34.		Akarband		Certified
35.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
36.	13.12.2011	Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 with respect to Sy. No. 86/1.	SA NO: 14699/2021-22	Original
37.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 86/1.	SA NO: 25271-2022-23	Original
38.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 86/6.	SA NO: 25270-2022-23	Original
39.	03.11.2023	Nil Encumbrance Certificate for the period 23.02.2023 to 03.11.2023 with respect to Sy. No. 86/1.	SA NO: 160486/2023-24	Original
40.	03.11.2023	Nil Encumbrance Certificate for the period 23.02.2023 to 03.11.2023 with respect to Sy. No. 86/6.	SA NO: 160506/2023-24	Original



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Vedavathi N BA, LL.B

THE FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 86/1 AND 86/6:-

- The larger extent of the land bearing Sy. No. 86, measuring to an extent of 2 Acres 13 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was originally purchased by Sri. Munishamappa s/o Pillappa by virtue of the Sale deed dated 20.12.1926 executed by Sri. D. Vasudevachar, which was registered as Document No. 925/1926-27, in the office of the Sub-Registrar, Doddaballapura.
- Further it could be seen that, after the bifurcation of Sy. No. 86 under the phodi proceedings, it assigned new Sy. No. 86/1, 86/2, 86/3 & 86/4.
- We observed from the available record that, pursuant to the purchase of 2 Acres 13 Guntas, Sri. Munishamappa had sold only portion of the land measuring to an extent of 0-12 Guntas in Sy. No. 86/3 to third party and retained the balance extent with him and neither himself nor his legal heirs did any transactions over the remaining extent of the land in Sy. No. 86/1, 86/2, 86/3 & 86/4.
- Such being the case, the land bearing Sy. No. 86/1, measuring to an extent of 0-19 Guntas was partitioned between Smt. Seethamma, Sri. S. N. Narayanaswamy & Smt. Ashwathamma vide Partition deed dated 24.02.1970, registered as Document No. 3001/1969-70, in the office of the Sub-Registrar, Doddaballapura, wherein the portion of the land measuring to an extent of 0-12 Guntas was allotted to the joint share of Smt. Seethamma & Sri. S. N. Narayanaswamy & the remaining portion of the land bearing Sy. No. 86/1, measuring to an extent of 0-07 Guntas was allotted to the share of Smt. Ashwathamma.
- Whereas, S. N. Narayanaswamy absolutely conveyed the land measuring to an extent of 0-19 Guntas in Sy. No. 86/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in favour of Sri. Munishamappa @ Appaiah, vide Sale deed dated 12.05.1975, registered

Kas



Legal Nexus

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Vedavathi N BA, LL.B

as Document No. 410/1975-76, in the office of the Sub-Registrar, Doddaballapura and the khata was transferred to the name of Sri. Munishamappa @ Appaiah as per MR. NO. 15/1993-94. (We observed that Smt. Seethamma was not made parties to the said Sale deed and S. N. Narayanaswamy had sold excess land of 0-07 Guntas under this Sale deed which was allotted to Smt. Ashwathamma under the aforesaid Partition deed dated 24.02.1970)

- Sri. Munishamappa @ Appaiah in turn sold the land measuring to an extent of 0-19 Guntas in Sy. No. 86/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in favour of Sri. Narayanaswamy, vide Sale deed dated 10.05.1994, registered as Document No. 226/1994-95, in the office of the Sub-Registrar, Doddaballapura and the khata was transferred to the name of Sri. Narayanaswamy as per MR. NO. 11/1994-95.
- Sri. Narayanaswamy in turn sold the land measuring to an extent of 0-19 Guntas in Sy. No. 86/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in favour of Sri. Muniraju, vide Sale deed dated 18.11.2005, registered as Document No. DBP-1-03587-2005-06, in the office of the Sub-Registrar, Doddaballapura and the khata was transferred to the name of Sri. Muniraju as per MR. NO. 66/2005-06.
- Sri. Muniraju sold the portion of the land measuring to an extent of 0-07 Guntas in Sy. No. 86/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Smt. S. Meenakshi, vide Sale deed dated 22.12.2007, registered as Document No. DBP-1-06697-2007-08, in the office of the Sub-Registrar, Doddaballapura and the khata was transferred to the name of Smt. S. Meenakshi as per MR. NO. 56/2007-08. Pursuant to the said sale, Sri. Muniraju has retained the balance land measuring to an extent of 0-12 Guntas in Sy. No. 86/1. (Since the said portion of the land measuring to an extent of 0-07 Guntas in Sy. No. 86/1 was earlier allotted to the share of Smt. Ashwathamma under the Partition deed dated 24.02.1970 and she was not made party in the



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subsequent sale deeds as mentioned above, Smt. Ashwathamma has signed the sale deed as consenting witness).

- Whereas, after the phodi proceedings conducted by the Survey department, the land measuring to an extent of 0-07 standing in the name of Smt. S. Meenakshi has been assigned with new Sy. No. 86/6 and the land measuring to an extent of 0-12 standing in the name of Sri. Muniraju has been continued with Sy. No. 86/1 as could be evidenced from MR. NO. T22/2017-18.
- Whereas, Sri. Muniraju and Smt. S. Meenakshi along with other legal heirs of Late. Seethamma viz., Smt. Narayanamma, Smt. Sumithra, Sri. Suresh, Sri. Navaneethan. S. N, Smt. Anjinamma. N, Sri. Narendra, Kumari. Thrupthi and Master. Yuvaraj together conveyed the land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas & Sy. No. 86/6 (Old Sy. No. 86/1), measuring to an extent of 0-07 Guntas in favour of Sri. Kiran. V, vide Sale deed dated 04.06.2022, registered as Document No. DBP-1-03196-2022-23, stored in C.D.No. DBPD1326, in the Office of the Sub-Registrar, Doddaballapura *(we observed that, since Smt. Seethamma was not made party to the Sale deed dated 12.05.1975, registered as Document No. 410/1975-76 as aforesaid, her legal heirs are made parties to this Sale deed as Owners for better conveyance of title. Further Sri. P. C. Mallappa who is an agreement holder with respect to the said Property was made as confirming party to the said Sale deed and the children of Sri. Muniraju viz., Smt. Shylaja. S. M and Sri. Mohan Kumar. M had signed the Sale deed and Consenting witnesses as an abundant caution).*
- Based on the Sale deed, the khata with respect to the land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas & Sy. No. 86/6 (Old Sy. No. 86/1), measuring to an extent of 0-07 Guntas has been transferred to the name of Sri. Kiran. V as per MR. NO. H58/2021-22.



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- Whereas, the legal heirs of Late. Munishamappa viz., Sri. Muniraju. B, Smt. Sujathamma, Sri. Nagaraju. M, Smt. Lakshmi. M, Smt. Divya, Sri. Devaraju, Smt. Lakshmiddevamma, Smt. Mamatha. D, Smt. Sudha. D, Smt. Kavya. D and Sri. Abhishek. D have authorized Sri. Kiran. V as their lawful attorney to do and perform various acts with respect to the land bearing Sy. No. 86/1, measuring 0-12 Guntas & bearing Sy. No. 86/6, measuring 0-07 Guntas along with various other lands vide General Power of Attorney dated 24.02.2023, registered as Document No. DBP-4-00849-2022-23, in the office of the Sub-Registrar, Doddaballapura.
- It could be seen that, the land bearing Sy. No. 86/6, measuring to an extent of 0-07 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479258, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T102/2022-23.
- Similarly, the land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479260, dated 23.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T111/2022-23.
- For the better conveyance of title and ownership of Sri. Kiran. V over the land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas & Sy. No. 86/6, measuring to an extent of 0-07 Guntas, the legal heirs of Late. Munishamappa viz., Sri. Muniraju. B, Smt. Sujathamma, Sri. Nagaraju. M, Smt. Lakshmi. M, Smt. Divya, Sri. Devaraju, Smt. Lakshmiddevamma, Smt. Mamatha. D, Smt. Sudha. D, Smt. Kavya. D and Sri. Abhishek. D represented by their lawful attorney Sri. Kiran. V has executed a Confirmation deed dated 09.01.2024, registered as Document No. DBP-1-12730-2023-24, in the office of the Sub-Registrar, Doddaballapura.



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- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and Mr. Kiran Venugopal Reddy contributed the land bearing Sy. No. 86/1 measuring 0-12 Guntas and Sy. No. 86/6 measuring 0-07 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- RTC for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1989-90 to 1991-92 reflects the name of Venkatappa s/o Muniyappa as the khatedar of the land bearing Sy. No. 86/1, measuring to an extent of 0-19 Guntas (*However the said Venkatappa doesn't have any title deeds/documents in his name as to mode of acquisition, hence we reasonably presume that, his name was erroneously added in the said period of RTC*).
- RTC for the period 1997-98 to 2001-02, 2001-02 to 2005-06 reflects the name of Narayanaswamy as the khatedar of the land bearing Sy. No. 86/1, measuring to an extent of 0-19 Guntas.
- RTC for the period 2006-07 reflects the name of Muniraju as the khatedar of the land bearing Sy. No. 86/1, measuring to an extent of 0-19 Guntas.
- RTC for the period 2007-08 to 2016-17 reflects the name of Muniraju & S. Meenakshi as the khatedars of the land bearing Sy. No. 86/1, measuring to an extent of 0-19 Guntas.
- RTC for the period 2017-18 to 2021-22 reflects the name of Muniraju as the khatedar of the land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas.



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- RTC for the period 2022-23 & 2023-24 reflects the name of Sri. Kiran. V as the khatedar of the land bearing Sy. No. 86/1, measuring to an extent of 0-12 Guntas.
- RTC for the period 2017-18 to 2021-22 reflects the name of S. Meenakshi as the khatedar of the land bearing Sy. No. 86/6, measuring to an extent of 0-07 Guntas.
- RTC for the period 2022-23 & 2023-24 reflects the name of Sri. Kiran. V as the khatedar of the land bearing Sy. No. 86/6, measuring to an extent of 0-07 Guntas.

REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapura Taluk had issued a Nil Tenancy Certificate dated 17.05.2023 bearing No. RD0038349444654 stating that no tenancy application in Form 7 & 7A has been filed for seeking tenancy rights over the land bearing Sy. No. 86/1, measuring 0-12 Guntas & Sy. No. 86/6, measuring 0-07 Guntas.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 86/1, measuring to an extent of 12 Guntas and Sy No. 86/6 measuring 0-07 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SURVEY RECORDS:

Moola Tippani, Karda copy, Hissa Tippany, Atlas, RR Balabag, Akarband and Village Map confirm the shape, extent and location of the land bearing Sy. No. 86, 86/1 & 86/6 of Shivapura Village.



ENCUMBRANCE CERTIFICATES:

- a. Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 with respect to Sy. No. 86/1 reflects;
- Sale deed dated 10.02.1953 executed by Venkatappa in favour of Thimmaiah vide Document No. 2869 (*This deed is not relevant to our Subject Property as the land extent shown under this Sale deed is 2 Acres 02 Guntas in Sy. No. 86/1 even though Sy. No. 86/1 is originally consists of only 0-19 Guntas as verified in all revenue and survey records*).
 - Partition deed dated 25.02.1970 affected between Seethamma and others vide Document No. 3001.
 - Sale deed dated 12.05.1975 executed by Narayanaswamy in favour of Munishamaiah @ Appaiah vide Document No. 410.
 - Sale deed dated 10.05.1994 executed by Munishamaiah @ Appaiah in favour of Narayanaswamy vide Document No. 226.
- b. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 86/1 reflects;
- Sale deed dated 04.06.2022 executed by Narayanamma and others in favour of Kiran. V vide Document No. 3196/2022-23.
 - Sale deed dated 22.12.2007 executed by Muniraju in favour of S. Meenakshi vide Document No. 6697/2007-08.
 - Sale deed dated 18.11.2005 executed by Narayanaswamy in favour of Muniraju vide Document No. 3587/2005-06.



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- c. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 86/6 reflects;
- Sale deed dated 04.06.2022 executed by Narayanamma and others in favour of Kiran. V vide Document No. 3196/2022-23.
- c) Encumbrance Certificate for the period 23.02.2023 to 03.11.2023 with respect to Sy. No. 86/1 reflects nil encumbrances.
- d) Encumbrance Certificate for the period 23.02.2023 to 03.11.2023 with respect to Sy. No. 86/6 reflects nil encumbrances.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that **M/s B & M HOMES** is the absolute owner of the converted land bearing **Sy. No. 86/1**, measuring to an extent of **0-12 Guntas & Sy. No. 86/6 (Old Sy. No. 86/1)**, measuring to an extent of **0-07 Guntas**, situated at **Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District** 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 Photostat/certified/original of the relevant documents.



ADVOCATE



Legal Nexus
Advocates & Consultants

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Suguna V Karkera BA,LL.B
Krithi M.K BA, LLB
Anitha Kumari BA, LL.B, LL.M

To,

22.01.2024

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 498090, dated 26.05.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:

East by: Land bearing Sy. No. 86/1;
West by: Land bearing Sy. No. 86/3;
North by: Land bearing Sy. No. 87;
South by: Land bearing Sy. No. 200;



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Anitha Kumari BA, LL.B, LL.M

DESCRIPTION OF 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.	20.12.1926	Sale deed executed by Sri. D. Vasudevachar in favour of Sri. Munishamappa with respect to Sy. No. 86, measuring to an extent of 2 Acres 13 Guntas.	Doc. No: 925/1926-27	Certified Copy
2.		Mutation Register	MR. No. 25/2008-09	Digital Sign
3.		Mutation Register	MR. No. H2/2015-16	Digital Sign
4.	24.02.2023	General Power of Attorney executed by Sri. Muniraju. B and others in favour of Sri. Kiran. V with respect to Sy. No: 86/2, measuring to an extent of 0-21 Guntas.	Doc. No: 849/2022-23	Original
5.	09.03.2023	Sale deed executed by Smt. Sharadamma and others in favour of M/s. Bricks & Milestones Projects LLP with respect to Sy. No: 86/2, measuring to an extent of 0-21 Guntas.	Doc. No: 17863/2022-23	Original
6.		Mutation Register	MR. No. H69/2022-23	Digital Original
7.	26.05.2023	Official Memorandum of Conversion, with respect to Sy. No: 86/2, measuring to an extent of 0-21 Guntas.	No: 498090	Original



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8.		Mutation Register	MR. NO. T119/2022- 23	Original
9.	18.12.2023	Confirmation deed executed by Sri. Muniraju. B and others represented by their attorney Sri. Kiran. V in favour of M/s. Bricks & Milestones Projects LLP with respect to Sy. No: 86/2, measuring to an extent of 0-21 Guntas.	Doc. No: 11762/2023- 24	Original
10.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
11.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
12.		RTC for the period 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 1996-97, 1997-98 to 2001-02 with respect to Sy. No. 86/2.		Certified
13.		RTC for the period 2001-02 to 2023-24 with respect to Sy. No. 86/2.		Digital copy



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ENDORSEMENTS				
14.	01.06.2022	Endorsement as to non-availability of IHC. NO. 220/1979-80 with respect to Sy. No. 86/2, issued by the Tahsildar, Doddaballapura Taluk.	No. R.R.T/M.R/C.R/70/2022-23	Original
15.	19.07.2022	Endorsement as to non-availability of RR 1310 with respect to Sy. No. 86/2, issued by the Tahsildar, Doddaballapura Taluk.	No. R.K/C.R/123/2022-23	Original
16.	17.05.2023	Nil Tenancy Certificate with respect to Sy. No. 86/2, measuring 0-21 Guntas issued by the Tahsildar of Doddaballapur Taluk.	No. RD0038349444654	Original
17.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 86/2, measuring to an extent of 1 Acre 0-21 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR 492/2022	Original
SURVEY RECORDS				
18.		Moola Tippyany & Karda copy		Certified
19.		Atlas		Certified
20.		Hissa Tippyany		Certified
21.		RR Edabaga and Balabaga		Certified
22.		Akarband		Certified
23.		Village map		Photostat

Handwritten signature/initials



ENCUMBRANCE CERTIFICATES				
24.	08.12.2021	Encumbrance Certificate for the period 01.04.1950 to 31.03.1990 with respect to Sy. No. 86/2.	SA NO: 14698/2021-22	Original
25.	02.06.2022	Encumbrance Certificate for the period 01.04.1990 to 31.03.2004 with respect to Sy. No. 86/2.	SA NO: 1149/2022-23	Original
26.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 86/2.	SA NO: 25387-2022-23	Original
27.		Nil Encumbrance Certificate for the period 16.03.2023 to 07.11.2023 with respect to Sy. No. 86/2.	SA NO: 165984-2023-24	Original

THE FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 86/2;

- The larger extent of the land bearing Sy. No. 86, measuring to an extent of 2 Acres 13 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was originally purchased by Sri. Munishamappa s/o Pillappa by virtue of the Sale deed dated 20.12.1926 executed by Sri. D. Vasudevachar, which was registered as Document No. 925/1926-27, in the office of the Sub-Registrar, Doddaballapura.
- Further it could be seen that, after the bifurcation of Sy. No. 86 under the phodi proceedings, it assigned new Sy. No. 86/1, 86/2, 86/3 & 86/4.
- Whereas, we observed from MR. NO. 25/2008-09 & MR. NO. H2/2015-16, the khata with respect to the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas was transferred to the name of Smt. Sharadamma w/o Late. Munianjinamma.



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- We observed from the available record that, pursuant to the purchase of 2 Acres 13 Guntas, Sri. Munishamappa had sold only portion of the land measuring to an extent of 0-12 Guntas in Sy. No. 86/3 and retained the balance extent with him and neither himself nor his legal heirs did any transactions over the remaining extent of the land in Sy. No. 86/1, 86/2, 86/3 & 86/4.
- Whereas, the legal heirs of Late. Munishamappa viz., Sri. Muniraju. B, Smt. Sujathamma, Sri. Nagaraju. M, Smt. Lakshmi. M, Smt. Divya, Sri. Devaraju, Smt. Lakshmiddevamma, Smt. Mamatha. D, Smt. Sudha. D, Smt. Kavya. D and Sri. Abhishek. D have authorized Sri. Kiran. V as their lawful attorney to do and perform various acts with respect to the land bearing Sy. No. 86/2, measuring 0-20 Guntas along with various other lands vide General Power of Attorney dated 24.02.2023, registered as Document No. DBP-4-00849-2022-23, in the office of the Sub-Registrar, Doddaballapura.
- It is observed that, on the strength of the existing khata, Smt. Sharadamma along with her family members sold the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas in favour of M/s. Bricks & Milestones Projects LLP vide Sale deed dated 09.03.2023, registered as Document No. DBP-1-17863-2022-23, in the office of the Sub-Registrar, Doddaballapura and accordingly the khata has been transferred to the name of M/s. Bricks & Milestones Projects LLP as per MR. NO. H69/2022-23.
- It could be seen that, the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 498090, dated 26.05.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T119/2022-23.
- For the better conveyance of title and ownership of M/s. Bricks & Milestones Projects LLP over the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas, the legal heirs of Late. Munishamappa viz., Sri. Muniraju. B, Smt. Sujathamma, Sri. Nagaraju. M, Smt. Lakshmi. M, Smt. Divya, Sri. Devaraju, Smt. Lakshmiddevamma, Smt. Mamatha. D, Smt.



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Sudha. D, Smt. Kavya. D and Sri. Abhishek. D represented by their lawful attorney Sri. Kiran. V has executed a Confirmation deed dated 18.12.2023, registered as Document No. DBP-1-11762-2022-24, in the office of the Sub-Registrar, Doddaballapura.

- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 86/2 measuring 0-21 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- RTC for the period 1969-70 to 1973-74, 1974-75 to 1978-79 reflects the name of Chowdappa s/o Kemparna as the khatedar of the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas (*However the said Chowdappa doesn't have any title deeds/documents in his name as to mode of acquisition, hence we reasonably presume that, his name was erroneously added in the said period of RTC*).
- RTC for the period 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02, 2002-03 to 2007-08 reflects the names of Munianjinappa and Munisanjeevappa as the khatedars of the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas (*the RTC for the said period reflecting IHC No. 220/1979-80 as mode acquisition in the name of Munianjinappa and Munisanjeevappa, however we have received an Endorsement for non-availability of said IHC document by the Taluk Office*).



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- RTC for the period 2008-09 to 2022-23 reflects the name of Sharadamma as the khatedar of the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas (MR. No. 25/2008-09 is showing she has inherited the said property after the death of Munianjinappa and Munisanjeevappa)
- RTC for the period 2023-24 reflects the name of M/s. Bricks & Milestones Projects I.P as the khatedar of the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas.

REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapura Taluk had issued an Endorsement dated 01.06.2022 bearing No. R.R.R.T/M.R/C.R/70/2022-23 stating that IHC. No. 220/1979-80 with respect to Sy. No. 86/2 is not available in the department.
- ❖ The Tahsildar, Doddaballapura Taluk had issued an Endorsement dated 19.07.2022 bearing No. R.K/C.R/123/2022-23 stating that RR 1310 with respect to Sy. No. 86/2 is not available in the department.
- ❖ The Tahsildar, Doddaballapura Taluk had issued a Nil Tenancy Certificate dated 17.05.2023 bearing No. RD0038349444654 stating that no tenancy application in Form 7 & 7A has been filed for seeking tenancy rights over the land bearing Sy. No. 86/2, measuring 0-21 Guntas.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SURVEY RECORDS:

Moola Tippani, Karda copy, Hissa Tippyany, Atlas, RR Balabag, Akarband and Village Map confirm the shape, extent and location of the land bearing Sy. No. 86, 86/1 & 86/6 of Shivapura Village.



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ENCUMBRANCE CERTIFICATES:

- a. Encumbrance Certificate for the period 01.04.1950 to 31.03.1990 with respect to Sy. No. 86/2 reflects nil encumbrances.
- b. Encumbrance Certificate for the period 01.04.1990 to 31.03.2004 with respect to Sy. No. 86/2 reflects;
 - Partition deed dated 28.06.2000 affected between M. R. Venkatesh and others vide Document No. 1002 (*This deed is not relevant to our Subject Property as the parties thereon are not related to any of the concerned parties as mentioned in the flow of title and further in the said deed, common boundary is mentioned for Sy. No. 66/3, 71/2 & 86/2 as adjacent properties, however as observed in the Village map, these Sy. Nos are not abutting to each other, hence common boundary cannot be mentioned. Hence we reasonably opine that Sy. No. 86/2 is wrongly included in the said Partition deed.*)
- c. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 86/2 reflects nil encumbrances.
- d. Encumbrance Certificate for the period 16.03.2023 to 07.11.2023 with respect to Sy. No. 86/2 reflects nil encumbrances.

Q. No.



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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s **B & M HOMES** is the absolute owner of the converted land bearing Sy. No. 86/2, measuring to an extent of 0-21 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.



ADVOCATE



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To,

22.01.2024

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing **Sy. No. 102/1**, measuring to an extent of **1 Acre 18 Guntas**, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing **Sy. No. 102/1**, measuring to an extent of **1 Acre 18 Guntas** (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479242, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by: Land bearing Sy. No. 200/1

West by: Land bearing Sy. No. 120/2

North by: Halla

South by: Land bearing Sy. No. 102/2



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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.		Record of Rights	RR No. 652	Certified
2.	05.04.1948	Sale deed executed by D. Munishamaiah S/o. Munivenkatappa in favour of Nagappa S/o. Sontappa, with respect to Sy. No. 102, measuring 1 Acre 30 Guntas.	Doc.no. 2458/1947-48.	Certified
3.		Mutation Register	MR. No.26/1946-47	Photostat
4.	21.11.1970	Sale deed executed by Nagappa S/o. Sontappa in favour of L. A. Ramachandra S/o L. Adinarayana, with respect to Sy. No. 102, measuring 1 Acre 30 Guntas.	Doc. No. 2571/1970-71.	Original
5.	03.04.1973	Sale deed executed by L. A. Ramachandra S/o L. Adinarayana in favour of Nagappa S/o Sontappa,	Doc. No. 24/1973-74.	Original

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		with respect to Sy. No.102, measuring 1 Acre 30 Guntas.		
6.		Mutation Register	MR. No. 4-10/1975-76.	Certified
7.		Records of Rights	RR No. 1080	Photostat
8.		Mutation Register	MR. No. 26/1978-79	Certified
9.		Mutation Register	MR. No. 17/1986-87	Certified
10.		Mutation Register	MR. No. 16/1997-98.	Certified
11.	30.07.2005	Order issued by the Tahsildar Doddaballapura Taluk by adding the father name of N. Sontappa in the Column No. 9 of the RTC.	No. RRT CR 480/2005-06	Certified
12.		Mutation Register	MR. No. 12/2005-06	Photostat
13.	23.09.2005	Sale deed executed by N.Sontappa S/o Late-Nagappa& others in favour of P.C.Mallappa, with respect to Sy No.102/1 measuring 1 Acre 18 Guntas.	Doc. No. 2716/2005-06.	Original
14.		Mutation Register	MR. No. 42/2005-06.	Certified



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15.		Family Tree of Nagappa issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk		Photostat
16.	06.05.2022	Sale deed executed by Sri. P.C. Mallappa S/o. Chikkamunishamappa in favour of Sri. Kiran. V S/o R. Venugopal Reddy, with respect to Sy. No: 102/1, measuring to an extent of 1 Acre 18 Guntas.	Doc. No: 1657/2022-23	Original
17.		Mutation Register	M R No: H49/2021-22	Digital Signed Original
18.		Mutation Register	M R No: T67/2022-23	Photostat
19.	21.03.2023	Official Memorandum of Conversion issued by the Deputy commissioner, with respect to the Sy. No: 102/1 measuring to an extent of 1 Acre 18 Guntas.	No: 479242	Original
20.		Mutation Register	M R NO: T106/2022-23	Digital Signed Original



DETAILS OF MORTGAGE AND ITS DISCHARGE				
21.	23.12.1968	Mortgage deed executed by Nagappa S/o Sontappa in favour of Development Block, with respect to Sy No.102/1 measuring 1 Acre 18 Guntas.	Doc. No. 3847/1968-69.	Certified
22.	06.02.1977	Mortgage deed executed by Nagappa in favour of Canara Bank, with respect to Sy No.102/1 measuring 1 Acre 18 Guntas.	Doc. No. 777/1977-78	Certified
23.	15.02.1977	Mortgage deed executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, with respect to Sy. No. 102/1 measuring 1 Acre 18 Guntas.	Doc. No. 463/1976-77.	Certified
24.	01.10.1977	Mortgage deed executed by Nagappa, N.Sontappa & N. Narayanappa in favour of PLD Bank, with respect to Sy No.102/1 measuring 1 Acre 18 Guntas.	Doc. No. 621/1977-78.	Certified
25.	18.09.1978	Mortgage deed executed by Nagappa, N. Sontappa & N. Narayanappa in favour of PLD Bank, with respect to Sy No. 102/1 measuring 1 Acre 18 Guntas.	Doc. No. 376/1978-79.	Certified

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26.		Mutation Register	MR. No. 24/1997-98	Certified
27.	05.03.1981	Mortgage deed executed by Nagappa, N. Sontappa & N. Narayanappa in favour of PLD Bank, with respect to Sy No. 102/1 measuring 1 Acre 18 Guntas.	Doc. No. 500/1980-81.	Certified
28.	28.01.1982	Mortgage (Declaration) deed executed by Nagappa, N. Sontappa & N. Narayanappa in favour of Canara Bank, with respect to Sy. No. 102/1 measuring 1 Acre 18 Guntas.	Doc. No. 646/1981-82.	Certified
29.	21.03.1998	Mortgage deed executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, with respect to Sy No.102/1 measuring 1 Acre 18 Guntas.	Doc. No. 331/1997-98.	Photostat
30.	10.01.1998	No Due Certificate from the VSSSB Doddaballapura.	DRB/(R) RGS/580/1976-77	Original
31.		Mutation Register	MR. No. 4/2000-01	Certified



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32.		No Due Certificate from the Canara Bank, Doddaballapura.	No. CBDB:MSCR: 269:2005	Photostat
33.	22.03.2005	Discharge deed executed by Primary Co-Operative agriculture and Rural Development Bank, rep by its Manager S. P. Maribasappa, with respect to Sy. No. 102/1, measuring 1 Acre 18 Guntas.	Doc. No. 6378/2004-05.	Certified
34.		Mutation Register	MR. No. 56/2004-05	Online Copy
35.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
36.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
37.		RTC for the period 1974-75 to 1978-79, 1979-80 to 1983-84, 1989-90 to 1994-95, 1997-98 to 1999-2000, 2000-01 to 2021-22 with respect to Sy. No. 102/1.		Certified

K. Kiran



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38.		RTC from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy. No: 102/1		Original
39.		Tax paid receipt 2018-19		Original
ENDORSEMENTS				
40.	21.01.2019	Endorsement as to non-availability of M R No: 26/1947-48 with respect to Sy. No. 102/1, issued by the Tahsildar Doddaballapura Taluk.	RRTMR/CR 50/2018-19	Original
41.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
42.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL (D):C R (E): 492/2022	Original

Rajesh



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43.	03.01.2020	Endorsement as to non-availability of Akarband with respect to Sy. No. 102/1, issued by the Survey Department, Doddaballapura Taluk.	GS No. 1546/19-20.	Photostat
44.	30.10.2023	Nil Tenancy certificate issued by the Tahsildar Doddaballapura Taluk, with respect to Sy. No: 102/1 measuring to an extent 1 Acres 18 Guntas.	No. RI000383494548 38	Photostat
SURVEY RECORDS				
45.		Moola Tippany		Certified
46.		Re-Survey Tippany/Karda copy		Certified
47.		Atlas		Certified
48.		RR Edabaga & Balabaga		Certified
ENCUMBRANCE CERTIFICATES				
49.	19.01.2019	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Sy. No. 102/1.	SA No:14858/2018 -19	Original



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50.	22.02.2023,	Encumbrance Certificate from 01.04.2004 to 22.02.2023 with respect to Sy.No.102/1.	Application No: 25383/2022-23	Original
51.	2.07.2018	Encumbrance Certificate from 24.12.2009 to 30.06.2018 with respect to Sy.No.102/1.	SA No: 5706/2018-19	Original
52.	07.11.2023	Nil Encumbrance Certificate from 18.03.2023 to 07.11.2023 with respect to Sy.No.102/1.	Application No: DBP-EC-A-165985/2023-24.	Original

FLOW OF TITLE WITH RESPECT TO SY.NO.102/1:

- The land in Sy. No. 102, measuring to an extent of 1 Acre 30 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belongs to one Sri. D. Munishamaiah S/o Munivenkatappa having acquired in Auction as could be evidenced from Record of Rights (RR No. 652), who sold the said land in favour of Sri.Nagappa S/o Sontappa, vide Sale deed dated 05.04.1948, registered as Document No. 2458/1947-48, dated 05.04.1948, Book-1, Volume 669, registered at the office of the Sub Registrar, Doddaballapura.The kathawas mutated in the name of Sri. Nagappa S/o Sonnappa as per MR No.26/1946-47 in the revenue records.
- It could be seen that, Sri. Nagappa S/o Sontappa sold the land bearing Sy. No.102, measuring to an extent of 1 Acre 30 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri. L.A.Ramachandra S/o L.Adinarayana, vide Sale deed dated

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21.11.1970, registered as Document No. 2571/1970-71, in Book-1, Volume 1373, in the office of the Sub Registrar, Doddaballapura.

- The said Sri. L.A.Ramachandra S/o L.Adinarayana in turn sold the land bearing Sy. No.102, measuring to an extent of 1 Acre 30 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri.Nagappa S/o Sontappa, vide Sale deed dated 03.04.1973, registered as Document No. 24/1973-74, in Book-1, volume 1420, in the office of the Sub Registrar, Doddaballapura and thereafter the khatha has been mutated in the name of Sri.Nagappa as per Mutation Register Extract No.4-10/1975-76 in the concerned revenue records and it was reflected in the Records Rights No.1080 and after phodi the land bearing Sy. No. 102 changed as new Sy No.102/1.
- It could be observed that, Sri. Nagappa made an application in Form 20 before the Tahsildar, Doddaballapura Taluk for the transfer of khata with respect to the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 24 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk in the name of his sons viz., Sri. N.Sontappa and Sri. N. Narayanappa as he was not able to manage the said property due to age factor and accordingly the Tahsildar, Doddaballapura Taluk had issued an order for the transfer of the khata in the names of Sri. N. Sontappa and Sri. N. Narayanappa and the same was mutated in Mutation Register Extract No.17/1986-87.
- After the death of Sri. Nagappa, his sons viz., Sri. N. Sontappa and Sri. N. Narayanappa had effected an oral partition among themselves with respect to their joint family properties. As per the said partition, the land bearing Sy. No.102/1, measuring to an extent of 1 Acre 18 Guntas of Shivapura Village, Kasaba Hobli, Doddaballapura Taluk along with other lands were allotted to the share of Sri.N.Sontappa and subsequently the said partition was recorded in Mutation Register Extract No. 16/1997-98.

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- As per the Order dated 30.07.2005, bearing No. RRT CR 480/2005-06, issued by the Tahsildar, Doddaballapura Taluk, the father name of N. Sontappa has been added in the Column No. 9 of the RTC in Sy. No. 102/1. After the physical survey, the revenue department had identified the total extent of 1 Acre 24 Guntas in Sy. No. 102/1 which includes 06 Guntas of kharab land and 1 Acre 18 Guntas of cultivable land and the same has been updated in Mutation Register Extract No. 12/2005-06 which reflects the name of Sri. N. Sontappa s/o Nagappa as the khatedar.
- Sri. N.Sontappa S/o Late-Nagappa, Smt.Jayamma W/o Sri.N.Sontappa, Sri.H.S.Anand S/o Sri. N.Sontappa, Sri.H.S.Gopal S/o Sri. N.Sontappa, Sri.H.S.Gangadhar S/o Sri. N.Sontappa and Smt.Shanthamma D/o Sri. N.Sontappa have jointly sold the land bearing Sy No.102/1, measuring to an extent of 1 Acre 18 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri.P.C.Mallappa, vide., registered sale deed dated 23.09.2005, document bearing No.DBP-1-02716-2005-06, registered at the office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records in the name of Sri.P.C.Mallappa vide., MR No.42/2005-06.
- Family Tree of Nagappa issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk is available for perusal.
- Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. Kiran. V, vide Sale deed dated 06.05.2022, registered as Document No. DBP-1-01657-2022-23, stored in C.D.No: DBPD1302, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of Sri. Kiran. V as per MR. NO. H49/2021-22 & MR. NO. T67/2022-23.



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- It could be seen that, the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479242, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T106/2022-23.
- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B & M Homes", and Sri. Kiran. V S/o R. Venugopal Reddy, contributed the land bearing Sy. No. 102/1 measuring 0-4 Guntas out of 1 Acre 18 Guntas as capital contribution to the firm.

DETAILS OF THE MORTGAGE AND ITS DISCHARGE:

It is evident that, Sri. Nagappa along with his family members had availed a crop loan facility from different Society/Bank by mortgaging the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas in the following way:

- Mortgage deed dated 22.02.1968, executed in favour of the Mysore Government, registered as Document No. 3847.
- Mortgage deed dated 06.07.1978, executed by Nagappa in favour of the Canara Bank, registered as Document No. 777.
- Mortgage deed dated 15.02.1977, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, registered as Document No. 463.
- Mortgage deed dated 01.10.1977, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, registered as Document No. 621.





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- Mortgage deed dated 18.09.1978, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, registered as Document No. 376.
- Mortgage deed dated 05.03.1981, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, registered as Document No. 500.
- Mortgage (declaration) deed dated 28.01.1982, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of the Canara Bank, registered as Document No. 646.
- Mortgage deed dated 21.03.1998, executed by N.Sontappa, H. S. Gopala, H. S. Gangadhara & H. S. Ananda in favour of PLD Bank, registered as Document No. 331.
- Mutation Register No. 4/2000-01 shows that N. Sontappa had mortgaged the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas, in favour of PLD Bank, vide Mortgage deed dated 30.03.1999, registered as Document No. 107/1998-99. However, the said Mortgage deed is not traceable in the jurisdictional Sub-Registrar Office.
- The Canara Bank issued the No Due Certificate bearing No. CBDB: MSCR: 269:2005 stating that there are no outstanding dues in the said bank over the land bearing Sy. No. 102/1.
- Mortgage deed dated 21.03.1998, executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, Doc. No. 331/1997-98, Mortgage deed dated 21.03.1998, Doc. No. 332/1997-98 & Mortgage deed dated 30.03.1999, Doc. No. 107/1999-2000 has been discharged by the PLD Bank upon the repayment of the loan amount, vide separate Discharge deed dated 22.03.2005, registered as Document No. DBP-1-06378-2004-05, in Book-1, stored in CD No. DBPD47, at the office of the Sub Registrar, Doddaballapura and the same is recorded in MR. NO. 56/2004-05.

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Whereas, the other mortgages referred above are being executed more than 30 years back and as per Article 61 of The Limitation Act, 1963, "by a mortgagor, - to redeem or recover possession of immovable property mortgaged, for which the period of limitation is Thirty years, when the right to redeem or to recover possession accrues". Article 63, By a Mortgagee "for foreclosure, the period of limitation is Thirty years, when the money secured by the mortgage becomes due and also the said mortgage is not being barred by the Limitation Act, 1963.

REVENUE RECORDS:

- RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1989-90 to 1994-95, 1997-98 to 2001-02 with respect to Sy.No.102/1, reflects the names of Nagappa, N.Sontappa & N.Narayanappa, as the khatedars of the said land.
- RTC for the period of 2000-01 to 2004-05 with respect to Sy.No.102/1, reflects the names of N.Sontappa as the khatedar of the said land.
- RTC for the period of 2005-06 to 2021-22 with respect to Sy. No. 102/1, reflects the names of P. C. Mallappa as the khatedar of the said land.
- RTC for the period of 2022-23 to 2023-24 with respect to Sy. No. 102/1, reflects the names of Kiran. V as the khatedar of the said land.

REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapura Taluk had issued an endorsement dated 21.01.2019, bearing No. RRTMR/C.R/50/18-19 as to non-availability of MR. NO. 26/1947-48 with respect to Sy. No. 102/1.
- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that,

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the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.

- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Survey Department, Doddaballapura Taluk had issued an endorsement dated 03.01.2020, bearing No. GS/1546/2019-20 as to non-availability of Akarband with respect to Sy. No. 102/1 as destroyed in the concerned office.
- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 30.10.2023 bearing No. RD0038349454838 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 102/1, measuring 1 Acre 18 Guntas.

SURVEY RECORDS:

Survey records such as Moola Tippany, Re-Survey Tippany, Atlas, Hissa Survey, Village Map which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 102/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.



TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 102/1, reflecting following transactions:
 - Mortgage deed 23.12.1968 executed by Nagappa S/o Sontappa in favour of the Mysore Government, vide Doc. No. 3847.
 - Sale deed 21.11.1970, executed by Nagappa S/o Sontappa in favour of L.A.Ramachandra S/o L.Adinarayana, vide Doc. No. 2571.
 - Sale deed 03.04.1973, executed by L.A.Ramachandra S/o L.Adinarayana in favour of Nagappa S/o Sontappa, vide Doc. No. 24.
 - Mortgage deed 15.02.1977, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, vide Doc. No. 463.
 - Mortgage deed 01.10.1977, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, vide Doc. No. 671.
 - Mortgage deed 06.07.1978, executed by Nagappa, in favour of Canara Bank, vide Doc. No. 777.
 - Mortgage deed 18.09.1978, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, vide Doc. No. 376.
 - Mortgage deed 05.03.1981, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of PLD Bank, vide Doc. No. 500.
 - Mortgage (declaration) deed 28.01.1982, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of Canara Bank, vide Doc. No. 646.

Kiran



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- Mortgage deed 21.03.1998, executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, vide Doc. No. 331.
- Mortgage deed 21.03.1998, executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, vide Doc. No. 332.
- Mortgage deed 30.03.1999, executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, vide Doc. No. 107.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 102/1 reflecting following transactions:
 - Sale deed 06.05.2022, executed by P. C. Mallappa in favour of Kiran. V, vide Doc. No. DBP-1-01657-2022-23.
 - Sale deed 23.09.2005, executed by N.Sontappa S/o Late-Nagappa& others in favour of P.C.Mallappa, vide Doc. No. DBP-1-02716-2005-06.
 - Discharge deed dated 22.03.2005, executed by Primary Co-Operative Agriculture and Rural Development Bank, rep by its Manager S.P.Maribasappa in favour of N. Sontappa, vide Doc. No. DBP-1-06378-2004-05.

Kiran



- EC from 24.12.2009 to 30.06.2018 with respect to Sy. No. 102/1 reflecting following transactions:
 - Discharge deed dated 02.03.2018, executed by Primary Co-Operative Agriculture and Rural Development Bank, rep by its Manager S.P.Maribasappa in favour of Munivenkatashamappa and Venkatesh, vide Doc. No. DBP-1-12154-2017-18.
- EC from 18.03.2023 to 07.11.2023 with respect to Sy. No. 102/1 reflecting nil transaction.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/S B & M HOMES is the absolute owner of the converted land bearing Sy. No. 102/1, measuring to an extent of **1 Acre 18 Guntas**, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.





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To,

22.12.2023

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing **Sy. No. 102/2**, measuring to an extent of **0-25 Guntas**, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing **Sy. No. 102/2**, measuring to an extent of **0-25 Guntas** (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479241, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by: Land bearing Sy. No. 198

West by: Land bearing Sy. No. 120/6

North by: Land bearing Sy. No. 102/1

South by: Land bearing Sy. No. 102/3



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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.		Grant Order issued in the name of Nagappa S/o Sontappa, with respect to Sy No.102/2, measuring 25 Guntas, issued by the Land Tribunal, Doddaballapur Taluk.	No. LRF 126/75-76.	Photostat
2.	11.12.1980	Form 10 issued in the name of Nagappa S/o Sontappa, with respect to Sy No.102/2, measuring 25 Guntas issued by the Special Tahsildar for Land Reforms, Doddaballapur Taluk.	No. LRF126/75-76.	Original
3.		Mutation Register	MR. No.14/1986-87	Certified
4.		Mutation Register	MR. No. 16/97-98.	Photostat
5.		Mutation Register	MR. No. 51/2004-05	Certified

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6.	16.10.2004	Order issued by the Tahsildar, Doddaballapur Taluk	No. RRTCR1210/2004-05	Original
7.		Mutation Register	MR. No. 15/2004-05	Certified
8.	30.07.2005	Order issued by the Tahsildar Doddaballapura Taluk for the cancellation of entry of the Mortgage with PLD Bank in the Column No. 11 of the RTC in Sy. No. 102/2, as the loan amount was repaid.	No. RRT CR 480/2005-06	Certified
9.		Mutation Register	MR. No.12/2005-06	Photostat
10.	23.09.2005	Sale deed executed by N.Sontappa S/o Late. Nagappa & others in favour of P.C.Mallappa, with respect to Sy. No.102/2 measuring 25 Guntas.	Doc. No. 2716/2005-06.	Original
11.		Mutation Register	MR. No. 42/2005-06.	Certified
12.		Family Tree of Nagappa issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk.		Original
13.	06.05.2022	Sale deed executed by Sri. P. C. Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran. V S/o R.	Doc. No: 1657/2022-23	Original

R. V. S.



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		Venugopal Reddy, with respect to Sy. No: 102/2 measuring to an extent of 0-25 Guntas.		
14.		Mutation Register	MR. No. H49/2021-22.	Digital signed Original
15.		Mutation Register	MR. No. T69/2022-23.	Digital signed Original
16.	18.03.2023	Official memorandum of conversion, issued by the deputy Commissioner, with respect to Sy. No: 102/2, measuring to an extent of 0.25.08 Guntas..	No: 479241	Original
17.		Mutation Register	MR. No. T100/2022-23.	Digital Signed Original
DETAILS OF MORTGAGE AND ITS DISCHARGE				
18.	28.01.1982	Mortgage (declaration) deed executed by Nagappa, N.Sontappa & N.Narayanappa in favour of Canara Bank, with respect to Sy No.102/2 measuring 25 Guntas.	Doc.no. 646/1981-82.	Certified



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19.	21.03.1998'	Mortgage deed executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, with respect to Sy No.102/2, measuring 25 Guntas.	Doc. No. 331/1997-98.	Certified
20.		Mutation Register	MR. No. 4/2000-01.	Certified
21.	22.03.2005	Discharge deed executed by Primary Co-Operative agriculture and Rural Development Bank, rep by its Manager S.P.Maribasappa, with respect to Sy. No.102/2 measuring 0-25 Guntas.	Doc.no. 6378/2004-05.	Certified
22.		Mutation Register	MR. No. 61/2004-05	Digital signed Original
23.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B & M Homes.		Original
24.		Form C- Registration Certificate of the Partnership		Original

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REVENUE DOCUMENTS				
25.		RTC for the period 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1997-98 to 2001-02, with respect to Sy. No.102/2.		Certified
26.		RTC for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy. No.102/2.		Certified
ENDORSEMENTS				
27.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 102/2, measuring to an extent of 0-25 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
28.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 102/2, measuring to an extent of 0- 25 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL (D): CR (E): 492/2022	Original

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SURVEY RECORDS				
29.		Moola Tippyany		Certified
30.		Re-Survey Tippyany /Karda copy		Certified
31.		Hissa Tippyany		Certified
32.		Atlas		Certified
33.		RR Edabaga & Balabaga		Certified
34.		Akarband		Original
35.		Village map.		Photostat
ENCUMBRANCE CERTIFICATES				
36.	19.01.2019	EC from 01.04.1920 to 31.03.2004 with respect to Sy.No.102/2.	SA No: 14857/2018-19	Original
37.	11.03.2005	EC from 01.04.1990 to 31.03.2004 with respect to Sy.No.102/2.	SA No: 5225/2004-05	Photostat
38.	22.02.2023	Encumbrance Certificate from 01.04.2004 to 22.02.2023 with respect to Sy.No.102/2.	Application No: DBP-EC-A-0025382/2022-23	Original
39.	07.11.2023	Nil Encumbrance Certificate from 18.03.2023 to 07.11.2023 with respect to Sy.No.102/2.	Application No: DBP-EC-A-165984/2023-24	Original

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FLOW OF TITLE WITH RESPECT TO SY. NO. 102/2:

- ❖ The Land measuring to an extent of 0-25 Guntas in Sy. No. 102/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belonged to Sri. Nagappa S/o Sontappa, having acquired through the Order in LRF Case No. 126/75-76, issued by the Land Tribunal and thereafter Sri. Nagappa was registered as an occupant under Section 55 (1) of Karnataka Land Reforms Act 1961 by the Special Tahsildar for Land Reforms, Doddaballapura Taluk by issuing a Form 10 on 11.12.1980 and the khata was transferred to the name of Sri. Nagappa as per MR. NO. 14/1986-87.
- ❖ After the death of Sri. Nagappa, his sons viz., Sri. N. Sonnappa and Sri.N.Narayanappa had effected an oral partition among themselves with respect to their joint family properties. As per the said partition, the land bearing Sy. No. 102/2, measuring to an extent of 0-25 Guntas of Shivapura Village, Kasaba Hobli, Doddaballapura Taluk along with other lands were allotted to the share of Sri. N. Sontappa and subsequently the said partition was recorded in Mutation Register Extract No.16/1997-98.
- ❖ The larger extent of the land measuring to an extent of 3 Acres 25 Guntas in Sy. No. 102/2 has been phoded under the proceedings initiated by the Survey department and assigned new Sy. No. 102/2, measuring 0-25 Guntas, Sy. No. 102/3, measuring 1 Acre 20 Guntas and Sy. No. 102/4, measuring 1 Acre 20 Guntas and the khata was continued in the name of Sri. N. Sontappa in Sy. No. 102/2, measuring 0-25 Guntas as could be evidenced from MR. No. 51/2004-05 & MR. No. 15/2004-05.
- ❖ The Tahsildar, Doddaballapura Taluk issued an Order dated 30.07.2005, bearing No. RRT CR 480/2005-06, for the cancellation of entry of the Mortgage with PLD Bank in the Column No. 11 of the RTC in Sy. No. 102/2 as the loan amount was repaid and based on the said the khata has been updated as per MR.No. 12/2005-06.



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- ❖ Sri. N. Sontappa S/o Late-Nagappa, Smt. Jayamma W/o Sri. N. Sontappa, Sri. H. S. Anand S/o Sri. N.Sontappa, Sri. H. S. Gopal S/o Sri. N. Sontappa, Sri. H.S.Gangadhar S/o Sri. N. Sontappa and Smt. Shanthamma D/o Sri. N.Sontappa have jointly sold the land bearing Sy. No. 102/2, measuring to an extent of 0-25 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri. P.C.Mallappa, vide., registered sale deed dated 23.09.2005, document bearing No. DBP-1-02716-2005-06, registered at the office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records in the name of Sri. P. C. Mallappa vide., MR No.42/2005-06.
- ❖ Family Tree of Nagappa issued by the Village Accountant Shivapura Circle, Doddaballapura Taluk is available for perusal.
- ❖ Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 102/2, measuring to an extent of 0-25 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. Kiran. V, vide Sale deed dated 06.05.2022, registered as Document No. DBP-1-01657-2022-23, stored in C.D.No. DBPD1302, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of Sri. Kiran. V as per MR.No. 1149/2021-22 & MR. No. T69/2022-23.
- ❖ It could be seen that, the land bearing Sy. No. 102/2, measuring to an extent of 0-25 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479241, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. No. T100/2022-23.



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- ❖ Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B & M Homes", and Sri. Kiran. V S/o. R. Venugopal Reddy, contributed the land bearing Sy. No. 102/2 measuring 0-21 Guntas out of 0-25 Guntas as capital contribution to the firm.

DETAILS OF THE MORTGAGE AND ITS DISCHARGE:

It is evident that, Sri. Nagappa along with his family members had availed a crop loan facility from different Society/Bank by mortgaging the land bearing Sy. No. 102/2, measuring to an extent of 0-25 Guntas in the following way:

- Mortgage (declaration) deed dated 28.01.1982, executed by Nagappa, N. Sontappa & N. Narayanappa in favour of the Canara Bank, registered as Document No. 646.
- Mortgage deed dated 21.03.1998, executed by N. Sontappa, H. S. Gopala, H. S. Gangadhara & H. S. Ananda in favour of PLD Bank, registered as Document No. 331.
- Mutation Register No. 4/2000-01 shows that N. Sontappa had mortgaged the land bearing Sy. No. 102/1, measuring to an extent of 1 Acre 18 Guntas, in favour of PLD Bank, vide Mortgage deed dated 30.03.1999, registered as Document No. 107/1998-99. However, the said Mortgage deed is not traceable in the jurisdictional Sub-Registrar Office.
- Mortgage deed dated 21.03.1998, executed by N. Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, Doc. No. 331/1997-98, Mortgage deed dated 21.03.1998, Doc. No. 332/1997-98 & Mortgage deed dated 30.03.1999, Doc. No. 107/1999-2000 has been discharged

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by the PLD Bank upon the repayment of the loan amount, vide separate Discharge deed dated 22.03.2005, registered as Document No. DBP-1-06378-2004-05, in Book-1, stored in CID No. DBPD47, at the office of the Sub Registrar, Doddaballapura and the same is recorded in MR. No. 56/2004-05.

Whereas, the other mortgages referred above are being executed more than 30 years back and as per Article 61 of The Limitation Act, 1963, "by a mortgagor, - to redeem or recover possession of immovable property mortgaged, for which the period of limitation is Thirty years, when the right to redeem or to recover possession accrues". Article 63, By a Mortgagee "for foreclosure, the period of limitation is Thirty years, when the money secured by the mortgage becomes due and also the said mortgage is not being barred by the Limitation Act, 1963.

REVENUE RECORDS:

- ❖ RTC for the period 1974-75 to 1978-79 reflects the name of Chikkahanumaiah as the khatedar of the larger extent of the land measuring 3 Acres 25 Guntas in Sy.No.102/2.
- ❖ RTC for the period 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1997-98 to 2001-02, 2002-03 to 2004-05 reflects the name of N. Sontappa as the khatedar of the portion of the land measuring 0-25 Guntas in Sy. No. 102/2.
- ❖ RTC for the period 2005-06 to 2021-22 reflects the name of P. C. Mallappa as the khatedar of the land measuring 0-25 Guntas in Sy. No. 102/2.
- ❖ RTC for the period of 2022-23 to 2023-24 with respect to Sy. No. 102/2, reflects the names of Kiran. V as the khatedar, of the said land.

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REGARDING ENDORSEMENTS:

- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 102/2, measuring to an extent of 0-25 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 102/2, measuring to an extent of 0-25 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SURVEY RECORDS:

Survey records such as Moola Tippyany, Re-Survey Tippyany, Hissa Tippyany, Atlas, Hissasurvey, Village Map which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 102/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

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TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 102/2 reflecting following transactions:
 - Mortgage (declaration) deed 28.01.1982, executed by Nagappa, N.Sontappa & N.Narayanappa in favour of Canara Bank, vide Doc. No. 646.
- EC from 01.04.1990 to 31.03.2004 with respect to Sy. No. 102/2 reflecting following transactions:
 - Mortgage deed 21.03.1998, executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, vide Doc. No. 331/1997-98.
 - Mortgage deed 21.03.1998, executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, vide Doc. No. 332/1997-98.
 - Mortgage deed 30.03.1999, executed by N.Sontappa in favour of Primary Co-Operative Agriculture and Rural Development Bank Niyamitha, vide Doc. No. 107/1999-2000.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 102/2 reflecting following transactions:
 - Sale deed 06.05.2022, executed by P. C. Mallappa in favour of Kiran. V, vide Doc. No. DBP-1-01657-2022-23.
- EC from 18.03.2023 to 07.11.2023 with respect to Sy. No. 102/1 reflecting nil transaction.





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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s B & M HOMES, is the absolute owner of the converted land bearing Sy. No. 102/2, measuring to an extent of 0-21 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.



ADVOCATE



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To,

22.01.2024

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 102/3 (Old Sy. No. 102/2), measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 102/3 (Old Sy. No. 102/2), measuring to an extent of 1 Acre 20 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479240, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by : Land bearing Sy. No. 198
West by : Land bearing Sy. No. 114/2 & 120/6
North by : Land bearing Sy. No. 102/2
South by : Land bearing Sy. No. 102/4



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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.	26.01.1927	Sale Deed executed by Chikka Hanumanthaiyahin s/o Thoti Hanumantha favour of Chikka Hanumanthaiyah s/o Thimmaiah with respect tto Sy. No. 102, measuring to extent of 3 Acres 23 Guntas	Document No. 1066/1926-27	Certified
2.	03.04.1953	Sale deed executed by Thimmaiah s/o Chikkahanumathaiah in favour of Narayanappa s/o Venkatasubbaiah with respect to Sy. No. 2, measuring to an extent of 2 Acres 23 Guntas.	Doc. No. 298/1952-53	Photostat
3.		Record of Rights	RR 937	Photostat
4.		Mutation Register	MR. No. 31/1995-96	Photostat
5.		Mutation Register	MR. No. 32/1995-96	Photostat



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6.		Mutation Register	MR. No. 51/2004-05	Certified
7.	23.09.2005	Sale deed executed by Sri. Anjinappa and others in favour of Sri. P. C. Mallappa with respect to Sy No. 102/3, measuring to an extent of 1 Acre 20 Guntas.	Doc. No. 2717/2005-06.	Original
8.		Mutation Register	MR. No. 43/2005-06.	Certified
9.		Family tree of Chikkahanumanthappa, issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk.		Photostat
10.		Plaint, Written Statement, Order and Decree in O. S. No. 203/2010 before the Court of the Civil Judge (Jnr Dvn) at Doddaballapura.		Certified
11.		Petition Copy, Compromise Petition and Order in Final Decree for PARTITION (F.D.P No. 14/2013) before the Court of the Principal Civil Judge and JMFC at Doddaballapura.		Certified
12.		Mutation Register	M R NO: T13/2021-22	Photostat

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13.	06.05.2022	Sale deed executed by Sri. P.C. Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran. V S/o R. Venugopal Reddy, with respect to Sy. No: 102/3 (Old Sy. No: 102/2) measuring to an extent of 1 Acres 20 Guntas.	Doc. No:1657/2022-23	Original
14.		Mutation Register	MR. No. H49/2021-22.	Certified
15.		Mutation Register	MR. No. T68/2022-23.	Photostat
16.	18.03.2023	Official memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 102/3 measuring to an extent of 1 Acres 20 Guntas.	No: 479240	Original
17.		Mutation Register	MR. No. T99/2022-23.	Digital Signed Original
18.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original



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19.		Form C- Registration Certificate of the Partnership.		Original
REVENUE DOCUMENTS				
20.		RTC for the period 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1997-98 to 2001-02, 2002-03 to 2005-06 with respect to Sy. No.102/2.		Certified
21.		RTC for the period 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 for the Sy. No. 102/3		Digital Original
ENDORSEMENTS				
22.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
23.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas, issued	PTCL (D):C R (E): 492/2022	Original



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		by the Assistant Commissioner, Doddaballapura Sub-Division.		
24.	18.03.2023	Nil Tenancy certificate issued by the Tahsildar Doddaballapura Taluk, with respect to Sy. No: 102/3 measuring to an extent 1 Acres 20 Guntas.	RD00383494426 41	Digital Original
SURVEY RECORDS				
25.		Moola Tippyany		Certified
26.		Re-Survey Tippyany/Karda copy		Certified
27.		Atlas		Certified
28.		Hissa Tippyany		Certified
29.		RR Edabaga & Balabaga		Certified
30.		Akarband		Original
31.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
32.	19.01.2019	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Sy. No. 102/3	SA NO: 14856/2018-19	Original

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33.	22.02.2023	Encumbrance Certificate from 01.04.2004 to 22.02.2023 with respect to Sy. No. 102/3	Application No: IGR-EC-C-0025263/2022-23	Original
34.	07.11.2023	Encumbrance Certificate from 18.03.2023 to 07.11.2023 with respect to Sy. No. 102/3	Application No: DBP-EC-A-165985/2023-24	Original

FLOW OF TITLE WITH RESPECT TO SY.NO.102/3 (OLD SY. NO. 102/2):

- ❖ The land bearing Sy. No. 102, measuring to an extent of 3 Acres 23 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was originally purchased by Sri. Chikka Hanumanthaiah s/o Thimmaiah from Sri. Chikka Hanumanthappa s/o Thoti Hanumantha by virtue of the Sale deed dated 26.01.1927, registered as Document No. 1066/1926-27.
- ❖ Whereas, Sri. Thimmaiah s/o Chikkahanumathaiah sold the land in Sy. No. 102, measuring to an extent of 2 Acres 23 Guntas in favour of Sri. Narayanappa s/o Venkatasubbaiah vide Sale deed dated 03.04.1953, registered as Doc. No. 298/1952-53, in the Office of the Sub-Registrar, Doddaballapura. However, on the perusal of the said Sale deed we observed that, Survey number of the said land was wrongly mentioned as Sy. No. 2 instead of Sy. No. 102. Further on the verification of the documents pertaining to Sy. No. 2, we observed that the land bearing Sy. No. 2 consists of only 0-18 Guntas and it is categorized as "Thopu". Further the boundaries of the Sale deed dated 26.01.1927 & 03.04.1953 are similar in nature. Hence we reasonably opine that, due to typographical error, the said error occurred in the Sale deed dated 03.04.1953 and the actual land conveyed is Sy. No. 102 (New No. 102/2). Based on the same the khata has been recorded to the name of Sri. Narayanappa s/o Venkatasubbaiah with respect



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to Sy. No. 102/2, measuring to an extent of 2 Acres 23 Guntas as per Record of Rights (RR 937).

- ❖ It is evident from Mutation Register No. 31/1995-96 that, there was a dispute between Sri. Chinnappa, Sri. Thimmaiah, Sri. Anjinappa and Narayanappa s/o Venkatasubbaiah in R.A No. 179/1973, as per the order of which the land measuring to an extent of 2 Acres 23 Guntas in Sy. No. 102/2 has been allotted to the share of Sri. Chinnappa and Sri. Thimmaiah (We have been informed that, the copies related to R.A. No. 179/1973 is not traceable in the concerned department as it was passed 47 years back).
- ❖ It could be observed from MR. NO. 32/1995-96, Thimmaiah s/o Venkatasubbaiah died issueless and Chinnappa s/o Venkatasubbaiah died leaving behind his sons viz., Sri. Thimmaiah and Sri. Anjinappa, who had effected a partition amongst themselves, wherein the portion of the land measuring to an extent of 1 Acre 20 Guntas was allotted to the share of Sri. Thimmaiah and the remaining portion of land in Sy No.102/2, measuring to an extent of 1 Acre 20 Guntas was allotted to the share of Sri. Anjinappa.
- ❖ The larger extent of the land measuring to an extent of 3 Acres 25 Guntas in Sy. No. 102/2 has been phoded under the proceedings initiated by the Survey department and assigned new Sy. No. 102/2, measuring 0-25 Guntas, Sy. No. 102/3, measuring 1 Acre 20 Guntas and Sy. No. 102/4, measuring 1 Acre 20 Guntas and the khata was continued in the name of Sri. Anjinappa in Sy. No. 102/3, measuring 1 Acre 20 Guntas and in the name of Sri. Thimmaiah in Sy. No. 102/4, measuring 1 Acre 20 Guntas as could be evidenced from MR. NO. 51/2004-05.



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- ❖ Sri.Anjinappa along with his wife Smt. Venkatamma and children Sri. Naveen and Shilpa (minors represented by their natural guardian father Sri. Anjinappa) sold the land bearing Sy. No.102/3, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri.P.C.Mallappa, vide Sale deed dated 23.09.2005, document bearing No. DBP-1-02717-2005-06, registered at the office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records in the name of Sri.P.C.Mallappa as per MR. No. 43/2005-06.
- ❖ Family Tree of Chikkahanumanthappa issued by the Village Accountant Shivapura Circle, Doddaballapura Taluk is available for perusal.
- ❖ It is observed that Sri. Naveen. A and Kumari. Shilpa filed a suit in O.S.No. 203/2010 before the Court of the Civil Judge (Jnr Dvn) at Doddaballapura against Sri. Anjinappa and Sri. P. C. Mallappa seeking partition and separate possession over the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas and the said suit has been decreed and 1/3rd share has been allotted to Sri. Naveen. A and Kumari. Shilpa over the suit schedule land by the Order of the Hon'ble Court.
- ❖ Thereafter, Sri. Naveen. A and Kumari. Shilpa had filed a Final Decree for Partition in No. 14/2013 before the Court of the Principal Civil Judge and JMFC at Doddaballapura seeking for demarcation of their 1/3rd share over the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas as per the Order and Decree passed in O.S.No. 203/2010. During the pendency of said petition, at the intervention of the friends and well-wishers the parties to the suit had decided to settle the matter amicably amongst themselves and filed a Compromise Petition before the Court as per the terms of which Sri. Naveen. A and Kumari. Shilpa had confirmed the title of Sri. P.C.Mallappa over the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas and released all their undivided right, title, interest thereon to him by receiving a



consideration amount of Rs.11,00,000/-from Sri. P.C.Mallappa and accordingly the Compromise Petition has been allowed by the Hon'ble Court and the suit came to be dismissed as per the terms of the Compromise Petition.

Thereafter the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. No. T13/2021-22.

- ❖ Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. Kiran. V, vide Sale deed dated 06.05.2022, registered as Document No. DBP-1-01657-2022-23, stored in C.D.No. DBPD1302, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of Sri. Kiran. V as per MR. NO. II49/2021-22 & MR. NO. T68/2022-23.
- ❖ It could be seen that, the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479240, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T99/2022-23.
- ❖ Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B & M Homes", and Sri. Kiran. V S/o R. Venugopal Reddy, contributed the land bearing Sy. No. 102/3 measuring 1 Acre 09 Guntas out of 1 Acre 20 Guntas as capital contribution to the firm.



REVENUE RECORDS:

- ❖ RTC for the period 1974-75 to 1978-79 reflects the name of Chikkahanumaiah as the khatedar of the larger extent of the land measuring 3 Acres 25 Guntas in Sy. No. 102/2.
- ❖ RTC for the period 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1997-98 to 2001-02 reflects the name of Narayanappa, Thimmaiah, Anjinappa as the khatedar of the portion of the land measuring 3 Acres in Sy. No. 102/2.
- ❖ RTC for the period 2000-01 to 2004-05 reflects the name of Anjinappa as the khatedar of the land measuring 1 Acre 20 Guntas in Sy. No. 102/2.
- ❖ RTC for the period 2005-06 to 2021-22 reflects the name of P. C. Mallappa as the khatedar of the land measuring 1 Acre 20 Guntas in Sy. No. 102/3.
- ❖ RTC for the period of 2022-23 to 2023-24 with respect to Sy. No. 102/3, reflects the names of Kiran. V. as the khatedar of the said land.

REGARDING ENDORSEMENTS:

- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.I.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Iobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.



- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 18.03.2023 bearing No. RI0038349442641 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 102/3, measuring 1 Acre 20 Guntas.

SURVEY RECORDS:

Survey records such as Moola Tippyany, Re-Survey Tippyany, Hissa Tippyany, Atlas, Hissasurvey, Akarband & Village Map which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 102 & 102/3, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 102/2 new Sy. No. 102/3 showing nil transaction.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 102/2 new Sy. No. 102/3 reflecting following transactions:
 - Sale deed 23.09.2005, executed by Anjinappa & others in favour of P.C.Mallappa, vide Doc. No. DBP-1-02717/2005-06.
 - Sale deed 06.05.2022, executed by P. C. Mallappa in favour of Kiran. V, vide Doc. No. DBP-1-01657-2022-23.



- EC from 18.03.2023 to 07.11.2023 with respect to Sy. No. 102/3 showing nil transaction.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s B & M HOMES is the absolute owner of the converted land bearing Sy. No. 102/3 (Old Sy. No. 102/2), measuring to an extent of 1 Acre 09 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.



ADVOCATE



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Advocates & Consultants

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Krithi M.K BA, LL.B
Anitha Kumari BA, LL.B, LL.M

To,

22.01.2024

MR. KIRAN. V
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 102/4 (Old Sy. No. 102/2), measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 102/4 (Old Sy. No. 102/2), measuring to an extent of 1 Acre 20 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479239, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by : Land bearing Sy. No. 104
West by : Land bearing Sy. No. 114/1 & 114/2
North by : Land bearing Sy. No. 102/3
South by : Land bearing Sy. No. 103/1



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.	26.01.1927	Sale Deed executed by Chikka Hanumanthaiahin s/o Thoti Hanumantha favour of Chikka Hanumanthaiah s/o Thimmaiah with respect tto Sy. No. 102, measuring to extent of 3 Acres 23 Guntas	Document No. 1066/1926-27	Certified
2.	03.04.1953	Sale deed executed by Thimmaiah s/o Chikkahanumathaiah in favour of Narayanappa s/o Venkatasubbaiah with respect to Sy. No. 2, measuring to an extent of 2 Acres 23 Guntas.	Doc. No. 298/1952-53	Photostat
3.		Record of Rights	RR 937	Photostat
4.		Mutation Register	MR. No. 31/1995-96	Photostat
5.		Mutation Register	MR. No. 32/1995-96	Photostat

(Handwritten mark)



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6.		Mutation Register	MR. No. 51/2004-05	Digital
7.	23.09.2005	Sale deed executed by Sri. Thimmaiah and others in favour of Sri. P. C. Mallappa with respect to Sy No. 102/4, measuring to an extent of 1 Acre 20 Guntas.	Doc. No. 2718/2005-06.	Original
8.		Mutation Register	MR. No. 44/2005-06.	Original
9.		Family tree of Chikkahanumanthappa, issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk.		Photostat
10.	06.05.2022	Sale deed executed by Sri. P.C. Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran. V S/o R. Venugopal Reddy, with respect to Sy. No: 102/4 (Old Sy. No: 102/2) measuring to an extent of 1 Acres 20 Guntas.	Doc. No:1657/2022-23	Original
11.		Mutation Register	MR. No. H49/2021-22.	Digital Signed Original
12.		Mutation Register	MR. No. T70/2022-23	Photostat

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13.	18.03.2023	Official memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 102/4 measuring to an extent of 1 Acres 20 Guntas.	No: 479239	Original
14.		Mutation Register	MR. No. T98/2022-23.	Digital Signed Original
15.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
16.		Form C- Registration Certificate of the Partnership.		Original
REVENUE DOCUMENTS				
17.		RTC for the period 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1997-98 to 2001-02, 2002-03 to 2005-06 with respect to Sy. No.102/2.		Certified

R. K. K.



18.		RTC for the period 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 for the Sy. No. 102/4		Digital Original
ENDORSEMENTS				
19.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 102/4, measuring to an extent of 1 Acre 20 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
20.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 102/4, measuring to an extent of 1 Acre 20 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL (D):C R (E): 492/2022	Original
21.	13.01.2020	Endorsement as to non-availability of MR. No. 1/1965-66 with respect to Sy. No. 102/4, issued by the Tahsildar, Doddaballapura Taluk.	No. RRRT/MR/ C.R/31/2019- 20	Photostat
22.	18.03.2023	Nil Tenancy certificate issued by the Tahsildar Doddaballapura Taluk, with respect to Sy. No: 102/4	RD00383494426 41	Digital Signed Original

Q. Anitha



		measuring to an extent 1 Acres 20 Guntas.		
SURVEY RECORDS				
23.		Moola Tippyany		Certified
24.		Re-Survey Tippyany/Karda copy		Certified
25.		Atlas		Certified
26.		Hissa Tippyany		Certified
27.		RR Edabaga & Balabaga		Certified
28.		Akarband		Original
29.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
30.	19.01.2019	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Sy. No. 102/2, New No. 102/4	SA NO: 14855/2018-19	Original
31.	22.02.2023	Encumbrance Certificate from 01.04.2004 to 22.02.2023 with respect to Sy. No. 102/4	Application No: IGR-EC-C-0025262/2022-23	Original



32.	08.11.2023	Encumbrance Certificate from 23.02.2023 to 06.11.2023 with respect to Sy. No. 102/4	Application No: DBP-EC-A-165866/2023-24	Original
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FLOW OF TITLE WITH RESPECT TO SY.NO.102/4 (OLD SY. NO. 102/2):

- ❖ The land bearing Sy. No. 102, measuring to an extent of 3 Acres 23 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was originally purchased by Sri. Chikka Hanumanthaiah s/o Thimmaiah from Sri. Chikka Hanumanthappa s/o Thoti Hanumantha by virtue of the Sale deed dated 26.01.1927, registered as Document No. 1066/1926-27.
- ❖ Whereas, Sri. Thimmaiah s/o Chikkahanumathaiah sold the land in Sy. No. 102, measuring to an extent of 2 Acres 23 Guntas in favour of Sri. Narayanappa s/o Venkatasubbaiah vide Sale deed dated 03.04.1953, registered as Doc. No. 298/1952-53, in the Office of the Sub-Registrar, Doddaballapura. However, on the perusal of the said Sale deed we observed that, Survey number of the said land was wrongly mentioned as Sy. No. 2 instead of Sy. No. 102. Further on the verification of the documents pertaining to Sy. No. 2, we observed that the land bearing Sy. No. 2 consists of only 0-18 Guntas and it is categorized as "Thopu". Further the boundaries of the Sale deed dated 26.01.1927 & 03.04.1953 are similar in nature. Hence we reasonably opine that, due to typographical error, the said error occurred in the Sale deed dated 03.04.1953 and the actual land conveyed is Sy. No. 102 (New No. 102/2). Based on the same the khata has been recorded to the name of Sri. Narayanappa s/o Venkatasubbaiah with respect to Sy. No. 102/2, measuring to an extent of 2 Acres 23 Guntas as per Record of Rights (RR 937).



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- ❖ It is evident from Mutation Register No. 31/1995-96 that, there was a dispute between Sri. Chinnappa, Sri. Thimmaiah, Sri. Anjinappa and Narayanappa s/o Venkatasubbaiah in R.A No. 179/1973, as per the order of which the land measuring to an extent of 2 Acres 23 Guntas in Sy. No. 102/2 has been allotted to the share of Sri. Chinnappa and Sri. Thimmaiah (We have been informed that, the copies related to R.A. No. 179/1973 is not traceable in the concerned department as it was passed 47 years back).
- ❖ It could be observed from MR. NO. 32/1995-96, Thimmaiah s/o Venkatasubbaiah died issueless and Chinnappa s/o Venkatasubbaiah died leaving behind his sons viz., Sri. Thimmaiah and Sri. Anjinappa, who had effected a partition amongst themselves, wherein the portion of the land measuring to an extent of 1 Acre 20 Guntas was allotted to the share of Sri. Thimmaiah and the remaining portion of land in Sy No.102/2, measuring to an extent of 1 Acre 20 Guntas was allotted to the share of Sri. Anjinappa.
- ❖ The larger extent of the land measuring to an extent of 3 Acres 25 Guntas in Sy. No. 102/2 has been phoded under the proceedings initiated by the Survey department and assigned new Sy. No. 102/2, measuring 0-25 Guntas, Sy. No. 102/3, measuring 1 Acre 20 Guntas and Sy. No. 102/4, measuring 1 Acre 20 Guntas and the khata was continued in the name of Sri. Anjinappa in Sy. No. 102/3, measuring 1 Acre 20 Guntas and in the name of Sri. Thimmaiah in Sy. No. 102/4, measuring 1 Acre 20 Guntas as could be evidenced from MR. NO. 51/2004-05.
- ❖ Sri.Thimmaiah S/o Late-Chinnappa, Smt.Thimmakka W/o Sri,Thimmaiah, Smt.Lakshmamuna D/o Sri.Thimmaiah, Smt.Yashodha D/o Sri.Thimmaiah, Sri.Prashanth S/o Sri.Thimmaiah, Mast.Nataraj have jointly sold the land bearing Sy No.102/4, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri.P.C.Mallappa; vide Sale deed dated 23.09.2005,

Handwritten signature/initials



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document bearing No. DBP-1-02718-2005-06, registered at the office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records in the name of Sri.P.C.Mallappa as per MR. No. 44/2005-06.

- ❖ Family Tree of Chikkahanumanthappa issued by the Village Accountant Shivapura Circle, Doddaballapura Taluk is available for perusal.
- ❖ Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 102/4, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. Kiran. V, vide Sale deed dated 06.05.2022, registered as Document No. DBP-1-01657-2022-23, stored in C.D.No. DBPD1302, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of Sri. Kiran. V as per MR. NO. H49/2021-22 & MR. NO. T70/2022-23.
- ❖ It could be seen that, the land bearing Sy. No. 102/4, measuring to an extent of 1 Acre 20 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479239, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T98/2022-23.
- ❖ Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B & M Homes", and Mr. Kiran Venugopal Reddy contributed the land bearing Sy. No. 102/4 measuring 1 Acre 11 Guntas out of 1 Acre 20 Guntas as capital contribution to the firm.


Kiran Venugopal Reddy



REVENUE RECORDS:

- ❖ RTC for the period 1974-75 to 1978-79 reflects the name of Chikkahanumaiah as the khatedar of the larger extent of the land measuring 3 Acres 25 Guntas in Sy. No. 102/2.
- ❖ RTC for the period 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1997-98 to 2001-02 reflects the name of Narayanappa, Thimmaiah, Anjinappa as the khatedar of the portion of the land measuring 3 Acres in Sy. No. 102/2.
- ❖ RTC for the period 2000-01 to 2004-05 reflects the name of Thimmaiah as the khatedar of the land measuring 1 Acre 20 Guntas in Sy. No. 102/2.
- ❖ RTC for the period 2005-06 to 2021-22 reflects the name of P. C. Mallappa as the khatedar of the land measuring 1 Acre 20 Guntas in Sy. No. 102/4.
- ❖ RTC for the period of 2022-23 to 2023-24 with respect to Sy. No. 102/4, reflects the names of Kiran. V as the khatedar of the said land.

REGARDING ENDORSEMENTS:

- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 102/3, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Iobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.



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Anitha Kumari BA, LL.B, U.M

- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 102/4, measuring to an extent of 1 Acre 20 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Tahsildar, Doddaballapura Taluk issued an endorsement dated 21.01.2019, bearing No. R.R.R.T.M.R/C. R/31/19-20 stating that MR. NO. 1/1965-66 with respect to Sy. No. 102/4 is not available in the concerned department.
- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 18.03.2023 bearing No. RD0038349442641 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 102/4, measuring 1 Acre 20 Guntas.

SURVEY RECORDS:

Survey records such as Moola Tippyany, Re-Survey Tippyany, Hissa Tippyany, Atlas, Hissasurvey, Akarband & Village Map which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 102 & 102/4, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 102/2 new Sy. No. 102/4 showing nil transaction.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 102/2 new Sy. No. 102/4 reflecting following transactions:
 - Sale deed 23.09.2005, executed by Thimmaiah & others in favour of P.C.Mallappa, vide Doc. No. DBP-1-02718/2005-06.
 - Sale deed 06.05.2022, executed by P. C. Mallappa in favour of Kiran, V, vide Doc. No. DBP-1-01657-2022-23.



- EC from 23.02.2023 to 06.11.2023 with respect to Sy. No. 102/4 showing nil transaction.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s B & M HOMES is the absolute owner of the converted land bearing Sy. No. 102/4 (Old Sy. No. 102/2), measuring to an extent of 1 Acre 11 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.



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Anitha Kumari BA, LL.B, LL.M
Vedavathi N BA, LL.B

To,

22.01.2024

M/S. BRICKS & MILESTONES PROJECTS LLLP
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479236, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:

East by : Sy. No. 104;
West by : Sy. No. 114/6, 113/1 & 113/2;
North by : Sy. No. 102/4;
South by : Sy. No. 103/2.



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Vedavathi N BA, LL.B

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
1.	03.11.1988	Panchayath partition deed affected in to between Smt. Akkaiahmma D/o Late Munishamappa and others, with respect to Sy. No: 103/1 measuring 2 Acre 06 Guntas		Photostat
2.		MR. NO. 28/1988-89		Certified
3.	10.09.1994	Sale Deed executed by Akkayamma in favour of P. C. Mallappa with respect to the land measuring to an extent of 0-22 Guntas in Sy. No. 103/1.	Doc. No. 1139/1994-95	Original
4.		Mutation Register	MR. NO. 25/1994-95	Certified
5.	10.09.1994	Sale Deed executed by Sakappa and Muniyappa in favour of P.C. Mallappa with respect to the land measuring to an extent of 1 Acre 03 Guntas in Sy. No. 103/1.	Doc. No. 1140/1994-95	Original
6.		Mutation Register	MR. NO. 26/1994-95	Certified
7.	10.09.1994	Sale Deed executed by Munianjinappa in favour of P. C. Mallappa with respect to the land measuring to an extent of 0-21 Guntas in Sy. No. 103/1.	Doc. No. 1141/1994-95	Original

2.



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8.		Mutation Register	MR. NO. 27/1994-95	Certified
9.	08.11.2022	Salc deed executed by P.C Mallappa S/o Chikkamunishamappa in favour of M/s Bricks & Milestones Projects LLP, with respect to Sy. No: 103/1 measuring to an extent of 2 Acres 06 Guntas.	Doc. No: 11333/2022-23	Original
10.		Mutation Register	MR. NO. H32/2022-23	Digital Certified
11.	13.03.2023	Confirmation deed executed by Sri. Narayanaswamy S/o Late Thoti Hanumanthappa @ Thotappa and others in favour of M/S Bricks & Milestones Projects LLP, with respect to Sy. No: 103/1 measuring to an extent of 2 Acres 06 Guntas.	Doc. No: 18095/2022-23.	Original
12.	30.11.2022	Confirmation deed executed by Sri. Muniyappa S/o Sakappa and others in favour of M/S Bricks & Milestones Projects LLP, with respect to Sy. No: 103/1 measuring to an extent of 2 Acres 06 Guntas.	Doc. No: 12507/2022-23	Original
13.	01.02.2023	Confirmation deed executed by Smt. Anitha D/o Sri. Munianjiappa and others in favour of M/S Bricks and Milestones Projects LLP, with respect to Sy. No: 103/1 measuring to an extent of 2 Acres 06 Guntas.	Doc. No: 15761/2022-23	Original
14.		Notarized family tree of Thoti Munishami		Photostat



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15.	21.03.2023	Official Memorandum of Conversion issued by the Deputy commissioner, with respect to Sy. No: 103/1 measuring to an extent of 2 Acre 06 Guntas.	No: 479236	Original
16.		Mutation Register	MR. NO. T104/2022-23	Digital certified
17.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
18.		Form C- Registration Certificate of the Partnership		Original
19.		Tax paid receipt from 2012-13		original
20.		Preliminary record		Certified
21.		Index of land		Photostat
22.		Record of Rights	RR No: 226	Certified
23.		Manual RTC for the period 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1991-92, 1995-96 to 1996-97, 1997-98 to 2001-02 with respect to Sy. No. 103/1.		Certified
24.		Computerized RTC from 2000-01 to 2023-24 with respect to Sy. No. 103/1.		Digital



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25.	21.01.2019	Endorsement as to non-availability of MR. NO. 11/1941-42 with respect to Sy. No. 103/1, issued by the Tahsildar, Doddaballapura Taluk.	No. RRTMR/C.R /52/2018-19	Original
26.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas.	No. Bangalore/ SLAO- 2/1737/2019 -20	Original
27.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL (D) CR (E) 492/2022	Original
28.	18.03.2023	Nil Tenancy Certificate with respect to Sy. No. 103/1, measuring 2 Acres 06 Guntas issued by the Tahsildar, Doddaballapura Taluk.	No. RD003834944 2641	Original
29.		Moola Tippyany		Certified
30.		Karda copy		Certified
31.		Atlas		Certified
32.		Hissa Tippyany		Certified
33.		RR Edabaga and Balabaga		Certified
34.		Akarband		Photostat



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35.	19.01.2019	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 103/1	SA. No. 14854/2019-20	Original
36.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 103/1	SA. No. 25377/2022-23	Original
37.		Encumbrance Certificate from 01.04.2004 to 18.03.2023 with respect to Sy No. 103/1	SA No. 27597/22-23	Original
38.	08.11.2023	Encumbrance Certificate for the period 19.03.2023 to 06.11.2023 with respect to Sy. No. 103/1	SA. No. 165862/2023-24	Original

FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 103/1:-

The land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District was originally belonged to Sri. Thoti Munishami s/o Muniga as could be evidenced from Preliminary Record, Index of land, Record of Rights and other Survey records.

After the death of Sri. Thoti Munishami, Smt. Muniyamma w/o Thoti Munishami, Sri. Doddamuniyappa s/o Thoti Munishami, Smt. Seethamma w/o Doddamuniyappa, Sri. Munishami s/o Doddamuniyappa, Smt. Lingamma w/o Munishami, Sri. Thoti Hanumanthappa @ Thotappa s/o Doddamuniyappa, Smt. Muniakkayamma w/o Thoti Hanumanthappa @ Thotappa, their legal heirs viz., Smt. Akkayamma D/o Late. Munishami, Sri. Muriyanjinappa s/o Late. Thoti Hanumanthappa @ Thotappa & Sri. Sakappa s/o Late. Doddamuniyappa had partitioned the land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas on 03.11.1988, wherein the said land was divided amongst themselves in the following manner:

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- ❖ 0-22 Guntas in Sy. No. 103/1 was allotted to the share of Smt. Akkayamma D/o Late. Murnishami and the khata was transferred to her name as per MR. NO. 28/1988-89;
- ❖ 0-21 Guntas in Sy. No. 103/1 was allotted to the share of Sri. Munianjinappa s/o Late. Thoti Hanumanthappa @ Thotappa and the khata was transferred to his name as per MR. NO. 29/1988-89;
- ❖ 1 Acre 03 Guntas in Sy. No. 103/1 was allotted to the share of Sri. Sakappa s/o Late. Doddamuniyappa;

Smt. Akkayamma absolutely conveyed the land bearing Sy. No. 103/1, measuring to an extent of 0-22 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. P. C. Mallappa vide Sale deed dated 10.09.1994 registered as Document No. 1139/1994-95 in the Office of the Sub-Registrar, Doddaballapura and thereafter the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. NO. 25/1994-95:

Sri. Sakappa and his son Sri. Muniyappa absolutely conveyed the land bearing Sy. No. 103/1, measuring to an extent of 1 Acre 03 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. P. C. Mallappa vide Sale deed dated 10.09.1994 registered as Document No. 1140/1994-95 in the Office of the Sub-Registrar, Doddaballapura and thereafter the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. NO. 26/1994-95.

Sri. Munianjinappa absolutely conveyed the land bearing Sy. No. 103/1, measuring to an extent of 0-21 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. P. C. Mallappa vide Sale deed dated 10.09.1994 registered as Document No. 1141/1994-95 in the Office of the Sub-Registrar, Doddaballapura and thereafter the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. NO. 27/1994-95.

Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of M/s. Bricks & Milestones Projects LLP, vide Sale deed dated 08.11.2022 registered as Document

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No. DBP-1-11333-2022-23, stored in C.D.No. DBPD1443, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of M/S Bricks & Milestones Projects LLP as per MR. NO. H32/2022-23.

For better assurance of title and ownership to M/s. Bricks & Milestones Projects LLP over the land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas, the other legal heirs of Thoti Munishami (who were not made parties to the earlier Sale deed) have executed the Confirmation deeds in the following manner:

- ❖ Confirmation deed dated 24.02.2023 executed by Sri. Narayanaswamy and others, which is registered as Document No. DBP-1-18095-2022-23, stored in C.D.No. DBPD1545, in the Office of the Sub-Registrar, Doddaballapura
- ❖ Confirmation deed dated 30.11.2022 executed by Sri. Muniyappa and others, which is registered as Document No. DBP-1-12507-2022-23, stored in C.D.No. DBPD1461, in the Office of the Sub-Registrar, Doddaballapura
- ❖ Confirmation deed dated 01.02.2023 executed by Smt. Anitha and others, which is registered as Document No. DBP-1-15761-2022-23, stored in C.D.No. DBPD1511, in the Office of the Sub-Registrar, Doddaballapura

It could be seen that, the land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479236, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T104/2022-23.

Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy. No. 103/1 measuring 1 Acre 32 Guntas out of 2 Acres 06 Guntas as capital contribution to the firm.

REVENUE RECORDS:



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- ❖ RTC for the period 1989-90 to 1991-92 reflects the name of Smt. Akkayamma, Sri. Munianjinappa and Sri. Sakappa as the khatedars of the land measuring to an extent of 0-22 Guntas, 0-21 Guntas and 1 Acre 03 Guntas respectively in Sy. No. 103/1.
- ❖ RTC for the period 1995-96 to 1996-97, 1997-98 to 2001-02, 2002-03 to 2022-23 reflects the name of Sri. P. C. Mallappa as the khatedar of the land measuring 2 Acres 06 Guntas in Sy. No. 103/1.
- ❖ RTC for the period 1995-96 to 1996-97, 1997-98 to 2001-02, 2002-03 to 2022-23 reflects the name of Sri. P. C. Mallappa as the khatedar of the land measuring 2 Acres 06 Guntas in Sy. No. 103/1.
- ❖ RTC for the period 2023-24 reflects the name of M/s. Bricks & Milestones Projects LLP as the khatedar of the land measuring 2 Acres 06 Guntas in Sy. No. 103/1.

REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapura Taluk issued an endorsement dated 21.01.2019, bearing No. R.R.R.T.M.R/C.R/52/18-19 stating that MR. NO. 11/1941-42 with respect to Sy. No. 103/1 is not available in the concerned department.
- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 103/1, measuring to an extent of 2 Acres 06 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No.



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103/1, measuring to an extent of 2 Acre 06 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 18.03.2023 bearing No. RD0038349442641 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 103/1, measuring 2 Acres 06 Guntas.

SURVEY RECORDS:

Survey records such as Moola Tippany, Karda copy, Atlas, Hissa Tippany, RR Edabaga and Balabaga and Akarband which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 103/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 103/1 reflecting following transactions:
 - Sale deed dated 10.09.1994 executed by Smt. Akkayammam in favour of Sri. P.C.Mallappa, vide Doc. No. 1139.
 - Sale deed dated 10.09.1994 executed by Sri. Sakappa and Sri. Muniyappa in favour of Sri. P.C.Mallappa, vide Doc. No. 1140.
 - Sale deed dated 10.09.1994 executed by Sri. Munianjinappa in favour of Sri. P.C.Mallappa, vide Doc. No. 1141.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 103/1 reflecting following transaction.



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- Sale deed dated 08.11.2022 executed by Sri. P C Mallappa favour of M/S Bricks and Milestones Projects LLP vide Doc. No. 11333/2022-23.
- Confirmation deed dated: 30.11.2022 executed by Sri. Muniyappa S/o Sakappa in favour of M/S Bricks and Milestones Projects LLP vide Doc. No. 12507/2022-23.
- Confirmation deed dated: 01.02.2023 executed by Smt. Anitha D/o Munianjinappa in favour of M/S Bricks and Milestones Projects LLP vide Doc. No. 15761/2022-23.
- EC from 01.04.2004 to 18.03.2023 with respect to Sy. No. 103/1 reflecting following transaction.
 - Confirmation Deed dated 24.02.2023 executed by Sri. Narayanaswamy S/o Late Thoti Hanumanthappa @ Thotappa and others in favour of M/S Bricks & Milestones Projects LLP, vide doc NO. 18095/2022-23.
 - Confirmation deed dated: 01.02.2023 executed by Smt. Anitha D/o Munianjinappa in favour of M/S Bricks and Milestones Projects LLP vide Doc. No. 15761/2022-23.
 - Confirmation deed dated: 30.11.2022 executed by Sri. Muniyappa S/o Sakappa in favour of M/S Bricks and Milestones Projects LLP vide Doc. No. 12507/2022-23.
 - Sale deed dated 08.11.2022 executed by Sri. P C Mallappa favour of M/S Bricks and Milestones Projects LLP vide Doc. No. 11333/2022-23.
- EC from 19.03.2023 to 06.11.2023 with respect to Sy. No. 103/1 reflecting nil transaction.



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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s B&M HOMES is the absolute owner of the converted land bearing Sy. No. 103/1, measuring to an extent of 1 Acre 32 Guntas and M/s BRICKS AND MILESTONES PROJECTS LLP is the absolute owner for remaining 14 Guntas of converted land in Sy No. 103/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.



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To,

22.01.2024

MR. KIRAN. V
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 488364, dated 21.04.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:

East by : Sy. No. 104/P2;
West by : Sy. No. 113/2;
North by : Sy. No. 103/1;
South by : Sy. No. 103/3;

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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
1.	10.05.1941	Sale deed executed by Sri. Syed Abdul Sab S/o Syed Nizamuddin in favour of Smt. Venkatamma W/o Chikkamuniga, with respect to Sy No.103/2, measuring 1 Acre 15 Guntas.	Doc. No. 1657/1940-41.	Certified
2.		Records of Rights	No. 628	Photostat
3.	23.05.1960	Partition deed affected amongst Sri. Dasappa, Sri. Motappa and Sri. Munishami (children of Chikkamuniga) with respect to Sy No.103/2, measuring to an extent of 1 Acre 15 Guntas.	Doc. No. 979/1960-61	Certified
4.	10.03.1966	Sale deed executed by Sri. Motappa & Sri. Munishami in favour of Sri. Mohammad Hussain Saheb, with respect to Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas.	Doc. No. 3455/65-66	Original

20/10/2019



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5.		Mutation Register	MR. No. 1/1983-84	Certified
6.	12.05.1970	Sale deed executed by Sri. Mohammed Husain Saheb in favour of Sri. M.Munirajappa, with respect to Sy.No.103/2, measuring to an extent of 27 ½ Guntas.	Doc. No. 498/1970-71	Original
7.	29.05.1972	Sale deed executed by Sri. M. Munirajappa in favour of Smt. Anjanamma w/o Thimmaiah, with respect to Sy.No.103/2, measuring to an extent of 27 ½ Guntas.	Doc. No. 471/1972-73	Original
8.		Death Certificate of Anjanamma.		Photostat
9.	10.09.1994	Sale deed executed by Sri. Thimmaiah S/o Late Dasappa and Sri. Mahadevappa S/o Thimmaiah in favour of P.C.Mallappa, with respect to Sy. No. 103/2, measuring to an extent of 27 ½ Guntas.	Doc. No. 1142/94-95	Original
10.		Mutation Register	MR. No. 28/1994-95	Certified
11.	24.08.1994	Family Tree of Thimmaiah, issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk		Photostat

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12.	12.10.1994,	Sale deed executed by Sri. Mohammad Hussain Saheb in favour of Sri. P.C.Mallappa, with respect to Sy.No.103/2, measuring to an extent of 27 ½ Guntas.	Doc. No. 1358/94-95	Original
13.		Mutation Register	MR. No. 29/1994-95	Certified
14.	06.05.2022	Sale deed executed by P.C Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran. V, with respect to Sy. No: 103/2 measuring to an extent of 1 Acre 15 Guntas.	Doc. No: 01657/2022-23	Original
15.		Mutation Register	MR. NO. H49/2021-22	Certified
16.		Mutation Register	MR. NO. T65/2022-23	Certified
17.	21.04.2023	Official Memorandum of Conversion issued by the Deputy commissioner, with respect to Sy. No: 103/2 measuring to an extent of 1 Acre 15 Guntas.	No: 488364	Original
18.		Mutation Register	MR. NO. T112/2022-23	Digital

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19.	14.03.2023.	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
20.		Form C- Registration Certificate of the Partnership		Original
21.		Record of Rights	RR NO: 227	Certified
22.		RTC for the period 1971-72 to 1973-74, 1974-75 to 1978-79, 1982-83 to 1983-84, 1984-85 to 1989-90, 1989-90 to 1991-92, 1995-96 to 1996-97, 1997-98 to 2001-02, with respect to Sy. No.103/2.		Certified
23.		RTC for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy. No. 103/2.		Digital

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24.	21.01.2019,	Endorsement as to non-availability of MR No. 26/1940-41 for Sy. No. 103/2 issued by the Thasildhar, Doddaballapura Taluk.	No. RRTMR/C.R/ 44/18-19	Original
25.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
26.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 103/2, measuring to an extent of 1 Acres 15 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E) 492/2022	Original
27.	03.01.2020	Endorsement as to non-availability of Akarband with respect to Sy. No. 103/2, issued by the Survey Department, Doddaballapura Taluk.	GS No. 1546/19-20.	Photostat
28.	18.03.2023	Nil Tenancy Certificate with respect to Sy. No. 103/2, measuring 1 Acre 15 Guntas issued by the Tahsildar, Doddaballapura Taluk.	No. RD00383494426 41	Original
29.		Moola Tippyany		Certified

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30.		Atlas		Photostat
31.		Ilissa Tippany		Certified
32.		RR Edabaga & Balabaga		Certified
ENCUMBRANCE CERTIFICATES				
33.	18.11.2019	Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 with respect to Sy. No. 103/2.	SA. NO. 14933/19-20	Original
34.		Encumbrance Certificate for the period of 01.04.2004 to 22.02.2023 with respect to Sy. No. 103/2.	SA. NO. 25261/22-23	Original
35.	08.11.2023	Encumbrance Certificate for the period 23.02.2023 to 06.11.2023 with respect to Sy. No. 103/2	SA. No. 165039/2023-24	Original

FLOW OF TITLE WITH RESPECT TO SY. NO. 103/2:

- ❖ Originally the land in survey number 103/2, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belongs to one Sri. Syed Abdul Sab S/o Syed Nizamuddin who absolutely conveyed the land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk in favour of Smt. Venkatamma W/o Chikkamuniga, vide Sale deed dated 10.05.1941, registered as document bearing No. 1657/1940-41, registered at the office of the Sub Registrar, Doddaballapura and the said transactions has been reflected in Record of Rights bearing RR No. 628.



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- ❖ Thereafter, Sri.Dasappa, Sri.Motappa and Sri.Munishami (all are children of Sri.Chikkamuniga & Smt.Venkatamma) had effected a Partition amongst themselves with respect to their joint family properties, vide Partition deed dated 23.05.1960, document bearing No. 979/1960-61, volume 104, pages 5 to 7, registered at the office of the Sub Registrar, Doddaballapura, wherein the Eastern portion of the land in Sy No.103/2, measuring to an extent of 27 ½ Guntas out of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was allotted to share of Sri. Motappa and the Western portion of the land in Sy. No.103/2, measuring to an extent of 27 ½ Guntas out of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was allotted to the share of Sri. Murishami.
- ❖ Further it could be seen that, Sri.Motappa S/o Chikkamuniga and Sri.Munishami S/o Chikkamuniga have jointly conveyed the land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri. Mohammed Hussain Saheb S/o Mohammed Kasim Saheb, vide registered sale deed dated 10.03.1966, document bearing No.3455/1965-66, volume 1221, pages 24 to 26, at the office of the Sub Registrar, Doddaballapura and the katha has been mutated in the name of Mohammed Hussain Saheb vide MR. No.1/1983-84.
- ❖ Sri. Mohammed Hussain Saheb S/o Mohammed Kasim Saheb absolutely conveyed the Southern portion of land bearing Sy No.103/2, measuring to an extent of 27½ Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri. M. Munirajappa S/o Hanumanthappa vide Sale deed dated 12.05.1970, registered as document bearing No. 498/1970-71, volume 1358, pages 169 to 170, registered at the office of the Sub Registrar, Doddaballapura and retained the northern portion of 27 ½ Guntas in Sy. No. 103/2 with him.

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- ❖ Sri.M.Munirajappa S/o Hanumanthappa in turn sold the land bearing Sy. No. 103/2, measuring to an extent of 27 ½ Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Anjanamma W/o Thimmaiah vide Sale deed dated 29.05.1972, registered as document bearing No. 471/1972-73, volume 1405, pages 177 to 178, registered at the office of the Sub Registrar, Doddaballapura.
- ❖ After the death of said Smt. Anjanamma, her husband Sri.Thimmaiah and son Sri. Mahadevappa have jointly sold the land measuring to an extent of 27 ½ Guntas in Sy No.103/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri. P.C.Mallappa vide Sale deed dated 10.09.1994, registered as document bearing No. 1142/1994-95, volume 1951, pages 181 to 186, at the office of the Sub Registrar, Doddaballapura and thereafter the katha of the said property mutated in the name of Sri.P.C.Mallappa as per MR. No. 28/1994-95.
- ❖ Family Tree of Thimmaiah issued by the Village Accountant, Shivapura Circle, Doddaballapura Taluk is available for perusal.
- ❖ It could be observed that, Sri. Mohammed Hussain Saheb S/o Mohammed Kasim Saheb absolutely conveyed the northern portion of the land bearing Sy No.103/2, measuring to an extent of 27 ½ Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri.P.C.Mallappa vide Sale deed dated 10.09.1994, registered as document bearing No. 1358/1994-95, volume 1955, pages 95 to 99, at the office of the Sub Registrar, Doddaballapura and katha has been transferred in the name of Sri.P.C.Mallappa as per MR. No. 29/1994-95.
- ❖ In the aforesaid manner Sri. P. C. Mallappa has become the absolute owner of the entire land measuring to an extent of 1 Acre 15 Guntas in Sy: No, 103/2.

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- ❖ Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. Kiran. V, vide Sale deed dated 06.05.2022, registered as Document No. DBP-1-01657-2022-23, stored in C.D.No. DBPD1302, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of Sri. Kiran. V as per MR. NO. H49/2021-22 & MR. NO. T65/2022-23.
- ❖ It could be seen that, the land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 488364, dated 21.04.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T112/2022-23.
- ❖ Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and Mr. Kiran Venugopal Reddy contributed the land bearing Sy. No. 103/2 measuring 26 Guntas out of 1 Acre 15 Guntas as capital contribution to the firm.

REVENUE RECORDS:

- ❖ RTC for the period 1971-72 to 1973-74, 1974-75 to 1978-79, 1982-83 to 1983-84, 1984-85 to 1989-90, 1989-90 to 1991-92, 1995-96 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23 with respect to Sy. No. 103/2 reflects the names of Venkatamma, Mohammed Hussainsab, P.C.Mallappa, as the khatedars of the said property for the respective period.



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- ❖ RTC for the period 2023-24 reflects the name of Sri. Kiran. V as the khatedar of the land measuring 1 Acre 15 Guntas in Sy. No. 103/2.

REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapura Taluk had issued an endorsement dated 21.01.2019, bearing No. RRTMR/C.R/44/18-19 as to non-availability of MR. NO. 26/1940-41 with respect to Sy. No. 103/2.
- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 103/2, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Survey Department, Doddaballapura Taluk had issued an endorsement dated 03.01.2020, bearing No. GS/1546/2019-20 as to non-availability of Akarband with respect to Sy. No. 103/2 as destroyed in the concerned office.
- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 18.03.2023 bearing No. RD0038349442641 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 103/2, measuring 1 Acre 15 Guntas.

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SURVEY RECORDS:

Moola Tippany, Atlas, Karda copy, Hissa Tippany, RR Edabaga which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 103/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 103/2 reflecting following transactions:
 - Sale deed dated 10.05.1941, executed by Syed Abdul Saheb in favour of Venkatamma, bearing Doc. No. 1657.
 - Partition deed dated 23.05.1960 effected amongst Dasappa & others, bearing Doc. No. 979.
 - Sale deed dated 10.03.1966, executed by Motappa & another in favour of Mohammad Husain Saheb, bearing Doc. No. 3455.
 - Sale deed dated 12.05.1970, executed by Mohammed Husain Saheb in favour of M.Munirajappa, bearing Doc. No. 498.
 - Sale deed dated 05.05.1972, executed by M.Munirajappa in favour of Anjanamma, bearing Doc. No. 471.
 - Sale deed dated 10.09.1994, executed by Thimmaiah & another in favour of P.C Mallappa, bearing Doc. No. 1142.
 - Sale deed dated 12.10.1994, executed by Mohammad Hussain Saheb in favour of P.C.Mallappa, bearing Doc. No. 1358.



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- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 103/2 reflecting following transactions:
 - Sale deed dated 06.05.2022, executed by P.C. Mallappa in favour of Sri.Kiran V, bearing Doc. No. 1657/2022-23.
- EC from 23.02.2023 to 06.11.2023 with respect to Sy. No. 103/2 reflecting nil transaction.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that **M/S. B&M HOMES** is the absolute owner of the converted land bearing Sy. No. 103/2, measuring to an extent of 0-26 Guntas, and **MR. KIRAN VENUGOPAL REDDY** is the absolute owner for the remaining portion of 0-29 Guntas in Sy. No. 103/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.





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To,

22.12.2023

M/S B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 103/3, measuring to an extent of 0-12.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 103/3, measuring to an extent of 0-12.08 Guntas out of 0-26 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479234, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:

East by : Remaining portion in same Sy. No. 103/3;
West by : Remaining portion in same Sy. No. 103/3;
North by : Land bearing Sy. No. 103/2;
South by : Land bearing Sy. No. 112/2 & 112/7;



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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.	14.09.1964	Sale deed executed by Chikkamarappa infavour of Thimmaiah with respect to Sy. No. 103, measuring 07 Guntas.	Doc. No.1895/1964-65	Original
2.	17.07.1972	Sale deed executed by Patalappa in favour of Sanjeevappa with respect to Sy. No. 103/3, measuring 28 Guntas.	Doc. No. 1434/1972-73	Original
3.		Mutation Register	MR. No. 3/1993-94	Photostat
4.	22.04.1994	Sale deed executed by Narayanappa and others in favour of P. C. Mallappa with respect to Sy. No. 103/3, measuring 0-20 Guntas.	Doc. No. 99/1994-95	Original
5.		Mutation Register	MR. No. 6/1994-95	Certified

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6.	22.04.1994	Sale deed executed by Sanjeevappa in favour of P. C. Mallappa with respect to Sy. No. 103/3, measuring 0-28 Guntas.	Doc. No. 101/1994-95	Original
7.		Mutation Register	MR. No. 8/1994-95	Certified
8.	10.09.1994	Sale deed executed by Thimmaiah & Mahadevappa in favour of P. C. Mallappa with respect to Sy. No. 103/3, measuring 0-27 Guntas.	Doc. No. 1142/1994-95	Original
9.		Mutation Register	MR.No. 28/1994-95	Certified
10.		Mutation Register	MR. No. H14/2016-17	Online Digital copy
11.		Mutation Register	MR. No. T9/2022-23	Online Digital copy
12.		Mutation Register	MR. No. T80/2022-23	Online Digital copy
13.	09.03.2023	Agreement to Sell effected in to between Sri. P.C Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran V. S/o R.Venugopal Reddy, with respect to Sy. No: 103/3 measuring to an extent of 12.08 Guntas out of 0-26 Guntas.	Doc. No: 17875/2022-23	Original





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14.	09.03.2023	General power of attorney executed by Sri. P.C Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran V S/o. R. Venugopal Reddy, with respect to Sy. No. 103/3 measuring to an extent of 12.08 Guntas out of 0-26 Guntas.	Doc. No: 840/2022-23	Original
15.	18.03.2023	Official memorandum of conversion issued by the deputy commissioner, with respect to Sy. No: 103/3 measuring to an extent 0.27 Guntas.	No: 479234	Original
16.	29.03.2023	Sale deed executed by Sri. P.C Mallappa represented by his attorney Sri. Kiran. V in favour of M/s. B & M Homes, with respect to Sy. No: 103/3 measuring to an extent of 12.08 Guntas out of 0-26 Guntas.	Doc. No: 6208/2023-24	Original
17.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated		Original

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		partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		
18.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
19.		RTC for the period 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2000, 2000-01, 2001-02, 2005-06 to 2007-08, 2012-13, 2016-17, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy. No. 103/3.		Certified/Digital Original
ENDORSEMENTS				
20.	27.09.2012	Endorsement for non-availability of RTC for the period 1969-70 to 1988-89 with respect to Sy. No: 103/3 issued by the Tahsildar, Doddaballapur Taluk.	No. R.K.C.R 68/2012-13	Original
21.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No.	No. Bangalore/SLAO-2/1737/2019-20	Original



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		103/3, measuring to an extent of 1 Acre 15 Guntas.		
22.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 103/3, measuring to an extent of 15 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E)49 2/2022	Original
23.	08.07.2020	Endorsement for non-availability of Akarbhand issued by the Assistant Director of land records, Doddaballapura, with respect to Sy. No: 103/3.	LAO/G.S.C.NO: /181/2019-20.	Original
24.	30.10.2023	Nil Tenancy Certificate with respect to Sy. No. 103/3, measuring 0-26 Guntas issued by the Tahsildar, Doddaballapura Taluk.	No. RD0038349454838	Digital copy
SURVEY RECORDS				
25.		Moola Tippyany		Photostat
26.		Karda copy		Photostat
27.		Atlas		Photostat
28.		Hissa Tippyany		Photostat

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Q. 10/11/23



ENCUMBRANCE CERTIFICATES				
29.	02.09.1994	EC from 01.04.1963 to 31.03.1980 with respect to Sy. No. 103/3	SA. No. 940/1994-95	Photostat
30.	04.11.1999	FC from 01.04.1964 to 30.10.1999 with respect to Sy. No. 103/3.	SA. No. 1275/1999-00	Photostat
31.	24.04.2007	EC from 01.04.1993 to 10.04.2007 with respect to Sy. No. 103/3.	SA. No. 609/2007-08	Photostat
32.	22.01.2010	EC from 01.04.1979 to 31.12.2009 with respect to Sy. No. 103/3.	SA. No. 5826/2009-10	Photostat
33.	20.11.2023	EC from 01.04.2004 to 20.11.2023 with respect to Sy. No. 103/3.	SA. No. 175749/2023-24	Photostat

FLOW OF TITLE WITH RESPECT TO SY. NO. 103/3;

- The land in Sy. No. 103, measuring 0-07 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belonged to Chikkamarappa who sold the said land in favour of Thimmappa, vide Sale deed dated 14.09.1964, registered as Document No. 1895/1964-65, at the office of the Sub Registrar, Doddaballapura. The Western boundary of the said sale deed discloses that the remaining portion in same Sy. No. 103 was belonged to Thimmappa only.
- It could be observed that, another portion of the land measuring 28 Guntas originally belonged to Patalappa who conveyed the same in favour of Sanjeevappa s/o Narayanappa vide Sale deed dated 17.07.1972, registered as Document No. 1434/1972-73, at the office of the Sub Registrar, Doddaballapura


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and the khata was transferred to the name of Sanjeevappa as per MR. NO. 3/1993-94.

- Narayanappa along with his children viz., Munaiappa, Sanjeevappa, Rajanna and Ashoka absolutely conveyed the portion of the land in Sy. No. 103/3, measuring 0-20 Guntas out of 28 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District in favour of P.C.Mallappa, vide Sale deed dated 22.04.1994, registered as Document No. 99/1994-95, at the office of the Sub Registrar, Doddaballapura and the khata was transferred to the name of P.C.Mallappa as per MR. NO. 6/1994-95.
- Thereafter, Sanjeevappa s/o Narayanappa again sold the entire his portion of the land in Sy. No. 103/3, measuring 0-28 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District in favour of P.C.Mallappa, vide Sale deed dated 22.04.1994, registered as Document No. 101/1994-95, at the office of the Sub Registrar, Doddaballapura and the khata was transferred to the name of P.C.Mallappa as per MR. NO. 8/1994-95.
- It is observed that, though the P.C.Mallappa had purchased land from Sanjeevappa family twice under the Sale deed bearing No. 99/1994-95 & 101/1994-95 i.e., 20 Guntas and 28 Guntas respectively, he is entitled for 28 Guntas only in Sy. No. 103/3 as Sanjeevappa had purchased only 28 Guntas earlier.
- It could be observed that, Thimmaiah @ Thimmanna and his son Mahadevappa sold their portion of the land in Sy. No. 103/3, measuring 0-27 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of P.C.Mallappa, vide Sale deed dated 10.09.1994, registered as Document No. 1142/1994-95, at the office of the Sub Registrar, Doddaballapura and the khata was transferred to the name of P.C.Mallappa as per MR. NO. 28/1994-95 & MR. NO. H14/2016-17.



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- It is evident from MR. NO. T9/2022-23 that the larger extent of the land bearing Sy. No. 103/3, measuring to an extent of 1 Acre 15 Guntas has been phoded in the following manner:
 - ❖ Sy. No. 103/3 – 0-27 Guntas – P. C. Mallappa;
 - ❖ Sy. No. 103/4 – 0-28 Guntas – P. C. Mallappa;
- Furth it is observed that, that the total extent of 0-27 Guntas in Sy. No. 103/3 has been reduced to 0-26 Guntas based on the physically available extent and accordingly the khata has been updated in the name of P. C. Mallappa as per MR. NO. T80/2022-23.
- Whereas, P.C.Mallappa has offered to sell portion of the land measuring 0-12.08 Guntas out of 0-26 Guntas to Sri. Kiran. V for a valuable sale consideration amount and upon the acceptance of the said offer by Sri. Kiran. V, both the parties had entered in to an Agreement to sell dated 09.03.2023, which has been registered as Document No. DBP-1-17875-2022-23, stored in C.D.No. DBPD1542, in the Office of the Sub-Registrar, Doddaballapura. Since Sri. Kiran. V paid the entire agreed sale consideration amount to P.C.Mallappa under the said Agreement to sell, P.C.Mallappa has authorized Sri. Kiran. V as his lawful attorney to deal with the said land in the manner he deems fit including the right to sell the same, vide General Power of Attorney dated 09.03.2023, which has been registered as Document No. DBP-4-00840-2022-23, stored in C.D.No. DBPD1542, in the Office of the Sub-Registrar, Doddaballapura.
- It could be seen that, the land bearing Sy. No. 103/3, measuring to an extent of 0-27 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479234, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore.



- Whereas, Sri. Kiran. V being the attorney of P.C.Mallappa and on the strength of General Power of Attorney dated 09.03.2023, absolutely sold land measuring 0-12.08 Guntas out of 0-26 Guntas in favour of M/s. B & M Homes vide Sale dated 29.08.2023, which has been registered as Document No. DBP-1-06208-2023-24, in the Office of the Sub-Registrar, Doddaballapura.
- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy. No. 103/3 measuring 0-07 Guntas out of 0-12.08 Guntas as capital contribution to the firm.

REVENUE RECORDS:

- RTC for the period 1989-90 to 1992-93 reflecting the name of Thoti Papa, 1995-96 to 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 reflects the name of P. C. Mallappa as the khatedar of the land bearing Sy. No. 103/3, measuring 1 Acre 15 Guntas.
- RTC for the period 2022-23 & 2023-24 reflects the name of P. C. Mallappa as the khatedar of the land measuring 0-27 & 0-26 Guntas in Sy. No. 103/3 respectively.



REGARDING ENDORSEMENTS:

- ❖ The Thasildar, Doddaballapura Taluk had issued an endorsement dated 27.09.2012 for non-availability of RTC for the period 1969-70 to 1988-89 with respect to Sy. No: 103/3 with respect to Sy. No. 103/3.
- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 103/3, measuring to an extent of 1 Acre 15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 103/3, measuring to an extent of 0-15 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Survey Department, Doddaballapura Taluk had issued an endorsement dated 08.07.2020, bearing No. GS/181/2019-20 as to non-availability of Akarband with respect to Sy. No. 103/3 as destroyed in the concerned office.
- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 30.10.2023 bearing No. RD0038349454838 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 103/3, measuring 0-26 Guntas.



SURVEY RECORDS:

Survey records such as Moola Tippyany, Hissa Tippyany, Atlas, Karda copy, confirms the measurement, location, identify & boundary of the Land bearing Sy. No. 103/3, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1963 to 31.03.1980 with respect to Sy. No. 103/3 reflecting nil transaction.
- EC from 01.04.1964 to 30.10.1999 with respect to Sy. No. 103/3 reflecting following transaction.
 - Sale deed dated 22.04.1994, executed by Narayanappa and others in favour of P.C Mallappa, vide Doc. No. 99.
 - Sale deed dated 10.09.1990, executed by Thimaiah and others in favour of P.C Mallappa, vide Doc. No. 1142.
- EC from 01.04.1993 to 10.04.2007 with respect to Sy. No. 103/3 reflecting following transaction.
 - Sale deed dated 22.04.1994, executed by Sanjivappa in favour of P.C Mallappa, vide Doc. No. 101.
 - Sale deed dated 10.09.1994, executed by Thimmaiah and others in favour of P.C Mallappa, vide Doc. No. 1142.



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- FC from 01.04.1979 to 31.12.2009 with respect to Sy. No. 103/3 reflecting following transaction:
 - Sale deed dated 10.09.1994, executed by Thimmaiah and others in favour of P.C Mallappa, vide Doc. No. 1142.
- EC from 01.04.2004 to 20.11.2023 with respect to Sy. No. 103/3 reflecting following transaction:
 - Agreement to sell dated 09.03.2023 entered in to between P. C. Mallappa and Kiran. V, vide Doc. No. 17875/2022-23

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/S. B & M. HOMES is the absolute owner of the converted land bearing Sy. No. 103/3, measuring to an extent of 0-12.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.



ADVOCATE



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To,

22.01.2024

M/S B & M HQMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing **Sy. No. 112/7 (Old Sy. No. 112/1)**, measuring to an extent of **0-12.08 Guntas**, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing **Sy. No. 112/7 (Old Sy. No. 112/1)**, measuring to an extent of **0-12.08 Guntas** (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479230, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:

East by : Sy. No. 112/2;
West by : Sy. No. 112/6;
North by : Sy. No. 103/3;
South by : Sy. No. 111;



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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
1.	10.09.1994	Sale deed executed by Smt. Janakamma & others in favour of Sri. K. C. Shivashankaraiah with respect to the land bearing Sy. No. 112/1, measuring to an extent of 3 Acres 07 Guntas.	Doc. No. 1960/1995-96	Certified (in 112/1 file)
2.		Mutation Register	MR. No. 55/1995-96	Certified
3.	07.09.2001	Will executed by Sri. K. C. Shivashankaraiah in favour of Sri. K. S. Mohan Ram and Sri. K. S. Ramesh with respect to the land bearing Sy. No. 112/1, measuring to an extent of 3 Acres 07 Guntas.	Doc. No. 77/2001-02	Photostat
4.	03.08.2006	Sale Deed executed by Smt. Shashikala, Sri. K. S. Daya Ram, Sri. K. S. Mohan Ram, Smt. K. S. Bharathi, Smt. K. S. Jyothi, Sri. K. S. Ramesh, Smt. K. S. Sumathi, Smt. S. Pramellamma, Smt. K. S. Shoba & Smt. K. S. Roopa in favour of P. C. Mallappa with respect to the land bearing Sy. No. 112/1, measuring to an extent of 3 Acres 07 Guntas.	Doc. No. 3802/2006-07	Certified (in 112/2 file)
5.		Mutation Register	MR. No. 30/2006-07	Photostat


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6.	27.10.2017	Sale Deed executed by Sri. P. C. Mallappa in favour of Sri. C. Muniraju with respect to the land bearing Sy. No. 112/1, measuring to an extent of 1 Acre.	Doc. No. 6607/2017-18	Photostat
7.	12.04.2018	Sale Deed executed by Sri. P. C. Mallappa in favour of Sri. C. Muniraju with respect to the land bearing Sy. No. 112/1, measuring to an extent of 0-20 Guntas.	Doc. No. 563/2018-19	Photostat
8.	14.09.2018	Sale deed executed by Sri. P. C. Mallappa in favour of Sri. S. Appaiah with respect to the land bearing Sy. No. 112/1, measuring to an extent of 0-23 Guntas.	Doc. No. 6716/2018-19	Photostat
9.	14.09.2018	Sale deed executed by Sri. P. C. Mallappa in favour of Smt. V. Suguna with respect to the land bearing Sy. No. 112/1, measuring to an extent of 0-27 Guntas.	Doc. No. 6717/2018-19	Photostat
10.		Mutation Register	MR. NO. T2/2022-23	Photostat
11.	08.11.2022	Sale deed executed by P.C.Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran. V with respect to Sy. No: 112/7 (Old Sy. No. 112/1), measuring to an extent of 0-12.08 Guntas.	Doc. No: 11337/2022-23	Original
12.		Mutation Register	MR. NO. H33/2022-23	Photostat
13.	18.03.2023	Official Memorandum of Conversion issued by the Deputy commissioner, with respect to Sy. No: 112/7	No: 479230	Original



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		measuring to an extent of 0-12.08 Guntas.		
14.		Mutation Register	MR. NO. T97/2022-23	Original
15.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
16.		Form C- Registration Certificate of the Partnership		Original
17.		Manual RTC for the period 1997-98 to 2001-02 with respect to Sy. No. 112/1.		Certified
18.		Computerized RTC from 2001-02 to 2021-22 with respect to Sy. No. 112/1.		Certified
19.		Computerized RTC from 2022-23 to 2023-24 with respect to Sy. No. 112/7.		Digital Original
20.	17.05.2023	Nil Tenancy Certificate with respect to Sy. No. 112/7, measuring 0-12.08 Guntas issued by the Tahsildar, Doddaballapura Taluk.	No. RD003834944 4654	Original
21.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 112/7, measuring to an extent of 0-12.08 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E)492/2022	Original
22.		Moola Tippany		Certified
23.		Karda copy		Photostat


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24.		Atlas		Certified
25.		Hissa Tippany		Certified
26.		RR Edabaga and Balabaga		Certified
27.		Akaraband		Certified
28.	22.04.2022	Encumbrance Certificate for the period 01.04.1920 to 31.03.1990 with respect to Sy. No. 112/1.	SA. No. 236/2022-23	Original
29.		Encumbrance Certificate from 01.04.1990 to 31.03.2004, with respect to Sy. No. 112/1.	SA No. 9310/2018-19	Original
30.		Encumbrance Certificate from 01.04.2004 to 04.10.2018, with respect to Sy. No. 112/1.	SA No. 9310/18-19	Original
31.		Encumbrance Certificate from 01.04.2004 to 20.11.2023 with respect to Sy. No. 112/7.	SA No. 175773	Original
32.		Encumbrance Certificate for the period 01.04.2004 to 10.01.2024 with respect to Sy. No. 112/1		Photostat

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FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 112/7 (OLD SY. NO. 112/1) :-

- a) The larger extent of the land bearing Sy. No. 112/1, measuring to an extent of 3 Acres 07 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District was earlier purchased by Sri. K. C. Shivashankaraiah by virtue of the Sale deed dated 04.03.1997 executed by its predecessor-in-title viz., Smt. Janakamma & others, which was registered as Document No. 1960/1995-96, Book I, Volume 2027, Pages 118-123, in the office of the Sub Registrar, Doddaballapura.
- b) The said Sri. K. C. Shivashankaraiah had bequeathed the said land in favour of his sons viz., Sri. K. S. Mohan Ram and Sri. K. S. Ramesh vide Will dated 07.09.2001, registered as Document No. 77/2001-02, Book 3, Volume 64, Pages 138-145, in the Office of the Sub-Registrar, Doddaballapur.
- c) After the death of Sri. K. C. Shivashankaraiah, his legal heirs viz., Smt. Shashikala, Sri. K. S. Daya Ram, Sri. K. S. Mohan Ram, Smt. K. S. Bharathi, Smt. K. S. Jyothi, Sri. K. S. Ramesh, Smt. K. S. Sumathi, Smt. S. Pramellamma, Smt. K. S. Shoba & Smt. K. S. Roopa together sold the land bearing Sy. No. 112/1, measuring to an extent of 3 Acres 07 Guntas in favour of Sri. P. C. Mallappa vide Sale deed dated 03.08.2006, registered as Document No. DBP-1-03802-2006-07, stored in C.D. No. DBPD88, in the Office of the Sub-Registrar, Doddaballapur and accordingly the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. NO. 30/2006-07.
- d) Thereafter Sri. P. C. Mallappa sold the portion of the land measuring to an extent of 2 Acres 30 Guntas out of 3 Acres 07 Guntas in Sy. No. 112/1 in the following manner:
 - Sale deed dated 27.10.2017, registered as Document No. DBP-1-06607-2017-18, stored in C.D.No. DBPD430, in the Office of the Sub-Registrar, Doddaballapur in favour of Sri. C. Muniraju with respect to 1 Acre.

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- Sale deed dated 12.04.2018, registered as Document No. DBP-1-00563-2018-19, stored in C.D.No. DBPD443, in the Office of the Sub-Registrar, Doddaballapur in favour of Sri. C. Muniraju with respect to 0-20 Guntas.
 - Sale deed dated 14.09.2018, registered as Document No. DBP-1-06716-2018-19, stored in C.D.No. DBPD454, in the Office of the Sub-Registrar, Doddaballapur in favour of Sri. S. Appaiah with respect to 0-23 Guntas.
 - Sale deed dated 14.09.2018, registered as Document No. DBP-1-06717-2018-19, stored in C.D.No. DBPD454, in the Office of the Sub-Registrar, Doddaballapur in favour of Smt. V. Suguna with respect to 0-27 Guntas.
- ❖ Pursuant to the execution of aforesaid sale deeds, Sri. P. C. Mallappa has retained the balance extent of 0-17 Guntas in Sy. No. 112/1. Later on same came to be phoded and assigned new Sy. No. 112/1, measuring to an extent of 0-04.08 Guntas & Sy. No. 112/7, measuring to an extent of 0-12.08 Guntas standing in the name of Sri. P. C. Mallappa as could be evidenced from MR. NO. T2/2022-23.

Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 112/7 (Old Sy. No. 112/1), measuring to an extent of 0-12.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. Kiran. V, vide Sale deed dated 08.11.2022 registered as Document No. DBP-1-11337-2022-23, stored in C.D.No. DBPD1443, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of Sri. Kiran. V as per MR. NO. H33/2022-23.

It could be seen that, the land bearing Sy. No. 112/7, measuring to an extent of 0-12.08 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479230, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T97/2022-23.

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Kiran



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Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 112/7 measuring 0-12.08 Guntas as capital contribution to the firm.

REVENUE RECORDS:

- ❖ RTC for the period 1997-98 to 2001-02, 2002-03 to 2005-06 reflects the names of Sri. K. S. Mohan Ram and Sri. K. S. Ramesh as the khatedars of the land measuring 3 Acres 07 Guntas in Sy. No. 112/1.
- ❖ RTC for the period 2006-07 to 2016-17 reflects the name of Sri. P. C. Mallappa as the khatedar of the land measuring 3 Acres 07 Guntas in Sy. No. 112/1.
- ❖ RTC for the period 2017-18 reflects the name of Sri. P. C. Mallappa as the khatedar of the land measuring 1 Acre 27 Guntas in Sy. No. 112/1.
- ❖ RTC for the period 2018-19 to 2021-22 reflects the name of Sri. P. C. Mallappa as the khatedar of the land measuring 0-17 Guntas in Sy. No. 112/1.
- ❖ RTC for the period 2022-23 & 2023-24 reflects the name of Sri. Kiran. V as the khatedar of the land measuring 0-12.08 Guntas in Sy. No. 112/7.

REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 17.05.2023 bearing No. RD0038349444654 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 112/7, measuring 0-12.08 Guntas.



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SURVEY RECORDS:

Survey records, such as Moola Tippiany, Karda copy, Atlas, Pissa Tippiany, RR Edabaga and Balabaga which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 112/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.1990 with respect to Sy. No. 112/1 reflecting following transactions:
 - Mortgage deed dated 17.07.1980 executed by Sri. Doddapapanna in favour of Canara Bank, Doddaballapura, vide Doc. No. 185.
- Encumbrance Certificate from 01.04.1990 to 31.03.2004 with respect to Sy. No. 112/1, reflecting the sale deed dated 15.09.1995, executed by Janakamma and others in favour of Sri. K. C. Shivaram registered as document No. 1960/1995-96, with respect to Sy. No. 112/1.
- Encumbrance Certificate from 01.04.2004 to 04.10.2018, with respect to Sy No. 112/1 bearing SA No. 9310/2018-19.
 - Sale Deed dated 03.08.2006, executed by Smt. Shashikala and others in favour of Sri. P. C. Mallappa vide doc No. 3802/2006-07.
 - Sale Deed dated 27.10.2017, executed by Sri. P. C. Mallappa in favour of Sri. C. Muniraju, vide Doc No. 6607/2017-18. (not related to our subject property).
 - Sale deed dated 14.09.2018 executed by Sri. P. C. Mallappa in favour of Smt. V. Suguna vide Doc. No. 6717/2018-19 (not related to our subject property).



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- Sale deed dated 14.09.2018 executed by Sri. P. C. Mallappa in favour of Sri. S. Appaiah vide Doc. No. 6716/2018-19 (not related to our subject property).
- Sale deed dated 12.04.2018 executed by Sri. P. C. Mallappa in favour of Sri. C. Muniraju vide Doc. No. 563/2018-19 (not related to our subject property).
- EC from 01.04.2004 to 10.01.2024 with respect to Sy. No. 112/1 reflecting following transaction.
 - Sale deed dated 03.08.2006 executed by Smt. Shashikala and others in favour of Sri. P. C. Mallappa vide Doc. No. 3802/2006-07.
- Nil Encumbrance Certificate from 01.04.2004 to 20.11.2023 with respect to Sy. No. 112/7.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s **B&M HOMES** is the absolute owner of the converted land bearing **Sy. No. 112/7, (Old Sy. No. 112/1)**, measuring to an extent of **0-12.08 Guntas**, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.





Legal Nexus
Advocates & Consultants

Kiran Kumar Hegde M.A, LL.B
Chennakeshava B.S BAL, LL.B
Rajesh P Karkera BA, LL.B
Suguna V Karkera BA.LL.B
Krithi M.K BA, LL.B
Anitha Kumari BA, LL.B, LL.M

To,

24.01.2024

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 112/8 (Old Sy. No. 112/2), measuring to an extent of 03 Guntas out of 0-15.04 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 112/8 (Old Sy. No. 112/1), measuring to an extent of 03 Guntas out of 0-15.04 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479232, dated 29.05.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District and bounded on the:

East by : Sy. No. 112/2;
West by : Sy. No. 112/7;
North by : Sy. No. 103/3;
South by : Sy. No. 111;

Ravi



DESCRIPTION OF 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.	06.02.1943	Sale deed executed by Sri. Haidarali khan and his wife Smt. Ghousebiyamma in favour of Sri. Sanjeevappa s/o Muniyappa, with respect to Sy. No: 112 measuring to an extent of 5 Acres 28 Guntas.	Doc. No: 1143/1942-43.	Certified
2.	09.06.1949	Sale deed executed by Smt. Gouse Biya W/o Hyder Ali Khan in favour of Sri. Rudraiah, with respect to Sy.No.112, measuring to an extent of 2 Acres 21 Guntas.	Doc. No: 3059/1948-49	Certified
3.		Record of Rights	RR No.752	Photostat
4.		Mutation Register	MR.No.15/1948-49	Photostat
5.	18.11.1951	Gift deed executed by N.Rudraiah in favour of Eashwarappa since minor being represented by his natural guardian mother Smt. Bibi Jan with respect to Sy. No. 112, measuring to an extent of 2 Acres 21 Guntas.	Doc.No.2160 /1951-52	Certified
6.		Mutation Register	MR. No.19/1951-52	Photostat



Legal Nexus

Advocates & Consultants

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7.	21.02.1959	Sale deed executed by Smt. Bibijan W/o. N. Rudraiah for self and as natural guardian for her minor son Eeshwarappa in favour of Sanjeevappa S/o. Hanumappa with respect to Sy. No. 112, measuring to an extent of 2 Acres 21 Guntas.	Doc.No.3383 /1958-59	Certified
8.		Mutation Register	MR. No. 6/1958-59	Photostat
9.	14.04.1972	Sale deed executed by Sri. Narayanappa S/o. Sanjeevappa & his son Sanjeevappa in favour of Sri. Munishamappa uruf Appaiah with respect to Sy.No.112, measuring to an extent of 2 Acres 21 Guntas.	Doc.No.179/ 1972-73	Photostat
10.		Mutation Register	MR. No. 35/1972-73	Photostat
11.	08.08.1977	Sale deed executed by Sri. Munishamappa uruf Appaiah in favour of Sri. Narayanappa, with respect to Sy.No.112, measuring to an extent of 2 Acres 21 Guntas.	Doc.No.1265 /1977-78	Certified
12.	04.03.1994	Sale deed executed by Sri. Sri. Munishamappa uruf Appaiah in favour of Sri. P.C. Mallappa with respect to Sy.No.112, measuring to an extent of 2 Acres 21 Guntas.	Doc.No.142/ 1994-95	Photostat
13.		Mutation Register	MR.No. 10/1994-95	Photostat
14.		Plaint, Written Statement, Compromise Petition & Order in O.S.No.159/2014 before the Court of the Civil Judge and JMFC at Doddaballapur.		Photostat



Legal Nexus

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15.	08.11.2022	Sale deed executed by Sri. P. C. Mallappa S/o Chikkamunishamappa in favour of Sri. Kiran. V S/o R. Venugopal Reddy, with respect to Sy. No: 112/2 measuring to an extent of 0.15.04 Guntas.	Doc. No: 11337/2022-23.	Original
16.		Mutation Register	MR. NO. H33/2022-23	Photostat
17.	29.05.2023	Official Memorandum of Conversion, with respect to Sy. No: 112/8 measuring to an extent of 0.15.04 Guntas.	No: 479232	Photostat
18.		Mutation Register	MR. NO. T120/2022-23	Original
19.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
20.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
21.		Record of Rights	No: 784, 878, 979	Certified
22.		RTC for the period 1969-70 to 1999-2000 with respect to Sy.No.112/2.		Certified
23.		RTC for the period 2000-2001, 2001-2002, 2002-2003, 2003-2004,		Digital copy



Legal Nexus

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		2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23 with respect to Sy. No. 112/2.		
24.		RTC for the period 2022-23 & 2023-24 with respect to Sy. No. 112/8.		Digital copy
ENDORSEMENTS				
25.	25.08.2007	Nil Tenancy Certificate with respect to Sy.No.112/2, issued by Tahsildar of Doddaballapur Taluk.	No. LRF/CR/91/07-08	Original
26.	21.01.2019	Endorsement as to non-availability of MR. NO. 56/1958-59 with respect to Sy. No. 112/2, issued by the Tahsildar, Doddaballapura Taluk.	No. RRT MR/CR/51/2018-19.	Original
27.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 112/2, measuring to an extent of 2 Acres 21 Guntas.	No. Bangalore/SLAO-2/1737/2019-20	Original
28.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 112/8, measuring to an extent of 15.04 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E) 492/2022	Original



Legal Nexus

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SURVEY RECORDS				
29.		Moola Tippany & Karda copy		Certified
30.		Atlas		Certified
31.		Hissa Tippany		Certified
32.		Akarbhand		Certified
33.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
34.	19.11.2019	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 112/2, Old Sy. No: 112.	SA NO: 15075/2019-20	Original
35.		Nil Encumbrance Certificate for the period 01.04.2004 to 20.11.2023 with respect to Sy. No. 112/8.	SA No. 175816/23-24	Original

THE FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 112/8 (OLD SY. NO. 112/2) MEASURING TO AN EXTENT OF 0-15.04 GUNTAS:-

- The larger extent of the land bearing Sy. No. 112, measuring to an extent of 5 Acres 28 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belonged to Sri. Hyder Ali Khan and his wife Smt. Gouse Biyanma who sold the portion of the land measuring to an extent of 3 Acres 00-08 Guntas in favour of Sri. Sanjeevappa vide Sale deed dated 06.02.1943, registered as document No. 1143/1942-43, Book I, Volume 554, Pages 179 to 181, in the Office of the Sub Registrar, Doddaballapura.



Legal Nexus

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- Pursuant to the said Sale deed, Smt. Gouse Biyamma w/o Hyder Ali Khan had retained the balance extent of 2 Acres 27.08 Guntas in Sy. No. 112 with her.
- Whereas, the said Smt. Gouse Biyamma absolutely conveyed the land bearing Sy. No. 112, measuring to an extent of 2 Acres 21 Guntas in favour of Sri. Rudraiah, vide Sale deed dated 10.06.1949, registered as document No.3059/1948-49, Book I, volume 697, pages 236 to 238, in the office of the Sub Registrar, Doddaballapura and the said transaction was reflected in Record of Rights bearing No. 752. Accordingly, the khatha has been mutated in the name of Sri.Rudraiah, vide Mutation Register No.15/1948-49, in the concerned revenue records.
- Sri. Rudraiah out of his natural love and affection towards his son Eeshwarappa, had gifted the land measuring to an extent of 2 Acres 21 Guntas in Sy.No.112 to him who since minor had been represented by his natural guardian mother Smt. Beebijan, vide Gift deed dated 18.11.1951, registered as document No.2160/1951-52, Volume 767, Book I, in the office of the sub Registrar, Doddaballapura, subsequently, the khatha has been mutated in the name of Eshwarappa represented by his minor guardian mother Smt.Beebijan as per Mutation Register bearing No.19/1951-52, in the concerned revenue records.
- Smt. Beebijan for self and as a natural guardian for her minor son Eeshwarappa absolutely conveyed the land measuring to an extent of 2 Acres 21 Guntas in Sy. No. 112 in favour of Sri.Sanjeevappa, vide Sale deed dated 22.02.1959, registered as document No.3383/1958-59, Volume 963, Book I, pages 187 to 189, in the office of the sub Registrar, Doddaballapura, subsequently, the khatha has been mutated in the name of Sri.Sanjeevappa as per Mutation Register bearing No.6/1958-59, in the concerned revenue records.



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- After the death of said Sanjeevappa, his son Sri.Narayanappa along with his son Sri. Sanjeevappa conveyed the land measuring to an extent of 2 Acres 21 Guntas in Sy.No.112 in favour of Sri.Munishamappa @ Appaiah, vide Sale deed dated 14.04.1972, registered as Document No.179/1972-73, Volume 1404, Book I, pages 130 to 131, in the office of the sub Registrar, Doddaballapura, subsequently, the khatha has been mutated in the name of Sri. Munishamappa @ Appaiah as per Mutation Register bearing No.35/1972-73, in the concerned revenue records.
- It could be seen that, Sri. Munishamappa @ Appaiah in turn sold the land measuring to an extent of 2 Acres 21 Guntas in Sy.No.112 in favour of Sri.Narayanappa s/o Sanjeevappa, vide Sale deed dated 08.08.1977, registered as document No.1265/1977-78, Volume 1517, Book I, pages 189 to 190, in the office of the sub Registrar, Doddaballapura.
- It is observed that, despite the execution of the aforesaid Sale deed dated 08.08.1977 for entire extent of 2 Acres 21 Guntas in Sy. No. 112, Sri.Munishamappa @ Appaiah again sold the same extent of land in favour of Sri.P.C.Mallappa, vide Sale deed dated 04.03.1994, registered as document No.142/1993-94, Volume 1936, Book I, pages 173 to 179, in the office of the sub Registrar, Doddaballapura and based on the said sale deed the khatha has been mutated in the name of Sri.P.C.Mallappa as per Mutation Register bearing No.10/1994-95, in the concerned revenue records.
- Thereafter, the daughters of said Late- Narayanappa viz., Smt. Thimmakka, Smt.Venkatalakshamma, Smt.Rathnamma filed a Suit in O.S.No. 159/2014 against Sri. Sanjeevappa s/o Late. Narayanappa, Sri. Rajanna s/o Late. Narayanappa, Sri. Ashoka s/o Late. Narayanappa and Sri. P. C. Mallappa before the Court of the Civil Judge & JMFC at Doddaballapur seeking for Partition and separate possession over the land bearing Sy. No. 112/2, measuring to an extent of 2 Acres 21 Guntas and various other lands. During the course of the proceedings, the parties to the said suit have settled the matter amicably between them, hence have filed a





Legal Nexus

Advocates & Consultants

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Compromise Petition before the Court, wherein the legal heirs of Late. Narayanappa had confirmed Sale deed dated 04.03.1994, Doc. No. 142 and the ownership of Sri. P.C.Mallappa over the land measuring to an extent of 2 Acres 21 Guntas by receiving the consideration amount from him and accordingly the decree has been drawn by the Hon'ble Court as per the terms of compromise petition.

- Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 112/2, measuring to an extent of 0-15.04 Guntas in favour of Sri. Kiran. V, vide Sale deed dated 08.11.2022 registered as Document No. DBP-1-11337-2022-23, stored in C.D.No. DBPD1443, in the Office of the Sub-Registrar, Doddaballapura.
- Pursuant to the execution of aforesaid Sale deed, the larger extent of 2 Acres 21 Guntas in Sy. No. 112/2 came to be phoded and assigned new Sy. No. 112/2, measuring to an extent of 2 Acres 05.12 Guntas & Sy. No. 112/8, measuring to an extent of 0-15.04 Guntas and the land measuring to an extent of 0-15.04 Guntas purchased by Sri. Kiran. V has assigned new Sy. No. 112/8 and accordingly the khata has been transferred to his name as per MR. NO. H33/2022-23.
- It could be seen that, the land bearing Sy. No. 112/8, measuring to an extent of 0-15.04 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479232, dated 29.05.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T120/2022-23.
- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B & M Homes", and Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 112/8 (Old Sy. No. 112/2), measuring 03 Guntas as capital contribution to the firm.



Legal Nexus

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REVENUE DOCUMENTS:

- RTC for the period 1969-70 to 1973-74 reflects the name of Eshwarappa represented by minor guardian Beebijan, as the khatedar of the land bearing Sy. No. 112/2, measuring to an extent of 2 Acres 21 Guntas.
- RTC for the period 1974-75 to 1994-95 reflects the name of Venkataramanappa s/o Yadlappa as the khatedar of the land bearing Sy. No. 112/2, measuring to an extent of 2 Acres 21 Guntas. However the said Venkataramanappa doesn't have any title deeds/documents in his name as to mode of acquisition, hence we reasonably presume that, his name was erroneously added in the said period of RTC.
- RTC for the period 1995-96 to 1996-97, 1997-98 to 1999-2000, 2000-01 to 2022-23 reflects the name of P. C. Mallappa as the khatedar of the land bearing Sy. No. 112/2, measuring to an extent of 2 Acres 21 Guntas.
- RTC for the period 2022-23 & 2023-24 reflects the name of Sri. Kiran. V as the khatedar of the land measuring 0-15.04 Guntas in Sy. No. 112/8.

REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapura Taluk had issued a Nil Tenancy Certificate dated 25.08.2007, bearing No. L.R.F/C.R/91/2007-08 stating that, no tenancy application in Form 7 & 7A has been filed for seeking tenancy rights over the land bearing Sy. No.112/2, measuring to an extent of 2 Acres 21 Guntas.
- ❖ The Tahsildar, Doddaballapura Taluk had issued an Endorsement dated 21.01.2019, bearing No. RRT MR/CR/51/2018-19 as to non-availability of MR. No. 56/1958-59 with respect to Sy. No. 112/2 in the said department.
- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating

[Handwritten signature]



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that, the land bearing Sy. No. 112/2, measuring to an extent of 2 Acres 21 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.

- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 112/2, measuring to an extent of 0-15.04 Guntas situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SURVEY RECORDS:

Moola Tippani, Karda copy, Hissa Tippany, Atlas, RR Balabag, Akarband and Village Map confirm the shape, extent and location of the land bearing Sy. No. 112 & 112/2 of Shivapura Village.

ENCUMBRANCE CERTIFICATES:

- a. Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 112/2, reflects;
 - Sale Deed dated 08.02.1943 executed by Hyder Ali Khan and Ghousebiyamma in favour of Sanjeevappa vide Document No. 1143 (not related to our subject property).
 - Gift Deed dated 21.11.1951 executed by N. Rudraiah in favour of Eeshwarappam represented by his natural guardian mother Smt. Beebijan, vide Document No. 2160.
 - Sale Deed dated 06.03.1959 executed by Eeshwarappam represented by his natural guardian mother Smt. Beebijan in favour of Sanjeevappa, vide Document No. 3383.



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- Sale Deed dated 14.04.1972 executed by Narayanappa and Sanjeevappa in favour of Munishamappa, vide Document No. 179.
 - Sale Deed dated 08.08.1977 executed by Munishamappa in favour of Narayanappa, vide Document No. 1265.
 - Declaration deed dated 16.11.1981 executed by Narayanappa in favour of Canara Bank, vide Document No. 550.
 - Sale Deed dated 24.04.1994 executed by Munishamappa in favour of P.C.Mallappa, vide Document No. 142.
- c) Encumbrance Certificate for the period 01.04.2004 to 20.11.2023 with respect to Sy. No. 112/8 reflects nil encumbrances.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/S. B & M HOMES is the absolute owner of the converted land bearing Sy. No. 112/8 (Old Sy. No. 112/2), measuring to an extent of 0-03 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.





Legal Nexus
Advocates & Consultants

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To,

22.01.2024

M/S. BRICKS AND MILESTONES INFRA INDIA PRIVATE LIMITED
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas, and 0-01 Guntas of "B" Kharab, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All the piece and parcel of the Converted land bearing **Sy. No. 113/1**, measuring to an extent of **1 Acre 02 Guntas** (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479245, dated 23.03.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the: -

East by: Land bearing Sy. No. 103/1;
West by: Land bearing Sy. No. 116;
North by: Land bearing Sy. No. 114/6;
South by: Land bearing Sy. No. 113/2;



DESCRIPTION OF DOCUMENTS SCRUTINIZED:

S. No.	Date of document	Name/ type of document	Regd. /Ref no. of the document with date	Whether /certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	08.08.1956	Sale deed executed by Munishamappa @ Papaiah in favour of Chinnappa, with respect to Sy.No.113/1, measuring to an extent of 1 Acre 3 Guntas.	Doc. No. 1583/1956-57	Certified
2.	02.04.1973	Partition Deed entered into between Chinnappa, Doddamuniyappa, Chikkamuniyappa, and Munigurappa, the Legal Heirs of Late Munishamappa.	Document No. 1/1973-74	Certified
3.		Mutation Register	MR.No.85/73-74	Certified
4.		Mutation Register	MR.No.28/1989-90	Photostat
5.		Mutation Register	MR.No.7/1989-90	Photostat
6.	21.01.1995	Sale Deed executed by Smt. Balamma, W/o. Late Munigurappa and Sri. Lakshminarayana, S/o. Late Munigurappa in favour of Smt. Pushpa Devi, with respect to the land bearing Sy. No. 113/1, measuring 1 Acre 02 Guntas.	Doc. No. 2230/94-95	Certified



Legal Nexus

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Suguna V Karkera BAL, LL.B
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Vedavathi N BA, LL.B

7.		Mutation Register	MR.No.45/94-95	Certified
8.	12.11.1998	Sale Deed executed by Smt. Pushpa Devi in favour of Sri. P. C. Mallappa, with respect to the land bearing Sy. No. 113/1, measuring 1 Acre 02 Guntas.	Document No. 1902/1998-99.	Original
9.		Mutation Register	MR.No.13/1998-99	Certified
10.		Mutation Register	MR.No.11/2000-01	Certified
11.		Family tree of Munishamappa issued by the Village Accountant, Shivapura Circle.		Photostat
12.	11.02.2022	Sale deed executed by Sri. P. C Mallappa S/o. Chikkamunishamappa in favour of M/s Bricks and Milestones Infra India Private Limited, with respect to Sy. No: 113/1 measuring to an extent of 1 Acre 02 Guntas.	Doc. No: 12553/2021-22	Original
13.		Mutation Register	MR. No. H36/2021-22	Digital Signed original
14.	13.03.2023	Sale deed executed by M/s Bricks and Milestones Infra India Private Limited in favour of M/s Bricks & Milestones Projects LLP with respect to Sy. No: 113/1 measuring to an extent of 1 Acre 02 Guntas.	Doc. No: 18092/2022-23	Original
15.		Mutation Register	MR. No. H71/2022-23	Digital Signed Original



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16.		Mutation Register	MR. No. T8/2023-24	Photostat
17.	23.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 113/1 measuring to an extent 1 Acre 2 Guntas.	No. 479245	Original
18.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
19.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
20.		Preliminary record		
21.		Record of rights	No: 846 & 1133	Photostat
22.		RTC for the period 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 1996-97; 1997-98 to 2001-02, with respect to Sy. No. 113/1.		Certified
23.		RTC for the period 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-		Original



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		10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15; 2015-16; 2016-17; 2017-18; 2018-19; 2019-20; 2020-21; 2021-22; <u>2022-23</u> ; <u>2023-24</u> with respect to Sy. No. 113/1. <i>pending etc</i>		
ENDORSEMENTS				
24.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
25.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 113/1, measuring to an extent of 1 Acres 02 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E)49 2/2022	Original
26.	30.01.2020	Endorsement for non-availability of M R NO: 1/1956-57 issued by the Tahsildar Doddaballapura taluk, with respect to Sy. No: 113/1	RRRT/M R /CR/44/2019-20	Photostat
SURVEY RECORDS				
27.		Tippani		Certified
28.		Karda Copy		Certified
29.		Hissa Tippani		Certified
30.		Atlas		Certified
31.		RR Edabaga		Certified
32.		Akarbandh.		Original
33.		Village Map		Photostat



ENCUMBRANCE CERTIFICATES				
34.	19.01.2019	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 113/1	S. A. No. 14851/2018-19	Original
35.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 113/1.	S. A. No. 25376/2022-23.	Original
36.	06.11.2023	Encumbrance Certificate for the period 23.02.2023 to 04.11.2023 with respect to Sy. No. 113/1.	S. A. No. 161911/2023-24	Original

THE FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 113/1 MEASURING TO AN EXTENT OF 1 ACRE 02 GUNTAS: -

- a) Whereas, the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas & 1 Gunta of Kharab land, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belonged to one Sri. Chinnappa, S/o. Munishamappa, who had purchased the same from its previous owner viz., Sri. Munishamappa @ Papaiah, vide Sale deed dated 08.08.1956, registered as Document No. 1583/1955-56, Book 1, volume 889, in the office of the Sub Registrar, Doddaballapura.
- b) Further, the legal heirs of Late. Munishamappa viz., Sri. Chinnappa, Sri. Doddamuniyappa, Sri. Chikkamuniyappa, and Sri. Munigurappa, effected a partition amongst themselves; vide Partition Deed dated 02.04.1973, wherein the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas was allotted to the share of Sri. Munigurappa, which is being registered as document No. 1/1973-74, Book 1, Vol. 1421, Pages 225-230, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khatha was mutated in the name of Sri. Munigurappa, vide Mutation Register No. 85/1973-74 & MR. NO. 28/1989-90 (However, in the MR. NO. 85/1973-74, the



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nature of the deed was inadvertently mentioned as Sale instead of Partition and in MR. NO. 28/1989-90, the Document number of the deed was mentioned as 107/73-74 instead of 1/1973-74 - the said error by the revenue department can be reasonably ignored).

- c) Whereas, after the death of said Sri. Munigurrappa, the khata with respect to the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas was transferred to the name of his wife Smt. Balamma as per IHC. NO. 7/1989-90.
- d) Thereafter Smt. Balamma w/o Late. Munigurappa along with her only son Sri. Lakshminarayana, absolutely conveyed the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas in favour of Smt. Pushpa Devi, vide Sale Deed dated 21.01.1995, registered as document No. 2230/94-95, Book 1, in the Office of the Sub Registrar, Doddaballapura. Subsequently, the khata has been mutated to the name of Smt. Pushpa Devi, vide Mutation Register bearing No.45/94-95, in the concerned revenue records.
- e) Thereafter, Smt. Pushpa Devi absolutely conveyed the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas, in favour of Sri. P.C. Mallappa, vide Sale Deed dated 12.11.1998, registered as document No. 1902/98-99, Vol. 2205, Book 1, Pages 53-61, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of Sri. P. C. Mallappa, vide Mutation Register bearing No. 11/2000-01, in the concerned revenue records.
- f) The Family Tree of Munishamappa issued by the Village Accountant, Shivapura, which reflects the complete family details of Munishamappa.
- g) It could be observed that, Sri. P. C. Mallappa in turn sold the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas in favour of M/s. Bricks and Milestones Infra India Private Limited vide Sale Deed dated 11.02.2022, registered as Document No. DBP-1-12553-2021-22, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated



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to the name of M/s. Bricks and Milestones Infra India Private Limited, vide Mutation Register bearing No. H36/2021-22 in the concerned revenue records.

- h) Further it could be observed that, M/s. Bricks and Milestones Infra India Private Limited conveyed the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas in favour of M/s. Bricks & Milestones Projects LLP vide Sale Deed dated 13.03.2023, registered as Document No. DBP-1-18092-2022-23, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of M/s. Bricks & Milestones Projects LLP, vide Mutation Register bearing No. 1171/2022-23 in the concerned revenue records.
- i) It could be seen that, the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479245, dated 23.03.2023, issued by the Deputy Commissioner, Bangalore.
- j) Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 113/1 measuring 1 Acres 02 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- k) Record of Rights (RR No. 846) reflects the execution of Sale deed dated 08.08.1956, Doc. No. 1583/1956-57 executed by Munishamappa @ Papaiah in favour of Chinnappa.



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- l) Record of Rights (RR No. 846) reflects the execution of Partition deed dated 02.04.1973, Doc. No. 1 affected between Chinnappa and others.
- m) The RTC for the period 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; with respect to Sy. No. 113/1, reflects the name of Munishamappa @ Papaiah, Chinnappa, S/o. Munishamappa, and Munigurappa, S/o. Munishamappa, as the khatedar of the above said land for the said period as mentioned above.
- n) RTC for the period 1989-90 to 1994-95; 1995-96 to 1996-97; 1997-98 to 2001-02, with respect to Sy. No. 113/1, reflects the name of Smt. Bamma, Smt. Pushpa Devi and P. C. Mallappa, as the khatedar of the above said land for the said period respectively.
- o) RTC for the period 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15; 2015-16; 2016-17; 2017-18; 2018-19; 2019-20; 2020-21; 2021-22; 2022-23 with respect to Sy. No. 113/1, reflects the name of Sri. P. C. Mallappa, as the khatedar of the above said land for the said period respectively.
- p) RTC for the period 2023-24 reflects the name of M/s. Bricks and Milestones Infra India Private Limited as the khatedar of the above said land.

ENDORSEMENTS:

- a) The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 113/1, measuring to an extent of 1 Acre 02 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.



- b) The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 113/1, measuring to an extent of 1 Acres 02 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District.
- c) The Tahsildar, Doddaballapur Taluk had issued an Endorsement dated 30.01.2020 bearing No. R.R.R.T/M.R/C.R/44/2019-20 stating that MR. NO. 1/1956-57 with respect to Sy. No. 113/1 is not available in the department.

SURVEY RECORDS:

The Tippani, Karda Copy, Hissa Tippany, Atlas, RR Edabaga and Balabag, Akarband and Village Map confirm the shape, location, identity and extent of the land bearing Sy. No. 113/1.

TRACING OF ENCUMBRANCES:

- a. Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 113/1, reflects the following transactions;
- Partition Deed dated 02.04.1973, entered into between Chinnappa and others, vide Doc. No: 1;
 - Sale Deed dated 21.01.1995 executed by Balamma in favour of Pushpa Devi, vide Doc. No: 2230.
- b. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 113/1, reflects the following transaction;
- Sale Deed dated 11.02.2022 executed by P. C. Mallappa in favour of M/s. Bricks and Milestones Infra India Private Limited, vide Doc. No: DBP-1-12553-2021-22;
- c. Encumbrance Certificate for the period 23.02.2023 to 04.11.2023 with respect to Sy. No. 113/1 reflects Nil transaction/s.

Q



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CERTIFICADTE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that **M/S. B & M HOMES** is the absolute owner of the converted land bearing **Sy. No. 113/1**, measuring to an extent of **1 Acre 02 Guntas**, situated at **Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District** 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 Photostat/certified/original of the relevant documents.



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To,

22.01.2024

M/S. BRICKS AND MILESTONES INFRA INDIA PRIVATE LIMITED
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 113/2, measuring 3 Acres 27 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All the piece and parcel of the Converted land bearing Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479245, dated 23.03.2023, issued by the Deputy Commissioner, Bangalore) situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the: -

East by : Land bearing Sy. No. 113/1 & 3;
West by : Land bearing Sy. No. 116;
North by : Land bearing Sy. No. 113/1;
South by : Land bearing Sy. No. 113/3.



DESCRIPTION OF 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.		Hissa Tippyany		Photostat
2.		Record of Rights	RR 594	Certified
3.	16.10.1995	Sale deed executed by Thimmaiah and others in favour of Ashok M. Jain with respect to Sy. No. 113/2, measuring to an extent of 2 Acres.	Doc. No. 2396/1995-96	Original
4.		Mutation Register	MR. NO. 77/1995-96	Certified
5.	16.10.1995	Sale deed executed by Thimmaiah and others in favour of Ashok M. Jain with respect to Sy. No. 113/2, measuring to an extent of 1 Acre 28 Guntas.	Doc. No. 2397/1995-96	Original
6.		Mutation Register	MR. No. 76/1995-96	Original





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7.		Family tree of Nagappa reflecting all his legal heirs		Photostat
8.	15.07.1998	Sale deed executed by Ashok M. Jain in favour of P.C.Mallappa with respect to Sy. No. 113/2, measuring to an extent of 1 Acre 28 Guntas.	Doc. No. 905/1998-99	Original
9.		Mutation Register	MR. No. 12/2000-01	Certified
10.	15.07.1998	Sale deed executed by Ashok M. Jain in favour of P. C. Mallappa with respect to Sy. No. 113/2, measuring to an extent of 2 Acres.	Doc. No. 907/1998-99	Original
11.		Mutation Register	MR. No. 13/2000-01	Certified
12.	03.07.2001	Order bearing No. DUS: 45-A DBP/88/2000-01 issued by the Deputy Commissioner, Stamp Undervaluation Enquiry Department.		Original
13.	03.07.2001	Order bearing No. DUS: 45-A DBP/90/2000-01 issued by the Deputy Commissioner, Stamp		Original



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		Undervaluation Enquiry Department.		
14.	06.05.2022	Sale deed executed by Sri. P C Mallappa S/o Chikkamunishamappa in favour of Mr. Kiran. V s/o R. Venugopal Reddy, with respect to Sy. No: 113/2 measuring to an extent of 3 Acre 27 Guntas.	Doc. No: 1657/2022-23	Original
15.		Mutation Register	MR. No. H49/2021-22	Original
16.		Mutation Register	MR. No. T66/2022-23	Original
17.	21.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner with respect to Sy. No: 113/2 measuring to an extent of 3 Acre 27 Guntas.	No: 479243	Original
18.		Mutation Register	MR. No. T107/2022-23	Original
19.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated		Original



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		partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		
20.		Form C- Registration Certificate of the Partnership		Original
21.		R.T.C for the period 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 1996-97, 1997-98 to 2001-02, 2002-03 to 2023-24 with respect to Sy. No. 113/2.		Certified/ Original
ENDORSEMENTS				
22.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
23.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 113/2, measuring to an extent of 3 Acre 27 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL (D):C R (E): 492/2022	Original



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24.	21.01.2019	Endorsement for non-availability of IHC 53/1939-40, issued by the Tahsildar Doddaballapura Taluk, with respect to Sy. No. 113/2.	RRTMR/ CR/49/2018-19	Original
SURVEY RECORDS				
25.		Tippani		Certified
26.		Karda Copy		Photostat
27.		Hissa Tippani		Certified
28.		Atlas		Certified
29.		RR Edabaga		Photostat
30.		Akarbandh.		Original
31.		Village Map		Photostat
ENCUMBRANCE CERTIFICATES				
32.	19.01.2019	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 113/2	SA No. 14850/2018-19.	Original
33.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 113/2.	S. A. No. 25260/2022-23.	Original



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34.	06.11.2023	Encumbrance Certificate for the period 19.03.2023 to 04.11.2023 with respect to Sy. No. 113/2.	S.A. No. 161915/2023-24	Original
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FLOW OF TITLE:

- The larger extent of the land bearing Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belonged to Sri. Kanchiganalada Nagappa S/o. Thimmaiah as could be evidenced from Hissa Tippyany.
- After the death of said Kanchiganalada Nagappa, the khata with respect to the land bearing Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas was transferred to the name of his only son Sri. Thimmaiah as could be evidenced from Record of Rights (RR 594) and subsequently his name was reflected in Secondary Re-classification Tippyany as the anubhavdhar.
- It could be seen that, Sri. Thimmaiah along with his son Sri. T. Muninagappa & minor Grandchildren viz., Master. Girish & Kumari. Amrutha absolutely conveyed the portion of the land bearing Sy. No. 113/2, measuring to an extent of 2 Acres out of 3 Acres 28 Guntas in favour of Sri. Ashok M. Jain, vide Sale deed dated 16.10.1995, registered as Document No. 2396/1995-96, in the Office of the Sub-Registrar, Doddaballapura & thereafter the khata has been transferred to the name of Sri. Ashok M. Jain as per MR. No. 77/1995-96.
- Similarly, Sri. Thimmaiah along with his son Sri. T. Muninagappa & minor Grandchildren viz., Master. Girish & Kumari. Amrutha absolutely conveyed the remaining portion of the land bearing Sy. No. 113/2, measuring to an extent of 1 Acre 28 Guntas out of 3 Acres 28 Guntas in favour of Sri. Ashok M. Jain, vide Sale deed dated 16.10.1995, registered as Document No. 2397/1995-96, in

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the Office of the Sub-Registrar, Doddaballapura & thereafter the khata has been transferred to the name of Sri. Ashok M. Jain as per MR. No. 76/1995-96.

- Family tree of Nagappa consisting of his legal heirs details, issued by the Village Accountant Kasaba Circle, Doddaballapura Taluk is available for perusal.
- Sri. Ashok M. Jain in turn sold the portion of the land bearing Sy. No. 113/2, measuring to an extent of 1 Acre 28 Guntas out of 3 Acres 28 Guntas in favour of Sri. P. C. Mallappa, vide Sale deed dated 15.07.1998, registered as Document No. 905/1998-99, in the Office of the Sub-Registrar, Doddaballapura & accordingly the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. NO. 12/2000-01.
- Whereas, Sri. Ashok M. Jain sold the remaining portion of the land bearing Sy. No. 113/2, measuring to an extent of 2 Acres out of 3 Acres 28 Guntas, in favour of Sri. P. C. Mallappa, vide Sale deed dated 15.07.1998, registered as Document No. 907/1998-99, in the Office of the Sub-Registrar, Doddaballapura & accordingly the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. NO. 13/2000-01.
- In the aforesaid manner, Sri. P. C. Mallappa became the absolute owner of the larger extent of the land bearing Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas.
- The Deputy Commissioner, Stamp Undervaluation Enquiry Department has dropped the proceedings initiated under Section 45-A of Karnataka stamp Act 1957 as to undervaluation of stamp duty and registration fee against the Sale deed bearing Document Nos. 905/1998-99 & 907/1998-99 vide Order bearing No. DUS: 45-A DBP/88/2000-01, dated 03.07.2001 & No. DUS: 45-A DBP/90/2000-01, dated 04.07.2001, after the deficit stamp duty and registration fee was paid by Sri. P. C. Mallappa.



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- ❖ It could be observed that, Sri. P. C. Mallappa sold the land bearing Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas in favour of Mr. Kiran. V vide Sale Deed dated 06.05.2022, registered as Document No. DBP-1-01657-2022-23, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of Mr. Kiran. V vide Mutation Register bearing No. II49/2021-22 & T66/2022-23 in the concerned revenue records.
- ❖ It could be seen that, the land bearing Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479243, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore & the same is recorded in MR. NO. T107/2022-23.
- ❖ Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B & M Homes", and Sri. Kiran. V S/o R. Venugopal Reddy, contributed the land bearing Sy. No. 113/2 measuring 3 Acres 27 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- RTC for the period 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, reflects the name of Thimmaiah s/o Nagappa as the khatedar of the land bearing Sy. No. 113/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.



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- RTC for the period 1995-96 to 1996-97, reflects the name of Ashok M Jain as the khatedar of the land bearing Sy. No. 113/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- RTC for the period 1997-98 to 2001-02, 2002-03 to 2021-22 reflects the name of P.C.Mallappa as the khatedar of the land bearing Sy. No. 113/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- RTC for the period 2022-23 & 2023-24 reflects the name of Mr. Kiran. V as the khatedar of the land bearing Sy. No. 113/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

ENDORSEMENTS:

- The Tahsildar, Doddaballapur Taluk had issued an Endorsement dated 21.01.2019 bearing No. RRTMR/CR/49/2018-19 stating that IHC. NO. 53/1939-40 with respect to Sy. No. 113/2 is not available in the department.
- The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 113/2, measuring to an extent of 3 Acres 27 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 113/2, measuring to an extent of 03 Acre 27 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

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SURVEY RECORDS:

Moola Survey Tippany, Karda copy, Atlas, Secondary Re-classification Tippany, Hissa Tippany, RR Edabaga, Akarband & Village map which confirms the measurement, location, identity & boundary of the land bearing Sy. No. 113/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 113/2 reflects the following transaction:
 - Sale deed dated 19.10.1995, Doc. No. 2396, executed by Thimmaiah & others in favour of Ashok M. Jain.
 - Sale deed dated 19.10.1995, Doc. No. 2397, executed by Thimmaiah & others in favour of Ashok M. Jain.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 113/2 reflects the following transaction:
 - Sale deed dated 06.05.2022, Doc. No. 1657/2022-23, executed by P. C. Mallappa in favour of Sri. Kiran V.
- Encumbrance Certificate for the period 19.03.2023 to 04.11.2023 with respect to Sy. No. 113/2 reflects Nil transaction/s.



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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that MR. KIRAN. V is the absolute owner of the converted land bearing Sy. No. 113/2, measuring to an extent of 3 Acre 27 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District 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 Photostat/certified/original of the relevant documents.





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Vedavathi N BA, LL.B

To,

22.01.2024

M/S. B&M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas & Sy. No. 114/6 (old Sy No.114/1), measuring to an extent of 0-39 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

ITEM NO. 1:

All that piece and parcel of the land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479249, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by : Land bearing Sy. No. 102,
West by : Land bearing Sy. No. 114/3 & 114/4,
North by : Land bearing Sy. No. 114/2,
South by : Land bearing Sy. No. 114/6.

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ITEM NO. 2:

All that piece and parcel of the land bearing Sy. No. 114/6 (old Sy No. 114/1), measuring to an extent of 0-39 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479246, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by : Land bearing Sy. No. 102,

West by : Land bearing Sy. No. 115,

North by : Land bearing Sy. No. 114/1,

South by : Land bearing Sy. No. 113/1.

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.	08.08.1956	Sale deed executed by Munishamappa uruf Papaiah in favour of Chinnappa, with respect to Sy. No.114/1, measuring 2 Acres 02 Guntas along with Sy No. 114/2.	Doc. No. 1583/1956-57	Certified

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2.		Records of Rights	No. 846	Certified
3.	16.05.1962	Sale deed executed by Chinnappa and others in favour of Munishamappa Uruf Papaiah, with respect to Sy. No.114/1, measuring 2, Acres 02 Guntas along with Sy No. 114/2.	Doc. No. 574/1962-63	Certified
4.		Records of rights	RR No. 929	Certified
5.	27.12.1967	Sale deed executed by Munishamappa Uruf Papaiah S/o Pete Venkatappa in favour of Chinnappa S/o Munishamappa with respect to Sy. No. 114/1, measuring 2 Acres 02 Guntas along with Sy No. 114/2.	Doc. No. 3331/1967-68	Original
6.		Records of Rights	RR No. 1002	Certified
7.	02.04.1973	Partition deed entered in to between Chinnappa S/o Munishamappa and others with respect to Sy. No. 114/1 measuring to an extent of 39 Guntas fallen the share of Doddamuniyappa and measuring 39 Guntas fallen to the share of Chikkamuniyappa.	Doc. No. 1/1973-74	Certified
8.		Mutation Register extract	MR. No. 83/1973-74	Certified





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9.		Mutation Register extract	MR. No. 84/1973-74	Certified
10.		Records of Rights	RR Nos. 1132 & 1133	Certified
11.	01.03.1996	Sale deed executed by Sri. Doddamuniyappa & others in favour of Sri. Dinesh Kumar S/o A.Manmallunia, with respect to Sy. No. 114/1 measuring 39 Guntas.	Doc. No. 3651/1995-96.	Original
12.		Mutation Register Extract	MR. No. 17/1996-97	Certified
13.	20.04.1998	Sale deed executed by Chikkamuniyappa S/o Late-Munishamappa in favour of P.C.Mallappa S/o Late-P.Chikkamuniswamappa, with respect to Sy. No. 114/1, measuring 39 Guntas.	Doc. No. 143/1997-98	Original
14.		Mutation Register extract.	MR. No. 160/2006-07.	Certified
15.		Death certificate of Chikkamnuniyappa.		Photostat
16.		Family tree of Munishamappa issued by the Village Accountant, Shivapura Circle.		Photostat

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17.	15.07.1998	Sale deed executed by Sri. Dinesh Kumar in favour of P.C.Mallappa S/o Late-P. Chikkamuniswamappa, with respect to Sy. No. 114/1 measuring 39 Guntas.	Doc. No. 906/1998-99	Original
18.		Mutation Register Extract.	MR. No. 9/2000-01.	Certified
19.		Plaint, Compromise Petition and Order in O.S. No. 98/2008, In the Court of Civil Judge (Senior Division) at Doddaballapura.		Certified
20.		Mutation Register Extract.	MR. No. T62/2017-18	Digital copy
21.	11.02.2022	Sale deed executed by Sri. P. C Mallappa S/o Chikkamunishamappa in favour of M/s Bricks and Milestones Infra India Private Limited, with respect to Sy. No: 114/1, measuring to an extent of 0-39 Guntas.	Doc. No: 12553/2021-22	Original
22.		Mutation Register	MR. No. H36/2021-22	Digital Signed Original
23.	13.03.2023	Sale deed executed by M/s Bricks and Milestones Infra India Private Limited in favour of M/s Bricks & Milestones Projects .LLP with respect to Sy. No:	Doc. No: 18092/2022-23	Original

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		114/1 measuring to an extent of 0-39 Guntas.		
24.		Mutation Register	MR. No. H71/2022-23	Digital Signed Original
25.	18.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No. 114/1 measuring to an extent 0-39 Guntas.	No. 479249	Original
26.	18.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 114/6 measuring to an extent 0-39 Guntas.	No. 479246	Original
27.		Mutation Register Extract	MR. No. T8/2023-24	Digital signed original
28.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B & M Homes.		Original
29.		Form C- Registration Certificate of the Partnership		Original

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REVENUE DOCUMENTS				
30.		RTC's from 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 1996-97, 1997-98 to 2000-01, with respect to Sy. No.114/1.		Certified
31.		RTC's from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy. No. 114/1.		Original
32.		RTC's from 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy. No. 114/6.		Original
ENDORSEMENTS				
33.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 114/1, measuring to an extent of 0-39 Guntas & Sy. No. 114/6, measuring to an extent of 0-39 Guntas.	No. Bangalore/SL AO- 2/1737/2019-20	Photostat

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34.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 114/1, measuring 0-39 Guntas & Sy. No. 114/6, measuring 0-39 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E) 492/2022	Original
35.	17.05.2023	Nil Tenancy Certificate with respect to Sy. No. 114/1, measuring 0-39 Guntas & Sy. No. 114/6, measuring 0-39 Guntas issued by the Tahsildar, Doddaballapur Taluk.	No. RD0038349444 654	Original
SURVEY RECORDS				
36.		Hissa Tippyany Nakalu.		Certified
37.		Second reclassification Tippyany.		Photostat
38.		Moola tippny.		Certified
39.		Hissa survey.		Certified
40.		RR Pakkanakalu.		Certified
41.		Atlas.		Certified
42.		Akarband.		Certified
43.		Village map.		Photostat

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Kiran



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ENCUMBRANCE CERTIFICATES				
44.	18.11.2019	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004, with respect to Sy. No.114/1.	SA. No. 14932/2019-20	Original
45.	22.02.2023	Encumbrance Certificate for the period of 01.04.2004 to 22.02.2023 with respect to Sy No. 114/1.	SA No. 25375/2022-23	Original
46.	22.02.2023	Encumbrance Certificate for the period of 01.04.2004 to 22.02.2023 with respect to Sy No. 114/1.	SA No. 25373/2022-23	Original
47.	03.11.2023	Nil Encumbrance Certificate for the period 23.02.2023 to 03.11.2023 with respect to Sy. No.114/6	SA. No. 160520/2023-24	Original



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FLOW OF TITLE WITH RESPECT TO SY. NOS. 114/1 & 114/6;

- ❖ The larger extent of the land in Survey Number 114/1, measuring to an extent of 2 Acres 02 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belongs to one Sri. Munishamappa Uruf Papaiah. The said Sri. Munishamappa Uruf Papaiah had conveyed the land bearing Sy No.114/1, measuring to an extent of 2 Acres 02Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District along with Sy No.114/2 in favour of Sri.Chinnappa S/o Dharmavaradha Munishamappa, vide registered sale deed dated 08.08.1956, document bearing No. 1583/1956-57, Volume No. 889, registered at the office of the Sub Registrar, Doddaballapura, the same is evidenced from Records of Rights No. 846.
- ❖ It could be seen that, Sri. Chinnappa S/o Dharmavaradha Munishamappa and his son Muninarayana, Sri. Doddamuniyappa S/o Dharmavaradha Munishamappa and his son Muniraju, Sri. Chikkamuniyappa S/o Dharmavaradha Munishamappa and Sri. Munigurappa S/o Dharmavaradha Munishamappa have jointly conveyed the Land in survey number 114/1, measuring to an extent of 2 Acres 02 Guntas, in favour of Sri. Munishamappa Uruf Papaiah, vide registered sale deed dated 16.05.1962, document bearing No. 574/1962-63, Volume No. 1080, registered at the office of the Sub Registrar, Doddaballapura and the same was updated in Records of rights No. 929.
- ❖ It could be seen that, Sri. Munishamappa Uruf Papaiah absolutely conveyed the Land in Survey Number 114/1, measuring to an extent of 2 Acres 02 Guntas, in favour of Sri. Chinnappa S/o Late-Dharmavaradha Munishamappa, vide Sale deed dated 27.12.1967, document bearing No. 3331/1967-68, Volume No. 1284, registered at the office of the Sub Registrar, Doddaballapura, it could be seen from Records of Rights No.1002.



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- ❖ It could be seen that, Sri.Chinnappa, Sri.Doddamuniyappa, Sri. Chikkamuniyappa and Sri. Munigurappa all are children of Late-Dharmavaramunishamappa have affected Partition amongst themselves vide Partition deed dated 02.04.1973, registered as document bearing No.1/1973-74, registered at the office of the Sub Registrar, Doddaballapura, as per the said Partition deed, the portion of the land bearing Sy No. 114/1, measuring to an extent of 0-39 Guntas, along with various other lands allotted to the share of Sri. Doddamuniyappa S/o.Late-Dharmavaradhamunishamappa and the remaining portion of the land measuring to an extent of 0-39 Guntas in Sy No. 114/1, along with various other lands allotted to the share of Sri .Chikkamuniyappa and khatha has been mutated in MR No. 83/1973-74 & 84/1973-74 respectively, it could be evidenced from Records of rights Nos. 1131 & 1132.
- ❖ It could be seen that, Sri. Doddamuniyappa S/o Late-Dharmavaradha Munishamappa and his legal heirs viz., D. Munirajappa, Ashwathnarayana, Munishamappa and Narayanappa have jointly sold the land bearing Sy No. 114/1 measuring to an extent of 0-39 Guntas in favour of Sri.Dinesh Kumar vide Sale deed dated 01.03.1996, registered on 30.08.1997 as document bearing No.3651/1995-96, in Book-1, Volume No. 2063, at the office of the Sub Registrar, Doddaballapura and khatha has been mutated in the name of Sri. Dinesh Kumar vide Mutation Register Extract No. 17/1996-97.
- ❖ It could be seen that, Sri. Chikkamuniyappa S/o S/o Late-Munishamappa had absolutely conveyed the land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas in favour of Sri. P.C.Mallappa S/o Late-P.Chikkamuniswamappa vide Sale deed dated 20.04.1998, registered on 05.11.1998 as document bearing No. 143/1997-98, in Book-1, Volume No. 2171, at the office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records vide., M R No.160/2006-07.



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- ❖ The Death certificate of Chikkamnuniyappa is available for perusal.
- ❖ The family tree of Late-Dharmavarada Munishamappa is available for perusal.
- ❖ It could be seen that, Sri.Dinesh Kumar absolutely sold the land bearing Sy No. 114/1, measuring to an extent of 0-39 Guntas in favour of Sri.P.C.Mallappa S/o Sri.P.Chikkamuniswamappa vide Sale deed dated 15.07.1998 registered on 20.11.1998 as document bearing No. 906/1998-99, at the office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records vide M R No. 9/2000-01.
- ❖ It could be seen that, the Children of Late-Chikkamnuniyappa viz., Smt.Anjanamma, Smt.Venkatalakshamma, Smt.Munilakshamma, Smt.Padmamma and Smt. Savithramma filed a suit in O.S No. 98/2008 before the Court of the Civil Judge (Sr. Divn) & JMFC, Doddaballapur against their brother Sri. Prakash and present owner Sri.P.C.Mallappa for possession of their 5/6th share in the land bearing Sy. No. 114/1, measuring to an extent of 39 Guntas. Thereafter with the intervention of the well-wishers, the parties to the suit filed a Joint Compromise Petition under Order 23 Rule 3 read with Section 151 of the Code of Civil Procedure. As per the said Compromise petition Smt. Anjanamma, Smt.Venkatalakshamma, Smt. Munilakshamma, Smt. Padmamma and Smt. Savithramma (the Plaintiff's) and Sri. Prakash (the Defendant No. 1) have received Rs.1,35,000/- each from the Sri.P.C.Mallappa (the Defendant No. 2) and confirmed the title of Sri. P. C. Mallappa over the land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas.
- ❖ It is observed from MR. No. T62/2017-18 that the larger extent of the land measuring to an extent of 1 Acre 38 Guntas in Sy. No. 114/1 has been phoded under the proceedings conducted by the Survey department and subdivided as follows:


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- Sy. No. 114/1 - 0-39 Guntas - Sri. P. C. Mallappa;
 - Sy. No. 114/6 - 0-39 Guntas - Sri. P. C. Mallappa;
- ❖ It could be observed that, Sri. P. C. Mallappa in turn sold the land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas & Sy. No. 114/6, measuring to an extent of 0-39 Guntas in favour of M/s. Bricks and Milestones Infra India Private Limited vide Sale Deed dated 11.02.2022, registered as Document No. DBP-1-12553-2021-22, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of M/s. Bricks and Milestones Infra India Private Limited, vide Mutation Register bearing No. H36/2021-22 in the concerned revenue records.
- ❖ Further it could be observed that, M/s. Bricks and Milestones Infra India Private Limited conveyed the land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas & Sy. No. 114/6, measuring to an extent of 0-39 Guntas in favour of M/s. Bricks & Milestones Projects LLP vide Sale Deed dated 13.03.2023, registered as Document No. DBP-1-18092-2022-23, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of M/s. Bricks & Milestones Projects LLP, vide Mutation Register bearing No: H71/2022-23 in the concerned revenue records.
- ❖ It could be seen that, the land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479249, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore & the land bearing Sy. No. 114/6, measuring to an extent of 0-39 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479246, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore.



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- ❖ Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 114/1 measuring 0-39 Guntas and Sy No. 114/6 measuring 0-39 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- ❖ RTC for the period 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 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2021-21, 2021-22 with respect to Sy.No.114/1 reflects the names of Munishami Uruf Papaiah, Chinnappa, Chikkamuniyappa, Doddamuniyappa, Dinesh Kumar and P.C Mallappa, as the khatedars of the said land for the respective period.
- a) RTC for the period 2022-23 & 2023-24 reflects the name of M/s. Bricks and Milestones Infra India Private Limited as the khatedar of Sy.No.114/1.
- ❖ RTC for the period 2017-18, 2018-19, 2019-20, 2021-21, 2021-22 reflects the name of P.C Mallappa, as the khatedars of Sy.No.114/6.
- ❖ RTC for the period 2022-23 & 2023-24 reflects the name of M/s. Bricks and Milestones Infra India Private Limited as the khatedar of Sy.No.114/6.



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ENDORSEMENTS:

- a) The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas & Sy. No. 114/6, measuring to an extent of 0-39 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- b) The Assistant Commissioner, Doddaballapura, had issued an Endorsement dated 18.03.2023, bearing No. PTCL: (D) CR (E): 492/2022, stating that there is no case pending under the PTCL Act, with respect to land bearing Sy. No. 114/1 measuring 0-39 Guntas, and Sy. No. 114/6 measuring 0-39 Guntas, situated at situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- c) The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 17.05.2023 bearing No. RD0038349444654 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 114/1, measuring 0-39 Guntas & Sy. No. 114/6, measuring 0-39 Guntas.

SURVEY RECORDS:

Hissa Tippnay nakalu, Secondary re-classification tippany, Moola tippany, Hissa survey, RR Pakka Nakalu, Atlas, Village Map, which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 114/1 & 114/6, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, which are produced for kind perusal.

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TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 114/1 reflecting following transactions.
 - Sale deed dated 08.08.1956, executed by Munishamappa Uruf Papaiah in favour of Chinnappa, Doc. No. 1583/1956-57.
 - Sale deed dated 16.05.1962, executed by Chinnappa in favour of Munishamappa Uruf Papaiah, Doc. No. 574/1962-63.
 - Sale deed dated 27.12.1967, executed by Munishamappa Uruf Papaiah in favour of Chinnappa, Doc. No. 3331/1967-68.
 - Partition deed dated 02.04.1973, affected between Chinnappa & others, Doc. No. 1/1973-74.
 - Sale deed dated 04.03.1996, executed by Doddamuniyappa & others in favour of Dinesh Kumar, Doc. No. 3651/1995-96.
 - Sale deed dated 20.04.1998, executed by Chikkamuniyappa in favour of P.C.Mallappa, Doc. No. 143/1998-99.
 - Sale deed dated 05.07.1998, executed by Dinesh Kumar in favour of P.C.Mallappa, Doc. No. 906/1998-99.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 114/1 reflecting the sale deed dated 11.02.2022, Doc. No. DBP-1-12553-2021-22 executed by Sri. Mallappa in favour of M/s Bricks and Milestones Infra India Private Limited.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 114/6, reflecting the sale deed dated 11.02.2022, Doc. No. DBP-1-12553-2021-22 executed by Sri. Mallappa in favour of M/s Bricks and Milestones Infra India Private Limited.



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- EC from 23.02.2023 to 03.11.2023 with respect to Sy. No. 114/1 reflecting nil transaction.
- EC from 23.02.2023 to 03.11.2023 with respect to Sy. No. 114/6 reflecting nil transaction.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s. B & M HOMES is the absolute owner of the converted land bearing Sy. No. 114/1, measuring to an extent of 0-39 Guntas and Sy. No. 114/6 measuring 0-39 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, and holds clear and marketable title over 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 Photostat/certified/original of the relevant documents.





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To,

22.01.2024

M/S. B & M HOMES
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing **Sy. No. 114/2**, measuring to an extent of **2 Acres 03 Guntas**, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the land bearing **Sy. No. 114/2**, measuring to an extent of **2 Acres 03 Guntas** (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479250, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by : Land bearing Sy. No. 102/3 & 102/4;
West by : Land bearing Sy. No. 119 & 114/3;
North by : Land bearing Sy. No. 120/4, 120/5 & 120/6;
South by : Land bearing Sy. No. 114/1;



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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.	08.08.1956	Sale deed executed by Munishamappa uruf Papaiah in favour of Chinnappa, with respect to Sy. No. 114/2, measuring 2 Acres 03 Guntas.	Doc. No. 1583/1956-57	Certified
2.		Records of Rights	No. 846	Certified
3.	16.05.1962	Sale deed executed by Chinnappa and others in favour of Munishamappa Uruf Papaiah, with respect to Sy. No. 114/2, measuring 2 Acres 03 Guntas.	Doc. No. 574/1962-63	Certified
4.		Records of Rights	RR No. 929	Certified
5.	27.12.1967	Sale deed executed by Munishamappa Uruf Papaiah S/o Pete Venkatappa in favour of Chinnappa S/o Munishamappa, with respect to Sy. No. 114/2,	Doc. No. 3331/1967-68	Original



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		measuring to an extent of 2 Acres 03 Guntas.		
6.		Records of Rights	RR No. 1002	Certified
7.	02.04.1973	Partition deed entered in to between Chinnappa S/o Munishamappa and others with respect to Sy. No. 114/2 measuring to an extent of 2 Acres 3 Guntas fallen the share of Chinnappa.	Doc. No. 1/1973-74	Certified
8.		Records of Rights	RR No. 1130	Photostat
9.	04.05.1973	Sale deed executed by Sri. Chinnappa S/o. Muniyappa in favour of Muniyappa S/o. Munivenkatappa with respect to Sy. No. 114/2 measuring 2 Acres 03 Guntas.	Doc. No. 400/1973-74.	Certified
10.		Record of Rights	RR. No. 1135	Photostat
11.		Mutation Register Extract	MR. No. 88/73-74	Certified
12.	19.11.1984	Sale deed executed by Muniyappa S/o Munivenkatappa & others in favour of Chinnappa S/o	Doc. No. 1679/1984-85	Certified



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		Muniyappa, with respect to Sy. No. 114/2 measuring 2 Acres 03 Guntas.		
13.		Mutation Register Extract.	MR. No. 14/1984-85	Certified
14.	12.08.1988	Mortgage deed executed by Chinnappa in favour of Primary Co-Operative Agricultural and Rural Development Bank, Doddaballapur Taluk with respect to Sy. No. 114/2 measuring 2 Acres 03 Guntas.	Doc. No. 254/1988-89.	Certified
15.	27.05.1998	Loan Clearance Certificate executed by Primary Co-operative Agriculturist and Rural Development Bank Limited, Doddaballapura in favour of Chinnappa with respect to Sy. No. 114/2 measuring 2 Acres 03 Guntas		Photostat
16.	12.11.1998	Sale deed executed by Sri. Chinnappa and others in favour of Sri. Mallappa P.C, with respect to Sy. No. 114/2, measuring to an extent of 2 Acre 03 Guntas.	Doc. No. 1903/1998-99	Original
17.		Mutation Register Extract.	MR. No. 10/2000-01	Certified





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18.		Family tree of Munishamappa issued by the Village Accountant, Shivapura Circle.		Photostat
19.	09.11.2021	Mortgage Discharge deed executed by Primary Co-Operative Agricultural and Rural Development Bank, Doddaballapur Taluk in favour of Sri. P. C. Mallappa with respect to Sy. No. 114/2, measuring 2 Acres 03 Guntas.	Doc. No. 8148/2021-22	Certified
20.	11.02.2022	Sale deed executed by Sri. P. C. Mallappa S/o Chikkamunishamappa in favour of M/s Bricks and Milestones Infra India Private Limited, with respect to Sy. No: 114/2, measuring to an extent of 2 Acres 03 Guntas.	Doc. No: 12553/2021-22	Original
21.		Mutation Register	MR. No. H36/2021-22	Digital Signed Original
22.	13.03.2023	Sale deed executed by M/s. Bricks and Milestones Infra India Private Limited in favour of M/s. Bricks & Milestones Projects LLP with respect to Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas.	Doc. No: 18092/2022-23	Original

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23.		Mutation Register	MR. No. H71/2022-23	Digital Signed Original
24.	18.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 114/2, measuring to an extent of 2 Acres 03 Guntas.	No. 479250	Original
25.		Mutation Register Extract	MR. No. T8/2023-24	Digital signed original
26.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B & M Homes.		Original
27.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
28.		RTC for the period 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 1996-97, 1997-		Certified


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		98 to 2000-01, with respect to Sy. No.114/2.		
29.		RTC for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23 and 2023-24 with respect to Sy. No. 114/2.		Original
ENDORSEMENTS				
30.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas.	No. Bangalore/SLA O- 2/1737/2019-20	Original
31.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E) 492/2022	Original

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SURVEY RECORDS				
✓ 32.		Moola Tippani.		Certified
✓ 33.		Atlas. kept in 114/1		Photostat
✓ 34.		Second reclassification nakalu.		Certified
✓ 35.		Hissa survey.		Certified
✓ 36.		Hissa Tippany nakalu.		Certified
✓ 37.		RR Pakka nakalu.		Certified
ENCUMBRANCE CERTIFICATES				
38.	18.11.2019	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004, with respect to Sy. No. 114/2.	SA. No. 14931/2019-20	Original
39.	22.02.2023	Encumbrance Certificate for the period of 01.04.2004 to 22.02.2023 with respect to Sy No. 114/2.	SA No. 25372/2022-23	Original
40.	18.03.2023	Encumbrance Certificate from 01.04.2004 to 18.03.2023 with respect to Sy. No. 114/2	SA No. 27727/2022-23	Original
41.	03.11.2023	Nil Encumbrance Certificate for the period 19.03.2023 to 03.11.2023 with respect to Sy. No. 114/2	SA. No. 160504/2023-24	Original



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FLOW OF TITLE WITH RESPECT TO SY. NO. 114/2:

- ❖ The Land in survey number 114/2, measuring to an extent of 2 Acres 03 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District, originally belongs to one Sri. Munishamappa Uruf Papaiah. The said Sri. Munishamappa Uruf Papaiah had conveyed the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri. Chinnappa S/o Dharmavaradha Munishamappa, vide Sale deed dated 08.08.1956, Document bearing No. 1583/1956-57, Volume No. 889, at the office of the Sub Registrar, Doddaballapura and the same was evidenced from Records of Rights No. 846.
- ❖ It could be seen that, Sri.Chinnappa S/o Dharmavaradha Munishamappa and his son Muninarayana along with his brother Sri. Doddamuniyappa S/o Dharmavaradha Munishamappa and his son Muniraju, Sri. Chikkamuniyappa S/o Dharmavaradha Munishamappa and Sri. Munigurappa S/o Dharmavaradha Munishamappa have jointly conveyed the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, in favour of Sri. Munishamappa Uruf Papaiah, vide Sale deed dated 16.05.1962, document bearing No. 574/1962-63, volume no.1080, at the office of the Sub Registrar, Doddaballapura and the same is recorded in Records of Rights bearing RR No. 929.
- ❖ It could be seen that, Sri. Munishamappa Uruf Papaiah absolutely conveyed the Land in survey number 114/2, measuring to an extent of 2 Acres 03 Guntas in favour of Chinnappa S/o Dharmavaradha Munishamappa, vide Sale deed dated 27.12.1967, document bearing No. 3331/1967-68, Volume No. 1284, at the office of the Sub Registrar, Doddaballapura and the same is recorded in Records of Rights bearing RR No. 1002.

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- ❖ It could be observed that, Sri. Chinnappa, Sri.Doddamuniyappa, Sri. Chikkamuniyappa and Sri.Munigurappa all are children of Late-Dharmavara Munishamappa have affected a Partition amongst themselves vide Partition deed dated 02.04.1973, registered as document bearing No .1/1973-74, at the office of the Sub Registrar, Doddaballapura, as per the said Partition deed, the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, along with various other lands allotted to the share of Sri. Chinnappa S/o Dharmavaradha Munishamappa and the same is recorded in Records of Rights bearing RR No. 1030.
- ❖ It could be seen that, Sri. Chinnappa absolutely conveyed the land bearing Sy No. 114/2 measuring to an extent of 2 Acres 03 Guntas in favour of Sri. Muniyappa S/o Munivenkatappa vide Sale deed dated 04.05.1973, registered as document bearing No. 400/1973-74, in Book-1, Volume No. 1424, at the office of the Sub Registrar, Doddaballapura and khatha has been mutated in the name of Sri. Muniyappa vide MR No. 88/73-74 and also it is reflected in Records of Rights bearing RR No. 1135.
- ❖ It could be seen that, Sri. Muniyappa S/o Munivenkatappa along with his sons Balakrishnappa & Muniraju have jointly conveyed the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, in favour of Sri. Chinnappa S/o Late-Dharmavaradha Munishamappa vide Sale deed dated 19.11.1984, registered as document bearing No. 1679/1984-85, in Book-1, Volume No. 1660, at the Office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records vide MR No. 14/1984-85.
- ❖ Further it could be seen that, Sri. Chinnappa had mortgaged the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, in favour of Primary Co-operative Agricultural and Rural Development Bank Niyamitha, Doddaballapura vide Mortgage deed dated 12.08.1988, document bearing No.



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254/1988-89, at the office of the Sub Registrar, Doddaballapura and Further it could be seen that, Sri.Chinnappa had obtained clearance certificate from Taluk Primary Co-operative Agricultural and Rural Development Bank Niyamitha, Doddaballapura by repaying the loan amount.

- ❖ It could be seen that, Sri. Chinnappa S/o Late-Dharmavaradha Munishamappa, Sri. Muninarayanappa S/o Sri. Chinnappa and Sri.Aswatha S/o Sri. Chinnappa have jointly conveyed the land bearing Sy. No. 114/2 measuring to an extent of 2 Acres 03 Guntas, in favour of Sri. P. C. Mallappa S/o Sri.P.Chikkamuniswamappa vide Sale deed dated 12.11.1998 registered on 11.12.1998, as document bearing No. 1903/1998-99, at the office of the Sub Registrar, Doddaballapura and katha has been mutated in the revenue records vide MR No.10/2000-01. We reasonable presume based on family tree of Chinnappa that, in the said sale deed, due to typo error, Sri. Aswatha was shown as son of Muninarayanappa instead of son of Chinnappa and age of Muninarayanappa and Aswatha also not tallying as father and son.
- ❖ The family tree of Late-Dharmavarada Munishamappa is available for perusal.
- ❖ Since the loan amount taken by Sri. Chinnappa had already been repaid by him earlier, the Taluk Primary Co-operative Agricultural and Rural Development Bank Niyamitha, Doddaballapura had executed a Discharge deed on 09.11.2021 in the name of Sri. P. C. Mallappa, which has been registered as Document No. DBP-1-08148-2021-22, at the office of the Sub Registrar, Doddaballapura
- ❖ It could be observed that, Sri. P. C. Mallappa in turn sold the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas in favour of M/s. Bricks and Milestones Infra India Private Limited vide Sale Deed dated 11.02.2022, registered as Document No. DBP-1-12553-2021-22, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name



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of M/s. Bricks and Milestones Infra India Private Limited, vide Mutation Register bearing No. H36/2021-22 in the concerned revenue records.

- ❖ Further it could be observed that, M/s. Bricks and Milestones Infra India Private Limited conveyed the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas in favour of M/s. Bricks & Milestones Projects LLP vide Sale Deed dated 13.03.2023, registered as Document No. DBP-1-18092-2022-23, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of M/s. Bricks & Milestones Projects LLP, vide Mutation Register bearing No. H71/2022-23 in the concerned revenue records.
- ❖ It could be seen that, the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479250, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore. The same is reflected in MR No. T8/2023-24.
- ❖ Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 114/2 measuring 2 Acres 03 Guntas as capital contribution to the firm.

REVENUE DOCUMENTS:

- ❖ RTC for the period 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 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19,

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2019-20, 2020-21, 2021-22 with respect to Sy.No.114/2 reflects the names of Munishami Uruf Papaiah, Chinnappa and P.C Mallappa, as the khatedars of the said land for the respective period.

- ❖ RTC for the period 2022-23 & 2023-24 reflects the name of M/s. Bricks and Milestones Infra India Private Limited as the khatedar of Sy.No.114/2.

ENDORSEMENTS:

- a) The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- b) The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (E) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SURVEY RECORDS:

Moola Tippyany, Atlas, Second Reclassification Tippyany Nakalu, Hissa Survey, Hissa Tippyany Nakalu, RR Pakka Book, Village Map, which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 114/2, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, which are produced for kind perusal.

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TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.2004 with respect to Sy. No. 114/2 reflecting following transaction.
 - Sale deed dated 27.12.1967, executed by Munishamappa Uruf Papaiah in favour of Chinnappa, Doc. No. 3331/1967-68.
 - Partition deed dated 02.04.1973, affected between Chinnappa & others, Doc. No. 1/1973-74.
 - Sale deed dated 04.05.1973, executed by Chinnappa in favour of Muniyappa, Doc. No. 400/1973-74.
 - Sale deed dated 19.11.1984, executed by Muniyappa in favour of Chinnappa, Doc. No. 1679/1984-85.
 - Mortgage deed dated 12.08.1988, executed by Chinnappa in favour of PLDB, Doc. No. 254/1988-89.
 - Sale deed dated 12.11.1998, executed by Chinnappa & others in favour of P. C. Mallappa, Doc. No. 1903/1994-95.


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- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 114/2, reflecting following transactions:
 - Sale Deed dated 11.02.2022 executed by Sri. P C Mallappa in favour of M/s Bricks and Milestones Infra India Private Limited, Doc. No. 12553/2021-22.
 - Discharge Deed dated 09.11.2021 executed by Primary Co-operative Agricultural and Rural Development Bank Ltd., in favour of Mr. P. C. Mallappa registered as Document No. 8148/2021-22
- Encumbrance Certificate from 01.04.2004 to 18.03.2024 with respect to Sy. No. 114/2, reflecting the following transaction:
 - Sale Deed dated 08.03.2023 executed by M/s Bricks and Milestones Infra India Private Limited in favour of M/s Bricks and Milestones Projects LLP, Document No. 18092/2022-23
- Nil EC from 19.03.2023 to 03.11.2023 with respect to Sy. No. 114/2.

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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that M/s B & M HOMES is the absolute owner of the converted land bearing Sy. No. 114/2, measuring to an extent of 2 Acres 03 Guntas, situated at Shivapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District, and holds clear and marketable title over 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 Photostat/certified/original of the relevant documents.





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Vedavathi N BA, LL.B

To,

22.01.2024

M/S. BRICKS & MILESTONES PROJECTS LLP
Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 120/4, 120/5 & 120/6, totally measuring 2 Acres 04.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

ITEM NO. 1:

All that piece and parcel of the Converted land bearing Sy. No. 120/4 (Old Sy. No. 75 & 120/3), measuring to an extent of 0-27 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479251, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the :-

East by : Land bearing Sy. No. 120/5;
West by : Land bearing Sy. No. 119;
North by : Land bearing Sy. No. 120/3;
South by : Land bearing Sy. No. 114/2.

ITEM NO. 2:

All that piece and parcel of the Converted land bearing Sy. No. 120/5 (Old Sy. No. 75 & 120/1), measuring to an extent of 0-27.08 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479254, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba.Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the:-





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East by : Land bearing Sy. No. 120/6;
West by : Land bearing Sy. No. 120/4;
North by : Land bearing Sy. No. 120/1;
South by : Land bearing Sy. No. 114/2.

ITEM NO. 3:

All that piece and parcel of the Converted land bearing Sy. No. 120/6 (Old Sy. No. 75 & 120/2), measuring to an extent of 0-30 Guntas (duly converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479255, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on the :-

East by : Land bearing Sy. No. 102/2 & 102/3;
West by : Land bearing Sy. No. 120/5;
North by : Land bearing Sy. No. 120/2;
South by : Land bearing Sy. No. 114/2.

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
1.	02.12.1938	Sale deed executed by Sri. Munishami and others in favour of Sri. H. C. Subbanna with respect to Sy. No. 25, measuring 4 Acres 09 Guntas.	Doc. No. 860/1938-39	Certified
2.	23.06.1951	Sale deed executed by Sri. H. C. Subbanna in favour of Sri. Munivenkatappa with respect to Sy. No. 25, measuring 4 Acres 09 Guntas.	Doc. No. 939/1951-52	Certified





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3.		Record of Rights.	RR. No. 943	Photostat
4.	10.12.1974	Panchayath Parikath effected between Sri. Muniyappa, Sri. Munivenkataswamy, Sri. Chikka Muniyappa, Sri. Muniswamy and Sri. Munivenkatappa (children of Late. Munivenkatappa) with respect to Sy. No. 120/1, 120/2, 120/3.		Photostat
5.	23.05.2005	Order in RRT CR 189/2005-06 issued by the Tahsildar, Doddaballapura Taluk.		Photostat
6.		Mutation Register	MR. NO. 17/2005-06	Certified
7.	29.11.2005	Sale deed executed by Sri. Chinnappa and others in favour of Sri. P. C. Mallappa with respect to Sy. No. 120/1, measuring 0-27.08 Guntas, Sy. No. 120/2, measuring 0-30 Guntas and Sy. No. 120/3, measuring 0-27 Guntas.	Doc. No. 3769/2005-06	Photostat
8.		Mutation Register	MR. NO. 69/2005-06	Certified
9.		Family tree of Muniyappa issued by the Village Accountant, Shivapura Circle, Doddaballapur Taluk.		Photostat
10.		Plaint, Written Statement, Amended Plaint, Compromise Petition and Order in O.S.No. 555/2014 before the		Certified



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		Court of the Civil Judge and JMFC at Doddaballapur.		
11.		Petition copy, Memo and Order in Miscellaneous Petition No. 3/2017 before the Court of the Senior Civil Judge at Doddaballapur.		Certified
12.		Plaint, Written Statement, Amended Plaint, Compromise Petition and Order in O.S.No. 5/2015 before the Court of the Civil Judge and JMFC at Doddaballapur.		Certified
13.		Mutation Register	MR NO: T11/ 2021-22	Digital Certified
14.	16.06.2020	Family Tree of Doddaanjappa certified by the Deputy Tahsildar, Doddaballapur Taluk	No. RD00383493273 56	Photostat
15.	16.06.2020	Family Tree of Bachappa certified by the Deputy Tahsildar, Doddaballapur Taluk	No. RD00383493273 41	Photostat
16.	27.07.2020	Confirmation deed executed by Sri. Byanna and others in favour of Sri. P. C. Mallappa with respect to Sy. No. 120/4 (Old Sy. No. 120/3), measuring 0-27 Guntas, Sy. No. 120/5 (Old Sy. No. 120/1), measuring 0-27.08 Guntas & Sy. No. 120/6 (Old Sy. No. 120/2), measuring 0-30 Guntas.	Doc. No. 2178/2020-21	Original



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17.	27.07.2020	Confirmation deed executed by Smt. Rathamma and others in favour of Sri. P. C. Mallappa with respect to Sy. No. 120/4 (Old Sy. No. 120/3), measuring 0-27 Guntas, Sy. No. 120/5 (Old Sy. No. 120/1), measuring 0-27.08 Guntas & Sy. No. 120/6 (Old Sy. No. 120/2), measuring 0-30 Guntas.	Doc. No. 2182/2020-21	Original
18.	08.11.2022	Sale deed executed by Sri. P.C Mallappa S/o Chikkamunishamappa in favour of M/s Bricks & Milestones Projects LLP, with respect to Sy. No: 120/4 (Old Sy. No: 75 & 120/3) measuring to an extent of 0-27 Guntas, Sy. No: 120/5 Old Sy. No: 75 & 120/1), measuring to an extent of 0-27.08 Guntas and Sy. No: 120/6 Old Sy. No: 75 & 120/2) measuring to an extent of 0-30 Guntas.	Doc. No: 11333/2022-23	Original
19.		Mutation Register	MR NO: H32/ 2022-23	Digital Original
20.	21.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 120/4, measuring 0-27 Guntas.	No: 479251	Original
21.		Mutation Register	MR NO: T108/ 2022-23	Original
22.	18.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner,	No: 479254	Original





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		with respect to Sy. No: 120/5, measuring 0-27.08 Guntas.		
23.		Mutation Register	MR NO: T101/ 2022-23	Digital Original
24.	21.03.2023	Official Memorandum of Conversion issued by the Deputy Commissioner, with respect to Sy. No: 120/6, measuring 0-30 Guntas.	No: 479255	Original
25.		Mutation Register	MR NO: T109/ 2022-23	Digital Original
REVENUE DOCUMENTS				
26.		Record of Rights	RR No. 269, 270, 271, 272	Photostat
27.		Manual RTC for the period 1970-71, 1974-75 to 1978-79, 1979-80, 1980-81 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02 with respect to Sy. No. 120/1.		Certified
28.		Computerized RTC for the period 2000-01 to 2016-17 with respect to Sy. No. 120/1.		Certified
29.		Computerized RTC for the period 2017-18 to 2023-24 with respect to Sy. No. 120/5.		Digital
30.		Manual RTC for the period 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to		Certified



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		1996-97, 1997-98 to 2001-02 with respect to Sy. No. 120/2.		
31.		Computerized RTC for the period 2002-03, 2005-06 to 2016-17 with respect to Sy. No. 120/2.		Certified
32.		Computerized RTC for the period 2017-18 to 2023-24 with respect to Sy. No. 120/6.		Digital
33.		Manual RTC for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02 with respect to Sy. No. 120/3.		Certified
34.		Computerized RTC for the period 2000-01 to 2016-17 with respect to Sy. No. 120/3.		Certified
35.		Computerized RTC for the period 2017-18 to 2023-24 with respect to Sy. No. 120/4.		Digital
36.		Tax paid receipt from 2018-19		Original
37.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
38.		Form C- Registration Certificate of the Partnership		Original





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ENDORSEMENTS

39.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 120/4, measuring to an extent of 0-27 Guntas, Sy. No. 120/5, measuring to an extent of 0-27.08 Guntas & Sy. No. 120/6, measuring to an extent of 0-30 Guntas.	No. Bangalore/ SLAO- 2/1737/2019-20	Original
40.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 120/4, measuring to an extent of 0-27 Guntas, Sy. No. 120/5, measuring to an extent of 0-27.08 Guntas & Sy. No. 120/6, measuring to an extent of 0-30 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL(D)CR(E) 492/2022	Original
41.	18.03.2023	Nil Tenancy Certificate issued by the Tahsildar, Doddaballapura Taluk with respect to Sy. No. 120/5, measuring to an extent of 0-27.08 Guntas & Sy. No. 120/6, measuring to an extent of 0-30 Guntas	No. RI00383494426 41	Original



SURVEY RECORDS				
42.		Moola Tippany		Certified
43.		Hissa Tippany		Certified
44.		Karda copy		Photostat
45.		Atlas		Certified
46.		RR Edabaga & Balabaga		Certified
47.		Akarband		Original
ENCUMBRANCE CERTIFICATES				
48.	22.04.2022	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 120/1.	SA. NO. 239/2022-23	Original
49.	26.02.2020	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 120/2.	SA. NO. 238/2022-23	Original
50.	22.04.2022	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 120/3.	SA. NO. 237/2022-23	Certified
51.	17.12.2019	Encumbrance Certificate for the period 01.04.2004 to 09.12.2019 with respect to Sy. No. 120/1, 120/2 & 120/3.	SA. NO. 16406/2019-20	Certified
52.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 120/4.	SA. NO. 25369/2022-23	Original



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53.	04.11.2023	Encumbrance Certificate for the period 19.02.2023 to 03.11.2023 with respect to Sy. No. 120/4.	SA. NO. 160509/2023-24	Original
54.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 120/5.	SA. NO. 25368/2022-23	Original
55.	04.11.2023	Encumbrance Certificate for the period 19.03.2023 to 03.11.2023 with respect to Sy. No. 120/5.	SA. NO. 160504/2023-24	Original
56.		Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 120/6.	SA. NO. 25367/2022-23	Original
57.	04.11.2023 -	Encumbrance Certificate for the period 23.02.2023 to 03.11.2023 with respect to Sy. No. 120/6.	SA. NO. 160505/2023-24	Original

FLOW OF TITLE WITH RESPECT TO LAND BEARING SY. NO. 120/4, 120/5, 120/6 (OLD SY. NO. 120/1, 120/2, 120/3):

- a) The land bearing Sy. No. 75 (*wrongly mentioned as Sy. No. 25*), measuring to an extent of 4 Acres 09 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District originally purchased by Sri. H. C. Subbanna by virtue of the Sale deed dated 02.12.1938 executed by Sri. Kerebacha, Sri. Munibacha and their deceased brother Doddabacha's children viz., Sri. Munishami, Sri. Muniga, Sri. Munibacha. The said Sale deed was registered as Document No. 860/1938-39, in the Office of the Sub-Registrar, Doddaballapur.



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- b) The said Sri. H. C. Subbanna in turn sold the land bearing Sy. No. 75 (*wrongly mentioned as Sy. No. 25*), measuring to an extent of 4 Acres 09 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District in favour of Sri. Munivenkatappa vide Sale deed dated 23.06.1951, registered as Document No. 939/1951-52, in the Office of the Sub-Registrar, Doddaballapur and the same has been reflected in RR. NO. 943.
- c) The larger extent of the land measuring to an extent of 4 Acres 09 Guntas in Sy. No. 75 was phoded and assigned new Sy. No. 120/1, measuring 1 Acre 15 Guntas, Sy. No. 120/2, measuring 1 Acre 20 Guntas and Sy. No. 120/3, measuring 1 Acre 14 Guntas as could be evidenced from the Hissa Tippyany & RTC.
- d) Whereas, after the death of Sri. Munivenkatappa viz., Sri. Muniyappa, Sri. Munivenkataswamy, Sri. Chikkamuniyappa, Sri. Muniswamy and Sri. Munivenkatappa effected a Panchayath Parikath dated 10.12.1974 in respect of their joint family properties, wherein the portion of the land bearing Sy. No. 120/1, measuring 0-27.08 Guntas, Sy. No. 120/2, measuring 0-30 Guntas and Sy. No. 120/3, measuring 0-27 Guntas was allotted to the share of Sri. Muniyappa and the remaining portion of the land bearing Sy. No. 120/1, measuring 0-27.08 Guntas, Sy. No. 120/2, measuring 0-30 Guntas and Sy. No. 120/3, measuring 0-27 Guntas was allotted to the share of Sri. Munivenkatappa.
- e) It is evident from the Order bearing No. RRT CR 189/2005-06, issued by the Tahsildar, Doddaballapur Taluk that, the Survey number shown in the Sale deed dated 02.12.1938 & 23.06.1951 was wrongly mentioned as Sy. No. 25. However further it is clarified that the boundary shown in the said sale deeds and the current boundary in Sy. No. 120/1, 120/2 & 120/3 are matching with each other and also the total extent mentioned in Sy. No. 25 and the total extent in Sy. No. 120/1, 120/2 & 120/3 are matching with each other.





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- f) Further it could be seen that, as per the Hissa Tippyany, the old Survey number of Sy. No. 120 was Sy. No. 75. Hence we reasonably presume that, due to typographical error, the Survey number in the Sale deed dated 02.12.1938 & 23.06.1951 was wrongly mentioned as Sy. No. 25 instead of Sy. No. 75.
- g) The Khata has been transferred to the name of Sri. Muniraju s/o Sri. Muniyappa and Sri. Munivenkatappa s/o Sri. Munivenkatappa with respect to Sy. No. 120/1, measuring 0-27.08 Guntas each, Sy. No. 120/2, measuring 1 Acre 20 Guntas each and Sy. No. 120/3, measuring 1 Acre 14 Guntas each respectively as per MR. NO. 17/2005-06.
- h) Whereas, after the death of Sri. Muniyappa, his legal heirs viz., Sri. Channappa (son), Sri. Muniraju (son), Sri. Balaraju (son), Smt. Radhamma (son) and Smt. Subbamma (wife) absolutely conveyed the land bearing Sy. No. 120/1, measuring 0-27.08 Guntas, Sy. No. 120/2, measuring 0-30 Guntas and Sy. No. 120/3, measuring 0-27 Guntas in favour of Sri. P. C. Mallappa vide Sale deed dated 29.11.2005, registered as Document No. DBP-1-03769-2005-06, in the Office of the Sub-Registrar, Doddaballapur and the khata has been transferred to the name of Sri. P. C. Mallappa as per MR. NO. 69/2005-06.
- i) Family tree of Muniyappa issued by the Village Accountant Shivapura Circle, is available for perusal.
- j) Further it is seen that, Smt. Rathamma, Sri. Bachegowda, Sri. Munegowda, Sri. Papegowda, Smt. Parvathi & Smt. Munilakshamma who are claiming to be the legal heirs of predecessor-in-title had filed a partition suit in O.S.No. 555/2014 before the Court of the Civil Judge and JMFC at Doddaballapura against Sri. Narayanaswamy, Sri, Channappa, Sri. Muniraju, Sri. Balaraju, Smt. Radhamma, Smt. Subbamma & Sri. P. C. Mallappa and others seeking partition and separate possession over the land bearing Sy. No. 120/2, measuring 0-30 Guntas. Thereafter as there is no representation by the Plaintiffs, the Court had



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dismissed the said suit for default by the Plaintiffs. By aggrieved by the said order, Smt. Rathamma, Sri. Bachegowda, Sri. Munegowda, Sri. Papegowda, Smt. Parvathi & Smt. Muralakshmanamma had filed a Miscellaneous Petition No. 3/2017 before the Court of the Senior Civil Judge at Doddaballapur to restore the proceedings in O.S.No. 555/2014 and the same has been allowed by the Court. Thereafter during the course of the proceedings in O.S.No. 555/2014 Smt. Akkayamma & Smt. Anjanamma were arrayed as defendants to the said suit. After the intervention of the well-wishers, the parties to the said suit have settled the matter amicably amongst themselves and filed a Compromise Petition, wherein they had confirmed the title of Sri. P. C. Mallappa over the land bearing Sy. No. 120/2, measuring 0-30 Guntas and accordingly the order has been passed by the Hon'ble Court by confirming the terms of the Compromise Petition.

- k) Similarly, Sri. Byanna and Smt. Bachamma who are claiming to be the legal heirs of predecessor-in-title had filed a partition suit in O.S.No. 5/2015 before the Court of the Civil Judge and JMFC at Doddaballapura against Smt. Doddamuniyamma, Smt. Chikkamuniyamma, Sri. Murivenkatappa, Sri. Channappa, Sri. Muniraju, Sri. Balaraju, Smt. Radhamma, Smt. Subbamma & Sri. P. C. Mallappa and others seeking partition and separate possession over the land bearing Sy. No. 120/3, measuring 0-27 Guntas. Further we have been informed that, during the course of the proceedings Smt. Anjanamma, Smt. Sarojamma and Smt. Akkayamma were arrayed as defendants to the said suit and after the intervention of the well-wishers, the parties to the said suit have settled the matter amicably amongst themselves and filed a Compromise Petition, wherein they had confirmed the title of Sri. P. C. Mallappa over the land bearing Sy. No. 120/3, measuring 0-27 Guntas. Accordingly the Hon'ble Court has passed an Order by confirming the content of the Compromise Petition.



- l) Family Tree of Doddaanjinappa and Bachappa which consists the details of their family members who were the parties in O.S.No. 555/2014 & O.S.No. 5/2015, is available for perusal.
- m) For better assurance of the title, for better assurance of the title, Sri. Byanna, Smt. Bachamma, Smt. Anjanamma, Smt. Sarojamma and Smt. Akkayamma (parties in O.S.No. 5/2015) had confirmed the title of Sri. P.C.Mallappa over the land bearing Sy. No. 120/4 (Old Sy. No. 75 & 120/3), measuring 0-27 Guntas, Sy. No. 120/5 (Old Sy. No. 75 & 120/1), measuring 0-27.08 Guntas & Sy. No. 120/6 (Old Sy. No. 75 & 120/2), measuring 0-30 Guntas, vide Confirmation deed dated 27.07.2020, registered as Document No. DBP-1-02178-2020-21, in the Office of the Sub-Registrar, Doddaballapur.
- n) Similarly, Smt. Rathnamma, Sri. Bachegowda, Sri. Munegowda, Sri. Papegowda, Smt. Parvathi, Smt. Munilakshamma, Smt. Akkayamma, Smt. Anjanamma (parties in O.S.No. 555/2014) had confirmed the title of Sri. P.C.Mallappa over the land bearing Sy. No. 120/4 (Old Sy. No. 75 & 120/3), measuring 0-27 Guntas, Sy. No. 120/5 (Old Sy. No. 75 & 120/1), measuring 0-27.08 Guntas & Sy. No. 120/6 (Old Sy. No. 75 & 120/2), measuring 0-30 Guntas, vide Confirmation deed dated 27.07.2020, registered as Document No. DBP-1-02182-2020-21, in the Office of the Sub-Registrar, Doddaballapur.
- o) It could be observed that, Sri. P. C. Mallappa sold the land bearing Sy. No. 120/4 (Old Sy. No. 75 & 120/3), measuring 0-27 Guntas, Sy. No. 120/5 (Old Sy. No. 75 & 120/1), measuring 0-27.08 Guntas & Sy. No. 120/6 (Old Sy. No. 75 & 120/2), measuring 0-30 Guntas in favour of M/s. Bricks and Milestones Projects LLP vide Sale deed dated 08.11.2022, registered as Document No. DBP-1-11333-2022-23, in the Office of the Sub Registrar, Doddaballapura. Accordingly, the khata was mutated to the name of M/s. Bricks and Milestones Projects LLP vide Mutation Register bearing No. H32/2022-23 in the concerned revenue records.



- p) Whereas, the land bearing Sy. No: 120/4, measuring 0-27 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479251, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T108/2022-23.
- q) Whereas, the land bearing Sy. No: 120/5, measuring 0-27.08 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479254, dated 18.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T101/2022-23.
- r) Whereas, the land bearing Sy. No: 120/6, measuring 0-30 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 479255, dated 21.03.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T109/2022-23.
- s) Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B&M Homes", and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy contributed the land bearing Sy No. 120/4 measuring 27 Guntas, Sy No. 120/5 measuring 27.08 Guntas, Sy No. 120/6 measuring 30 Guntas as capital contribution to the firm.



REVENUE RECORDS:

- t) Record of Rights bearing No. 269, 271, 272 reflects name of Sri. Kerebacha, Sri. Munibacha and Sri. Munishami as the khatedars of the land bearing Sy. No. 120/1, 120/2 & 120/3 respectively.
- u) RTC for the period 1970-71, 1974-75 to 1978-79, 1979-80, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02, 2002-03 to 2004-05 reflects the name of Sri. Kerebacha as the khatedar of the land bearing Sy. No. 120/1, measuring 1 Acre 15 Guntas.
- v) RTC for the period 2005-06 to 2016-17 reflects the name of Sri. Munivenkatappa and Sri. P. C. Mallappa as the khatedar of the land bearing Sy. No. 120/1, measuring 0-27.08 Guntas each.
- w) RTC for the period 2017-18 to 2022-23 reflects the name of Sri. P. C. Mallappa as the khatedar of the land bearing Sy. No. 120/5, measuring 0-27.08 Guntas.
- x) RTC for the period 2023-24 reflects the name of M/s Bricks & Milestones Projects LLP as the khatedar of the land bearing Sy. No. 120/5, measuring 0-27.08 Guntas.
- y) RTC for the period 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02 reflects the name of Sri. Munibacha as the khatedar of the land bearing Sy. No. 120/2, measuring 1 Acre 20 Guntas.
- z) RTC for the period 2005-06 to 2016-17 reflects the name of Sri. Munivenkatappa and Sri. P. C. Mallappa as the khatedar of the land bearing Sy. No. 120/2, measuring 0-30 Guntas each.



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- aa) RTC for the period 2017-18 to 2022-23 reflects the name of Sri. P. C. Mallappa as the khatedar of the land bearing Sy. No. 120/6, measuring 0-30 Guntas.
- bb) RTC for the period 2023-24 reflects the name of M/s Bricks & Milestones Projects LLP as the khatedar of the land bearing Sy. No. 120/6, measuring 0-30 Guntas.
- cc) RTC for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02, 2002-03 to 2005-06 reflects the name of Sri. Munishami as the khatedar of the land bearing Sy. No. 120/3, measuring 1 Acre 14 Guntas.
- dd) RTC for the period 2006-07 to 2016-17 reflects the name of Sri. Munivenkatappa and Sri. P. C. Mallappa as the khatedar of the land bearing Sy. No. 120/3, measuring 0-27 Guntas each.
- ee) RTC for the period 2017-18 to 2022-23 reflects the name of Sri. P. C. Mallappa as the khatedar of the land bearing Sy. No. 120/4, measuring 0-27 Guntas.
- ff) RTC for the period 2023-24 reflects the name of M/s Bricks & Milestones Projects LLP as the khatedar of the land bearing Sy. No. 120/4, measuring 0-27 Guntas.

REGARDING ENDORSEMENTS:

- ❖ The Special Land Acquisition Officer – 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 120/4, measuring to an extent of 0-27 Guntas, Sy. No. 120/5, measuring to an extent of 0-27.08 Guntas & Sy. No. 120/6, measuring to an extent of 0-30 Guntas, situated at Shivapura Village, Kasaba Hobli,



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Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.

- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL.(D)CR(E)492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 120/4, measuring to an extent of 0-27 Guntas, Sy. No. 120/5, measuring to an extent of 0-27.08 Guntas & Sy. No. 120/6, measuring to an extent of 0-30 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 18.03.2023 bearing No. RD0038349442641 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 120/5, measuring to an extent of 0-27.08 Guntas & Sy. No. 120/6, measuring to an extent of 0-30 Guntas.

SURVEY RECORDS

The Moola Tippyany, Hissa Tippyany, Karda copy, Atlas, RR Edabaga and Balabaga and Akarband confirm the shape, extent and location of the land bearing Sy. No. 75, 120/1, 120/2, 120/3 (New Sy. Nos. 120/4, 120/5 & 120/6), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.



ENCUMBRANCE CERTIFICATES:

- a. Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 120/1 reflects nil transaction.
- b. Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 120/2 reflects nil transaction.
- c. Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Sy. No. 120/3 reflects nil transaction.
- d. Encumbrance Certificate for the period 01.04.2004 to 09.12.2019 with respect to Sy. No. 120/1, 120/2 & 120/3 reflects the:-
 - Sale deed dated 29.11.2005 executed by Sri. Chennappa and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-03769-2005-06.
- e. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 120/4 (Old Sy. No. 75 & 120/3) reflects the:-
 - Sale deed dated 08.11.2022 executed by Sri. P. C. Mallappa in favour of M/s Bricks & Milestones Projects LLP, vide Doc. No. DBP-1-11333-2022-23.
 - Confirmation deed dated 29.07.2021 executed by Smt. Rathamma and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-02182-2020-21.
 - Confirmation deed dated 29.07.2021 executed by Sri. Byanna and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-02178-2020-21.



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- Mortgage deed dated 19.04.2010 executed by Sri. Munivenkatappa in favour of Central Bank of India, vide Doc. No. DBP-1 Part-IV-00005-2010-11 (Not related to our subject property).
- f. Encumbrance Certificate for the period 19.02.2023 to 03.11.2023 with respect to Sy. No. 120/4 reflects nil transaction.
- g. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 120/5 (Old Sy. No. 75 & 120/1) reflects the:-
- Sale deed dated 08.11.2022 executed by Sri. P. C. Mallappa in favour of M/s Bricks & Milestones Projects LLP, vide Doc. No. DBP-1-11333-2022-23.
 - Confirmation deed dated 29.07.2021 executed by Smt. Rathnamma and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-02182-2020-21.
 - Confirmation deed dated 29.07.2021 executed by Sri. Byanna and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-02178-2020-21.
 - Mortgage deed dated 19.04.2010 executed by Sri. Munivenkatappa in favour of Central Bank of India, vide Doc. No. DBP-1 Part-IV-00005-2010-11 (Not related to our subject property).
 - Sale deed dated 29.11.2005 executed by Sri. Chennappa and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-03769-2005-06.
- h. Encumbrance Certificate for the period 19.03.2023 to 03.11.2023 with respect to Sy. No. 120/5 reflects nil transaction.





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i. Encumbrance Certificate for the period 01.04.2004 to 22.02.2023 with respect to Sy. No. 120/6 (Old Sy. No. 75 & 120/2) reflects the:-

- Sale deed dated 08.11.2022 executed by Sri. P. C. Mallappa in favour of M/s Bricks & Milestones Projects LLP, vide Doc. No. DBP-1-11333-2022-23.
- Confirmation deed dated 29.07.2021 executed by Smt. Rathnamma and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-02182-2020-21.
- Confirmation deed dated 29.07.2021 executed by Sri. Byanna and others in favour of Sri. P. C. Mallappa, vide Doc. No. DBP-1-02178-2020-21.
- Mortgage deed dated 19.04.2010 executed by Sri. Munivenkatappa in favour of Central Bank of India, vide Doc. No. DBP-1 Part-IV-00005-2010-11 (Not related to our subject property).

j. Encumbrance Certificate for the period 23.02.2023 to 03.11.2023 with respect to Sy. No. 120/6 reflects nil transaction.



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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that, **M/S B&M HOMES** is the absolute owner of the converted land bearing Sy. No. 120/4 (Old Sy. No. 120/3), measuring 0-27 Guntas, Sy. No. 120/5 (Old Sy. No. 120/1), measuring 0-27.08 Guntas & Sy. No. 120/6 (Old Sy. No. 120/2), measuring 0-30 Guntas situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District Property and holds clear and marketable title over the same.

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



ADVOCATE



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To,

22.01.2024

MR. KIRAN. V

M/S. B & M HOMES

Bangalore

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the Converted land bearing Sy. No. 200/1, measuring to an extent of 1 Acre 04.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

SCHEDULE PROPERTY

All that piece and parcel of the Converted land bearing Sy. No. 200/1 (Old Sy. No. 85 & 200), measuring to an extent of 1 Acre 04.08 Guntas (duly converted from Agricultural to Non-Agricultural layout-Residential purpose vide Official Memorandum bearing No. 488365, dated 21.04.2023, issued by the Deputy Commissioner, Bangalore), situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District and bounded on:

East by: Land bearing Sy. No. 200/2

West by: Land bearing Sy. No. 102/1;

North by: Land bearing Sy. No. 86/5, 86/3, 86/2, 84 & 83;

South by: Land bearing Sy. No. 198;



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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.	26.02.1944	Partition deed affected in to between Sri. Mahamadh Rajak S/o Shekmasthan and others, with respect to Sy. No: 85, measuring 2 Acres 12 Guntas.	Doc. No: 1625/1943-44	Certified
2.	24.04.1952	Lease deed executed by Mohammed Pheer @ Pyara Sab in favour of C. Narayana Shetty with respect to Sy. No. 85, measuring 2 Acres 12 Guntas.	Doc. No. 231/1952-53	Certified
3.		Record of Rights	RR 813	Photostat
4.	25.02.1955	Release of Lease deed executed by C. Narayana Shetty in favour of Mohammed Pheer @ Pyara Sab with respect to Sy. No. 85, measuring 2 Acres 12 Guntas.	Doc. No. 2358/1954-55	Original
5.		Mutation Register	MR. No. 25/1979-80	Certified


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6.	25.02.1955	Sale deed executed by Mohammed Pheer @ Pyara Sab in favour of Mohammed Khasim Sab and Hussain Bi with respect to Sy. No. 85, measuring 2 Acres 12 Guntas	Doc. No. 2359/1954-55	Original
7.	19.11.2007	Release deed executed by Mohamed Hussain and Mohammed Sab and others in favour of Hussain Bi with respect to Sy. No. 200, measuring 1 Acre 04.08 Guntas.	Doc. No. 5654/2007-08	Certified
8.	20.01.2010	Panchayath Parikath effected amongst Buden Sab and others with respect to Sy. No. 200, measuring 1 Acre 04.08 Guntas.		Photostat
9.		Mutation Register	MR. No. 20/2010-11	Original
10.	25.10.2014	Sale deed executed by Hussain Bi and others in favour of P.C.Mallappa with respect to Sy. No. 200/1, measuring 1 Acre 04.08 Guntas.	Doc. No. 6670/2014-15	Original
11.		Mutation Register	MR. No. H12/2014-15	Original
12.		Notarized Family tree of Mr. Basha Sab @ Basha Bab		Photostat



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13.		Family tree of Inam Sab issued by the Grampanchayath		Photostat
14.		Notarized Family tree of Mr. Husen Sab.		Photostat
15.		Family tree of Mr. Phccr Sab issued by the Grampanchayath Shivapura Rutha		Photostat
16.	22.04.2022	Confirmation deed executed by Sri. Khader Sab and others in favour of Sri. P. C. Mallappa with respect to Sy. No: 200/1 measuring to an extent of 1 Acre 04.08 Guntas.	Doc. No: 1017/2022-23	Original
17.	06.05.2022	Sale deed executed by Sri. P. C. Mallappa S/o. Chikkamunishamappa in favour of Sri. Kiran. V S/o R. Venugopal Reddy, with respect to Sy. No. 200/1 measuring to an extent of 1 Acre 04.08 Guntas.	Doc. No: 1655/2022-23	Original
18.		Mutation Register	MR. No. H48/2021-22	Original
19.	21.04.2023	Official Memorandum of Conversion issued by the Deputy commissioner, with respect to Sy. No. 200/1, measuring 1 Acre 04.08 Guntas.	No: 488365	Original

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20.		Mutation Register	MR. No. T115/2022-23	Original
21.	14.03.2023	Deed of Partnership entered into between Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and Bricks and Milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, in the name and style of M/s B&M Homes.		Original
22.		Form C- Registration Certificate of the Partnership		Original
REVENUE DOCUMENTS				
23.		Record of rights	NO: 813	Photostat
24.		RTC for the period 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2000, with respect to Sy. No. 200.		Certified
25.		RTC for the period 2000-01 to 2014-15 with respect to Sy. No. 200.		Digital Original
26.		RTC for the period 2015-16 to 2023-24 with respect to Sy. No. 200/1.		Digital Original



ENDORSEMENTS				
27.	11.02.2014	Endorsement under Section 79 (a) (b) of KLR Act, with respect to Sy. No. 200, measuring 1 Acre 04.08 Guntas, issued by the Thasildar, Doddaballapura Taluk.	No. LRF.CR.248/13-14	Photostat
28.	19.03.2014	Endorsement as to non-availability of IL & RR with respect to Sy. No. 200 issued by the Tahsildar, Doddaballapura Taluk.	No. R.R.T CR. 221/2013-14	Photostat
29.	16.08.2019	Endorsement as to Nil Acquisition issued by the Karnataka Industrial Area Development Board (K.I.A.D.B), with respect to Sy. No. 200/1, measuring 1 Acre 04.08 Guntas.	No. Bangalore/SLA O-2/1737/2019-20	Original
30.	18.03.2023	Endorsement under PTCL Act, with respect to Sy. No. 200/1 measuring to an extent of 1 Acre 4.08 Guntas, issued by the Assistant Commissioner, Doddaballapura Sub-Division.	PTCL. (D):C R (E): 492/2022	Original
31.	18.03.2023	Nil Tenancy Certificate with respect to Sy. No. 200/1, measuring 1 Acre	No. RD0038349442641	Original

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		04.08 Guntas issued by the Tahsildar, Doddaballapura Taluk.		
SURVEY RECORDS				
32.		Secondary Re-Classification Tippany		Certified
33.		Karda Copy		Photostat
34.		Hissa Survey Tippany		Certified
35.		RR Edabaga & Balabaga		Certified
36.		Akarband		Original
37.		Village Map		Photostat
ENCUMBRANCE CERTIFICATES				
38.	21.03.2019	EC from 01.04.1920 to 31.03.1984 with respect to Sy. No. 200.	SA. No. 16449/19-20	Photostat
39.		EC from 01.04.1984 to 10.07.2014 with respect to Sy. No. 200.	SA. NO. 16449/19-20	Photostat
40.		EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 200/1.	SA. NO. 25253/2022-23	Original
41.	20.11.2023	EC from 23.02.2023 to 20.11.2023 with respect to Sy. No. 200/1.	SA. NO. 175764/2023-24	Original


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FLOW OF TITLE WITH RESPECT TO SY.NO. 200/1, 200/2, 200/3 & 200/4 (OLD SY. NO. 85 & 200);

- The land in Sy. No. 85, measuring to an extent of 2 Acres 12 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, originally belongs to one Mohammed Pheer @ Pyara Sab having acquired under the Partition deed dated 26.02.1944, Doc. No. 1625/1943-44, in the Office of the Sub-Registrar, Doddaballapura.
- The said Mohammed Pheer @ Pyara Sab executed a Lease deed dated 24.04.1952 in favour of C. Narayana Shetty with respect to the land bearing Sy. No. 85, measuring 2 Acres 12 Guntas for the period of 2 years and for an amount of Rs. 4,000/- and the Lease deed was registered as Document No. 231/1952-53, in the office of the Sub Registrar, Doddaballapura. The said transaction was recorded in Record of Rights bearing RR No. 813.
- The aforesaid Lease had been released by the parties under the separate Release deed dated 25.02.1955, registered as Document No. 2358/1954-55, in the office of the Sub Registrar, Doddaballapura and recorded in MR. NO. 25/1979-80.
- It could be observed that, Mohammed Pheer @ Pyara Sab absolutely conveyed the land bearing Sy. No. 85, measuring to an extent of 2 Acres 12 Guntas including 3 Guntas of kharab land in favour of Mohammed Khasim Sab s/o Mohammed Hussain Sab and Hussain Bi w/o Imam Sab, vide Sale deed dated 25.02.1955, registered as Document No. 2359/1954-55, in the office of the Sub Registrar, Doddaballapura.


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- The larger extent of the land measuring to an extent of 2 Acres 12 Guntas including 3 Guntas of kharab land in Sy. No. 85 has been phoded and renumbered as Sy. No. 200 as could be evidenced from Secondary RE-Classification Tippyany.
- It is observed that, after the death of said Mohammed Khasim Sab, some of his legal heirs viz., Mohammed Hussain @ Mohammed Sab, Thahera, Mumtaz, Babajan, Haseena, Shabbir, Ayisha, Reshuma, Basha, Famida, Hamjad, Sharfunnissa, Baby, Fyroz, Firdos, Pachasab, Famidabi, Ujer Ahmed, Nadeem Ahmed, NaziyaSulthana, Khadri, Noorjan, Shahjadi, Nissar, Chotabasha, Wazcer, Parveen Taj, Harshiya, SumayaSulthana, Baba Jan, Shahina Begum, Reshma & Sulthan had released their undivided right, title, interest over the half share belongs to Late. Mohammed Khasim Sab over the larger extent of the land measuring 2 Acres 09 Guntas excluding 3 Guntas of kharab in Sy. No. 200 i.e., 1 Acre 04.08 Guntas in favour of Hussain Bi, vide Release deed dated 19.11.2007, registered as Document No. DBP-1-05654-2007-08, in the Office of the Sub-Registrar, Doddaballapura.
- Further it could be seen that, after the death of Hussain Bi w/o Late. Imam Sab her legal heirs viz., Buden sab, Basha Sab and Savoora Bi effected a Panchayath Parikath dated 20.01.2010 with respect to the remaining half share belongs to Late. Hussain Bi over the larger extent of the land measuring 2 Acres 09 Guntas excluding 3 Guntas of kharab in Sy. No. 200 i.e., 1 Acre 04.08 Guntas, wherein the portion of the land measuring 0-14.08 Guntas was allotted to Buden Sab, another portion of the land measuring 0-15 Guntas was allotted to Basha Sab and the remaining portion of the land measuring 0-15 Guntas was allotted to Savoora Bi and accordingly the khata has been mutated to their name of against their respective share as per MR. NO. 20/2010-11.



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- It is further observed that, Hussain Bi and her legal heirs namely Baba Sab, Mubarak, Ruksana, Shabana, Reena, Mumtaz & AllaBakash absolutely conveyed the land bearing Sy. No. 200 (re-numbered as Sy. No. 200/1), measuring 1 Acre 04.08 Guntas in favour of P.C.Mallappa, vide Sale deed dated 25.10.2014, registered as Document No. DBP-1-06670-2014-15, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of P.C.Mallappa as per MR. NO. H12/2014-15.
- For better assurance of title Sri. Khader Sab s/o Late. Mohammed KAsim, Smt. Noor Jan d/o Khader Sab, Sri. Nisar Pasha s/o Khader Sab, Smt. Shahataj D/o Khader Sab have confirmed the title and ownership of Sri. P. C. Mallappa over the land bearing Sy. No. 200/1, measuring 1 Acre 04.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District, vide Confirmation deed dated 22.04.2022, registered as Document No. DBP-1-01017-2022-23, stored in C.D.No. DBPD1292, in the Office of the Sub-Registrar, Doddaballapura.
- Sri. P. C. Mallappa absolutely conveyed the land bearing Sy. No. 200/1, measuring 1 Acre 04.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District in favour of Sri. Kiran. V, vide Sale deed dated 06.05.2022, registered as Document No. DBP-1-01655-2022-23, stored in C.D.No. DBPD1302, in the Office of the Sub-Registrar, Doddaballapura and the khata has been transferred to the name of Sri. Kiran. V as per MR. NO. H148/2021-22.
- It could be seen that, the land bearing Sy. No. 200/1, measuring 1 Acre 04.08 Guntas has been converted from Agricultural to Non-Agricultural Layout-Residential purpose vide Official Memorandum bearing No. 488365, dated 21.04.2023, issued by the Deputy Commissioner, Bangalore and the same is recorded in MR. NO. T115/2022-23.

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- Further, it could be observed that, Mr. Kiran Venugopal Reddy, Mrs. Nithya Reddy Rajupeta and M/s Bricks and milestones Projects LLP represented by its designated partner Mr. Kiran Venugopal Reddy, have entered into Partnership deed to form and run a partnership firm in the name and style of "B & M Homes", and Sri. Kiran. V S/o R. Venugopal Reddy, contributed the land bearing Sy. No. 200/1 measuring 03.08 Guntas out of 1 Acre 4.08 Guntas as capital contribution to the firm.

REVENUE RECORDS:

- RTC for the period of 1979-80 to 1983-84, 1984-85 to 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2000-01, 2001-02 to 2014-15 with respect to Sy.No.200 reflects the names of C. Narayana Shetty, Mohammed Pheer @ Pyara Sab, Mohammed Khasim Sab, Hussain Bi, Buden sab, Basha Sab and Savoorabi as the khatedars of the said land for the respective period.
- RTC for the period of 2015-16 to 2021-22 with respect to Sy. No. 200/1, measuring 1 Acre 04.08 Guntas reflects the name of P.C.Mallappaas the khatedar of the said land.
- RTC for the period of 2022-23 to 2023-24 with respect to Sy. No. 200/1, measuring 1 Acre 04.08 Guntas reflects the name of Kiran. V as the khatedar of the said land.

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REGARDING ENDORSEMENTS:

- ❖ The Tahsildar, Doddaballapura Taluk had issued an Endorsement dated 11.02.2014 stating that provisions of Section 79 (a) (b) of KLR Act had not been violated and no case had been registered with respect to Sy. No. 200, measuring 1 Acre 04.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.
- ❖ The Tahsildar, Doddaballapura Taluk had issued an endorsement dated 19.03.2014 as to non-availability of IL & RR with respect to Sy. No. 200 as destroyed in the concerned office.
- ❖ The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board (K.I.A.D.B) had issued a Nil Acquisition Endorsement dated 16.08.2019, bearing No. Bangalore/SLAO-2/1737/2019-20 stating that, the land bearing Sy. No. 200/1, measuring 1 Acre 04.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District has not been notified for any acquisition proceedings by the said authority.
- ❖ The Tahsildar, Doddaballapur Taluk has issued a Nil Tenancy Certificate dated 18.03.2023 bearing No. RD0038349442641 stating that no application has been filed for claiming tenancy and occupancy rights over the land bearing Sy. No. 200/1, measuring 1 Acre 04.08 Guntas.
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 18.03.2023, bearing No. PTCL (D) CR (F) 492/2022, stating that there is no case registered under PTCL Act with respect to the land bearing Sy. No. 200/1, measuring to an extent of 1 Acre 4.08 Guntas, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.



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SURVEY RECORDS:

Survey records such as Secondary Re-Classification Tippany, Karda copy, HissaSurvey Tippany, RR Edabaga and Balabaga, Akarband, which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. 200, 200/1, situated at Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District.

TRACING OF ENCUMBRANCES:

- EC from 01.04.1920 to 31.03.1984 with respect to Sy. No. 200 reflecting nil transaction.
- EC from 01.04.1984 to 10.07.2014 with respect to Sy. No. 200 reflecting nil transaction.
- EC from 11.07.2014 to 27.12.2018 with respect to Sy. No. 200/1 reflecting the following transaction.
 - Sale deed 25.10.2014 executed by Hussain Bi and others in favour of P.C.Mallappa, vide Doc. No. DBP-1-06670-2014-15.
- EC from 01.04.2004 to 22.02.2023 with respect to Sy. No. 200/1 reflecting the following transaction.
 - Sale deed 06.05.2022 executed by P. C. Mallappa in favour of Kiran. V, vide Doc. No. DBP-1-01655-2022-23.
 - Sale deed 22.04.2022 executed by Khader Sab and others in favour of P.C.Mallappa, vide Doc. No. DBP-1-01017-2022-23.
 - Sale deed 25.10.2014 executed by Hussain Bi and others in favour of P.C.Mallappa, vide Doc. No. DBP-1-06670-2014-15.
- EC from 23.02.2023 to 20.11.2022 with respect to Sy. No. 200/1 reflecting nil transaction.



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CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that **MR. KIRAN. V** is the absolute owner of the converted land bearing **Sy. No. 200/1 (Old Sy. No. 85 & 200)**, measuring to an extent of **1 Acre 01 Guntas & M/s B & M HOMES** is the absolute owner of the converted land bearing **Sy. No. 200/1 (Old Sy. No. 85 & 200)**, measuring to an extent of **03.08 Guntas**, situated at **Shivapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District** 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 Photostat/certified/original of the relevant documents.

