



**SAGAR M B
ADVOCATE**

Office: 12th cross, 27th Main Road, 1st
Sector, HSR Layout, Bengaluru -560102
MOBILE: 9449313926

TO,

Date:01-01-2025

TO WHOM EVER CONCERN

Sir/ s,

Sub: Legal opinion regarding marketable title of the following property

ITEM NO. I

All that piece and parcel of the Land bearing Sy.No.118/4, measuring 1 Acre 35 Guntas, situated at Mahalchowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. and bounded on:

East By : Land bearing Survey No. 118/2,
West by : Land bearing Survey No.118/5
North By : Land bearing Survey No.128/2 and 128/4,
South By : Land Bearing Survey No. 118/1

ITEM NO. II

All that piece and parcel of the Land bearing Sy.No.118/5, measuring 0.04.04 Guntas, situated at Mahalchowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

East By : Land bearing Survey No. 118/4,
West By : Land bearing Sy. No. 118/3,
North By : Land bearing Survey No.128/2
South By : Land bearing Survey No. 118/1

ITEM NO. III

All that piece and parcel of the Land bearing Sy.No.128/3, measuring 21.08 Guntas, situated at Mahalchowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

East By : Land bearing Survey No. 140
West by : Land bearing Survey No.127 and 128/2
North By : Land bearing Survey No.128/1,
South By : Land Bearing Sy. No. 128/4

ITEM NO. IV





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All that piece and parcel of the Land bearing Sy.No.118/1, measuring 1.04 Guntas, situated at Mahalchowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

East By : Land bearing Survey No. 140
West by : Land bearing Survey No 128/2
North By : Land bearing Survey No.118/3,
South By : Remaining Portion of Sy. No. 118/1

ITEM NO. V

All that piece and parcel of the Land bearing Sy.No.128/4, measuring 17.08 Guntas, along with 2 gunta karab situated at Mahalchowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

East By : Land bearing Survey No. 140
West by : Land bearing Survey No.128/2 telecom layout
North By : Land bearing Sy. No. 128/3
South By : Survey No.118/1 and 118/2,

ITEM NO. VI

All that piece and parcel of the Land bearing Sy.No.128/1, measuring 20 Guntas, situated at Mahalchowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

East By : Land bearing Survey No. 140,
West by : Land bearing Survey No.127 and 128/2,
North By : Land bearing Survey No.129,
South By : Land bearing Sy. No. 128/3





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LIST OF DOCUMENTS

| Sl. No. | Date of Documents | Description of the Document | Whether Certified/ Photocopies |
|---------|-------------------|---|--------------------------------|
| 1. | 04.07.1944 | will dated 04.07.1944, registered as document No.1/1944-45, Book III, Volume 12, pages 12 to 17, in the office of the Sub registrar, Anekal. | Photocopy |
| 2. | 08.08.1974 | Sale deed dated 08.08.1974, registered on 24.09.1974, document No. 1760/1974-75, pages 151-153, Volume 1216, in the office of the Sub Registrar, Anekal. Executed by Smt. Venkatamma and her children conveyed the land bearing Sy.No.118/1, measuring to an extent of 1 Acre 19.08 Guntas in favour of Sri.Ashwathnarayana S/o Late-Papanna, | Photocopy |
| 3. | 20-01-1979 | Order dated 20-01-1979, case No. LRF ATC 2435/75-76. The Land tribunal, Anekal Taluk | Photocopy |
| 4. | | Mutation Register bearing No. 1/1991-92 | Photocopy |
| 5. | 11.07.2006 | Copy of Final Order dated 11.07.2006 W.P.No. 4962/2006, Before Hon'ble High Court of Karnataka in | Photocopy |
| 6. | 03.11.2006, | Sale deed dated 03.11.2006, registered as document No.ANK-1-25329-2006-07, stored in CD No. ANKD172, in the office of the Sub registrar, Anekal, Executed by Sri.B.N. Krishnappa S/o Late- | Photocopy |





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| | | | |
|-----|-------------|---|-----------|
| | | B.Narayanappa and others represented by his registered GPA holder Sri.C.R.Manohar , in favour of Sri. Radhakrishna Hegde, with Respect of land bearing Sy.No.118/3 measuring to an extent of 2 Acres 26 Guntas in | |
| 7. | | Mutation Register bearing No.34/2004-05 | Photocopy |
| 8. | 12.07.2010, | Order dated 12.07.2010, case No. LRF ATC 2435/75-76. The Land tribunal, Anekal Taluk | |
| 9. | 15.01.2011, | Sale deed dated 15.01.2011, registered as document No. JGN-1-07541-2011-12, stored in CD No. JGND219, executed by Sri.P.Ramshetty, and in favour of Smt.B. Ramadevi. | Photocopy |
| 10. | 02.07.2012 | Release deed dated 02.07.2012, registered as document No.SRJ-4-00179-2012-13, stored in CD No. SRJD104, in the office of the Sub Registrar, Sarjapura, Smt. Rukmini @ Suvarna W/o Late- Nagaraju, daughters in law of Late-Ashwathnarayana has released, relinquished, renounced their respective right, title and interest in her husband joint family properties share in favour of brother-in-law viz., Sri. A. Ramachandra son of Late-Ashwathnarayana, | Photocopy |
| 11. | 09.06.2022 | Release deed dated 09.06.2022, registered as document No. ABL-1-02754-2022-23 stored in CD No. ABLD1191, in the office of the Sub Registrar, Attibele, Bangalore. Sri. Radha Krishna Hegde, has released, relinquished, renounced their respective right, title and interest in respect to Sy.No.118/3, measuring 5.08 Guntas out of 2 Acres 26 Guntas in favour of Sri.A.Ramachandra and Sri.Sampath Kumar A vide | Photocopy |





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| | | | |
|-----|------------|---|-----------|
| 12. | 30.07.2022 | Release deed dated 30/07/22 registered as document NO. ABL-1-04787-2022-23 in the office of the Sub Registrar, Attibele. Smt. Manjula A. is daughter of Late-Papanna have released, relinquished, renounced their respective right, title and interest in the land bearing Sy.No. 118/1, measuring 1 Acre 35 Guntas, Sy. No.118/3, measuring 5.08 Guntas and Sy.No. 128/1, measuring 1 acre 1.08 Guntas in favour of their brothers viz., Sri.A.Ramachandra and Sri.Sampath Kumar A. both are sons of Late-Ashwathnarayana, | Photocopy |
| 13. | 30.07.2022 | Release deed dated 30/07/22 registered as document No. ABL-1-04786-2022-23 in the office of the Sub Registrar, Attibele Smt. Nagaratna A. daughter of Late-Papanna have released, relinquished, renounced their respective right, title and interest in the land bearing Sy.No. 118/1, measuring 2 Acre 15 Guntas, Sy.No.118/3, measuring 5.08 Guntas and Sy.No.128/1, measuring 1 acre 1.08 Guntas in favour of their brothers viz., Sri.A. Ramachandra and Sri.Sampath Kumar A. both are sons of Late-Ashwathnarayana, | Photocopy |
| 14. | 30.07.2022 | Sale deed dated 30/07/2022 Registered as document No. A.BL-1-04789-2922 Stored in CD No. ABLD.1231, in the office of the Sub Registrar, Attibele. Executed by Sri. A. Ramachandra and others conveyed the Land bearing Sy. No. 128/1, measuring to an extent of 20 Guntas in favour of Pruthvi Projects rep by its proprietor Sri.N.Raghavendra. | Photocopy |
| 15. | 30/07/2022 | Sale deed dated 30/07/2022 Registered as document No. ABL-1-04792-2022-23 | Photocopy |





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| | | | |
|-----|------------|---|-----------|
| | | Stored in CD No. ABLD.1231, in the office of the Sub Registrar, Attibele. Executed by Sri. A. Ramachandra and others Rep by their GPA holder M/s. Metropolis Properties Private Limited conveyed the Land bearing Sy. No. 128/1, measuring to an extent of 20 Guntas in favour of Pruthvi Projects rep by its proprietor Sri.N.Raghavendra. | |
| 16. | 26.07.2024 | converted from Agricultural to Non-Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682224, issued by the Deputy Commissioner, Bangalore District with respect of land measuring to an extent of 20 Guntas in Sy. No. 128/1, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, | Photocopy |
| 17. | 26.07.2024 | converted from Agricultural to Non-Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682222, issued by the Deputy Commissioner, Bangalore District. With respect of land measuring to an extent of 21.08 Guntas in Sy. No. 128/3, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, | Photocopy |
| 18. | 26.07.2024 | converted from Agricultural to Non-Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682221, issued by the Deputy Commissioner, Bangalore District with respect of land measuring to an extent of 17.08 Guntas in Sy. No. 128/4, situated at Mahachowdadenahalli , Sarjapura Hobli, Anekal Taluk, | Photocopy |





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| 19. | 26.07.2024 | converted from Agricultural to Non Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682209, issued by the Deputy Commissioner, Bangalore District. With respect of land measuring to an extent of 1Acre 35 Guntas in Sy. No. 118/4, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, | Photocopy | | | | | | | | | | | | | | | |
|-----|---------------|---|-----------|---------------|------|-------|------------|-------|-----------|-------|-----------|-------|-----------|-------|-----------|-------|-----------|-----------|
| 20. | 26.07.2024 | converted from Agricultural to Non Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 702229, issued by the Deputy Commissioner, Bangalore District with respect of land measuring to an extent of 4.4 Guntas in Sy. No. 118/4, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk,. | Photocopy | | | | | | | | | | | | | | | |
| 21. | | <table border="1"><thead><tr><th rowspan="7">RTC</th><th>Survey Number</th><th>Year</th></tr></thead><tbody><tr><td>118/1</td><td>1969- 2025</td></tr><tr><td>118/4</td><td>2023-2025</td></tr><tr><td>118/5</td><td>2023-2025</td></tr><tr><td>128/1</td><td>1969-2025</td></tr><tr><td>128/3</td><td>2023-2025</td></tr><tr><td>128/4</td><td>2023-2025</td></tr></tbody></table> | RTC | Survey Number | Year | 118/1 | 1969- 2025 | 118/4 | 2023-2025 | 118/5 | 2023-2025 | 128/1 | 1969-2025 | 128/3 | 2023-2025 | 128/4 | 2023-2025 | Photocopy |
| RTC | Survey Number | Year | | | | | | | | | | | | | | | | |
| | 118/1 | 1969- 2025 | | | | | | | | | | | | | | | | |
| | 118/4 | 2023-2025 | | | | | | | | | | | | | | | | |
| | 118/5 | 2023-2025 | | | | | | | | | | | | | | | | |
| | 128/1 | 1969-2025 | | | | | | | | | | | | | | | | |
| | 128/3 | 2023-2025 | | | | | | | | | | | | | | | | |
| | 128/4 | 2023-2025 | | | | | | | | | | | | | | | | |
| 22. | | Encumbrance Survey No. 118/1, 118/4, 118/5, 128/1, 128/3, 128/4 admeasuring 3 Acres 19.08 guntas, situated at Mahalachowdedanhalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban | Photocopy | | | | | | | | | | | | | | | |

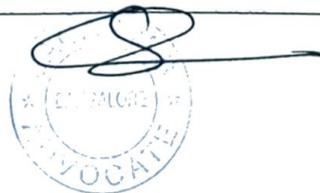




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| | | <ul style="list-style-type: none">• 1-4-1920 to 31-3-2004 for sy No 118/1• 1-04-2004 to 27-02-2025 for Sy No. 118/1• 01-01-2003 to 27-02-2025 for Sy No. 118/4• 01-01-2003 to 27-02-2025 for Sy No. 118/5• 1-4-1920 to 31-03-2004, for Sy No. 128/1• 1-4-2003 to 27-02-2025, for Sy No. 128/1• 01-01-2003 to 27-02-2025 for Sy No. 128/4• 01-01-2003 to 27-02-2025 for Sy No. 128/3 | | | | | | | | |
|---------------|--|--|--------------------|-------|-------|-------|-------|-------|-------|-----------|
| 23. | | Copy of the Village map. | Photocopy | | | | | | | |
| 24. | | The copy of endorsement dated 28.04.2022 non-availability of I L and R for 118/1 and 128/1 | Photocopy | | | | | | | |
| 25. | | Endorsement for Mutation Registrar No 6/82-83 of Non availability | Photocopy | | | | | | | |
| 26. | | Department of Survey Settlement and land Record along with Akarband <table border="1" data-bbox="491 1261 779 1551"><thead><tr><th>Survey Number</th></tr></thead><tbody><tr><td>118/1</td></tr><tr><td>118/4</td></tr><tr><td>118/5</td></tr><tr><td>128/1</td></tr><tr><td>128/3</td></tr><tr><td>128/4</td></tr></tbody></table> | Survey Number | 118/1 | 118/4 | 118/5 | 128/1 | 128/3 | 128/4 | Photocopy |
| Survey Number | | | | | | | | | | |
| 118/1 | | | | | | | | | | |
| 118/4 | | | | | | | | | | |
| 118/5 | | | | | | | | | | |
| 128/1 | | | | | | | | | | |
| 128/3 | | | | | | | | | | |
| 128/4 | | | | | | | | | | |
| 27. | | Mutation Registrar No. T8/2024-2025 | Photocopy / E Copy | | | | | | | |





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| | | |
|-----|--------------------------------------|-----------------------|
| 28. | Mutation Registrar No. T5/2024-2025 | Photocopy / E Copy |
| 29. | Mutation Registrar No. T6/2024-2025 | Photocopy / E Copy |
| 30. | Mutation Registrar No. T15/2024-2025 | Photocopy / E Copy |
| 31. | Mutation Registrar No. T4/2024-2025 | Photocopy / E Copy |
| 32. | Mutation Registrar No. T24/2024-2025 | Photocopy / E Copy |

originally belonged to one Sri. Thindlu Ramshetty S/o Thindlu Papanna. land bearing Sy.No. 118/1 measuring 5 acre 1 Guntas and larger extent of Sy.No. 128, measuring 2 Acres 07 Guntas including 3 Guntas Kharab, both Survey Number situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District,

Afterthat Sri. Thindlu Ramshetty S/o Thindlu Papanna has bequeathed the land bearing Sy.No.118/1, measuring 5 Acres 01 Guntas and the land bearing Sy.No. 128, measuring 2 Acres 07 Guntas including 3 Guntas Kharab along with various other lands situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, by way of will dated 04.07.1944, registered as document No.1/1944-45, Book III, Volume 12, pages 12 to 17, in the office of the Sub registrar, Anekal, in the said will sy No 118/1 and 128 the lands were allotted to the following parties as mentioned below:

1. The Land bearing Sy. No. 118/1 measuring to an extent of 2 Acres 20.08 Guntas and Sy. No. 128, measuring to an extent of 1 Acre 2.08 Guntas along with various other lands were allotted to the share of Sri. Papanna Son of Sri. Thindlu Ramshetty,
2. The Land bearing Sy. No. 118/1 measuring to an extent of 2 Acres 20 Guntas and Sy.No. 128, measuring to an extent of 1 Acre 2.08 Guntas along with various other lands were allotted to the share of Sri. Sampangiramaiah Son of Sri. Thindlu Ramshetty,





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Subsequently after the death of Ramshetty, the aforesaid parties became the absolute owner of the respective properties allotted to them, as per the registered will dated 04.07.1944, Doc. No. 1/1944-45.

Whereas, Sri. Papanna S/o Late-Ramshetty died intestate leaving behind his 1st wife Smt. Ramakka and his Son viz., Sri.Ashwathnarayana and 2nd wife Smt. Venkatamma and his children viz., Sri.P.Ramshetty, Sri.P.Nagappa, Sri.P.Anjanappa, Smt.Anjinamma, Sri.P.Krishnappa, Sri. Muniraju to succeed the intestate estate of the deceased.

Whereas, Sri.Ashwathnarayana S/o Late- Papanna and 2nd wife of Late-Papanna viz. Smt. Venkatamma and her children have affected an oral Partition on 1974 among themselves, wherein the land bearing Sy.No.118/1 measuring 1 Acre 01 Guntas was fallen to the share of Sri. Ashwathnarayana and the land in Sy.No. 118/1, measuring 1 Acre 19.08 Guntas along with various other lands were fallen to the share of Smt. Venkatamma and her children.

Whereas, Smt. Venkatamma and her children conveyed the land bearing Sy.No.118/1, measuring to an extent of 1 Acre 19.08 Guntas in favour of Sri.Ashwathnarayana S/o Late- Papanna, vide Sale deed dated 08.08.1974, registered on 24.09.1974, document No. 1760/1974-75, pages 151-153, Volume 1216, in the office of the Sub Registrar, Anekal. The said sale deed they confirmed Oral Partition by the Legal heirs of Smt. Venkatamma (2nd wife of Late-Papanna) and her children viz., Sri.P.Ramshetty, Sri.P.Nagappa, Sri.P.Anjanappa, Smt.Anjinamma, Sri.P.Krishnappa, Sri.Muniraju, under a Sale deed dated 15.01.2011, registered as document No. JGN-1-07541-2011-12, stored in CD No.JGND219, executed by them in favour of Smt.B. Ramadevi.

Thus, in the aforesaid manner Sri.Ashwathnarayana S/o Late- Papanna became the absolute owner of the property measuring 2 Acres 20.08 Guntas in Sy.No.118/1 Situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District.

Whereas, remaining land measuring to an extent of 2 Acres 20.08 Guntas in Sy. No. 118/1, at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District was with Sri. Samapangi Ramaih S/o Late. Thindlu Ramshetty., One Sri. B.N.Krishnappa S/o Late- B.Narayanappa has filed a





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declaration in form no.7 under section 48 A(1) of the Karnataka Land Reforms Act 1961 claiming occupancy rights with respect to the said land on the ground that he has been cultivating the said land as tenant since 12 years against Sri.Sampangi Ramaih S/o Late. Thindlu Ramshetty before the Court of Land Tribunal Anekal in case No. LRF ATC 2435/75-76. The Land tribunal by its order dated 20-01-1979 considered the extent of land on which declaration was filed and granted occupancy rights to an extent of 2 acres 26 guntas in Sy.No.118/1 instead if 2 Acres 20½ guntas. Thereafter, the khata was mutated to the name of Sri. B.N. Krishnappa S/o Late- B.Narayanappa to an extent of 2 acres 26 guntas in Sy.No.118/1 vide Mutation Register bearing No. 1/1991-92 in the concerned revenue records.

Thereafter phodi the land measuring to an extent of 5 Acres 01 Gunta in Sy. No. 118/1, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, was renumbered in the following manner:

1. The land measuring to an extent of 2 Acre 15 Guntas, was retained as Sy. No. 118/1 and standing in the name of Ramakrishna, V papanna, P Ashwathnarayan.
2. The land measuring to an extent of 2 Acres 26 Guntas, was assigned as Sy. No. 118/3 standing in the name of B.N.Krishnappa,

Subsequently, the katha has been mutated in the name B.N.Krishnappa, Ramakrishna (Ramakka w/o papanna), V.Papanna and P.Ashwathanarayana, vide MR.No.34/2004-05 in the concerned revenue records.

Sri. Ashwathnarayana approached to the Hon'ble High Court of Karnataka and preferred Writ Petition No. 4962/2006 against the order of the land Tribunal Anekal and B.N. Krishnappa for the following reliefs;

- a) Issue a suitable writ or direction directing the First Respondent -Land tribunal to rectify the entry shown as 2 acre 26 guntas in Sy.No.118/1 of Mahal chowdadenahalli village as 2 acres 20 guntas granted land in favour of the 2nd Respondent (B.N.Krishanappa);
- b) Quash the M.R.34/2004-05 dated 20-09-2005;
- c) Direct the office if the 1st respondent -authorities to incorporate 2 acres.20.08 guntas in front of the petitioner (Ashwath Narayan) in all revenue records;





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- d) Grant such other order or direction as this Hon'ble court deems fit in the facts and circumstances of the case, including awarding of costs of this petition.

The Hon'ble High court vide its order dated 11-07-2006 disposed the said writ petition by reserving liberty to the petitioner to approach the Land Tribunal for the Said reliefs, if so advised.

By virtue of the said Order of the Hon'ble High Court of Karnataka in W.P.No. 4962/2006, the land tribunal vide its order dated 12-07-2010 in case No.LRF.ATC.2435-2436-2438/1975-76 has unanimously resolved to restrict the grant of 'tenancy right' to the extent of 2 Acres 20.08 guntas in Sy.No.118 of MahalChowdadenahalli village, Sarjapura Hobli, anekal Taluk in favour of the respondent herein (Ashwathnarayana) as claimed by him. Further, it is ordered to correct the extent of 2 acres 26.08 gunats as 2 acres 20.08 guntas in Sy.No.118 of Mahalchowdadenahalli village in the name of the respondent (Ashwathnarayana) herein. The remaining extent of 2 acres 20.08 guntas, shall continue to remain in the name of the Petitioner (Sir.B.N. Krishnappa).

whereas, Sri.B.N. Krishnappa S/o Late- B.Narayanappa and others represented by his registered GPA holder Sri.C.R.Manohar conveyed the entire extent of land measuring to an extent of 2 Acres 26 Guntas in Sy.No.118/3, in favour of Sri. Radhakrishna Hegde, vide Sale deed dated 03.11.2006, registered as document No.ANK-1-25329-2006-07, stored in CD No.ANKD172, in the office of the Sub registrar, Anekal. Subsequently after the execution of the sale deed, Sri. Radha Krishna Hegde approached to the Surveyor to measure the said land and after the survey he came to know that the actual possession of the land is only an extent of 2 Acres 20.08 guntas but the RTC stands transferred to his name for the entire extent of 2 Acres 26 guntas as per the sale deed dated 03.11.2006,. Thereafter Sri. Radha Krishna Hegde approached to Sri. Ramachandra and Sri.Sampath Kumar and understood the discrepancies with respect to the flow of title of the Sy.No.118/3, measuring 2 Acres 26 Guntas and also verified the Orders Hon'ble High Court of Karnataka in Writ Petition No. 4962/2006 and Orders of the Land Tribunal in case No.LRF.ATC.2435-2436-2438/1975-76, dated 12-07-2010.

Whereas, Sri.Radha Krishna Hegde, has released, relinquished, renounced their respective right, title and interest in respect to Sy.No.118/3, measuring



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5.08 Guntas out of 2 Acres 26 Guntas in favour of Sri.A.Ramachandra and Sri.Sampath Kumar A vide Release deed dated 09.06.2022, registered as document No. ABL-1-02754-2022-23 stored in CD No. ABLD1191, in the office of the Sub Registrar, Attibele, Bangalore.

In the meantime, Sri. Ashwathnarayana S/o Late- Papanna died intestate leaving behind his wife viz., Smt. Thippamma and his Children viz., Smt. Rukmini @ Suvarna W/o Late- Nagaraju, Sri.A. Ramachandra, Smt. Nagarathna, Smt. Manjula, Sri.Sampath Kumar A., to succeeded the intestate estate of the deceased.

Whereas, Smt. Rukmini @ Suvarna W/o Late- Nagaraju, daughters in law of Late-Ashwathnarayana has released, relinquished, renounced their respective right, title and interest in her husband joint family properties share in favour of brother-in-law viz., Sri. A. Ramachandra son of Late-Ashwathnarayana, vide Release deed dated 02.07.2012, registered as document No.SRJ-4-00179-2012-13, stored in CD No. SRJD104, in the office of the Sub Registrar, Sarjapura

Whereas after phodhi the land measuring to an extent of 2 Acres 07 Guntas including 3 Guntas of Kharab, in Sy. No. 128 Situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, was renumbered in the following manner:

1. The land measuring to an extent of 1 Acre 01.08 Guntas, was retained as Sy. No. 128/1 standing in the name of Papanna S/o Ramshetty and 17.08 Guntas was retained as Sy. No. 128/1 standing in the name of Ramshetty S/o. Late- Papanna.
2. The land measuring to an extent of 25 Guntas, was assigned as Sy. No. 128/2 standing in the name of Radhakrishna Hegade,

Subsequently, the katha has been mutated in the name of Ramshetty S/o. Late-Papanna and Sri.Papanna, vide MR.No.10/2008-09 in the concerned revenue records.

Whereas, Smt. Manjula A. is daughter of Late-Papanna have released, relinquished, renounced their respective right, title and interest in the land bearing Sy.No. 118/1, measuring 1 Acre 35 Guntas, Sy. No.118/3, measuring 5.08 Guntas and Sy.No. 128/1, measuring 1 acre 1.08 Guntas in favour of





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ADVOCATE**

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their brothers viz., Sri.A.Ramachandra and Sri.Sampath Kumar A. both are sons of Late-Ashwathnarayana, vide Release deed dated 3.0/07/22 registered as document NO. ABL-1-04787-2022-23 in the office of the Sub Registrar, Attibele.

Whereas, Smt. Nagaratna A. daughter of Late-Papanna have released, relinquished, renounced their respective right, title and interest in the land bearing Sy.No. 118/1, measuring 2 Acre 15 Guntas, Sy.No.118/3, measuring 5.08 Guntas and Sy.No.128/1, measuring 1 acre 1.08 Guntas in favour of their brothers viz., Sri.A. Ramachandra and Sri.Sampath Kumar A. both are sons of Late-Ashwathnarayana, vide Release deed dated 30/07/22 registered as document No. ABL-1-04786-2022-23 in the office of the Sub Registrar, Attibele

Whereas, Sri. A. Ramachandra and others conveyed the Land bearing Sy. No. 128/1, measuring to an extent of 20 Guntas in favour of Pruthvi Projects rep by its proprietor Sri.N.Raghavendra, vide Sale deed dated 30/07/2022 Registered as document No. A.BL-1-04789-2922 Stored in CD No. ABLD.1231, in the office of the Sub Registrar, Attibele.

Whereas, Sri. A. Ramachandra and others Rep by their GPA holder M/s. Metropolis Properties Private Limited conveyed the Land bearing Sy. No. 128/1, measuring to an extent of 20 Guntas in favour of Pruthvi Projects rep by its proprietor Sri.N.Raghavendra, vide Sale deed dated 30/07/2022 Registered as document No. A.BL-1-04792-2022-23 Stored in CD No. ABLD.1231, in the office of the Sub Registrar, Attibele.

Whereas, remaining land measuring to an extent of 21.08 Guntas in Sy. No. 128/1, at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District is with Sri.A.Ramachandra and Sri. Sampath Kumar A. both are sons of Late- Ashwathnarayana.

Whereas the Mr. A Ramachandra, Mrs. Varalakshmi S, Miss. Nichitha R, Miss. Druthi R Mr. Sampath Kumar A, Mrs. K Radhika, Mr. Danik S have approached the Pruthvi Projects who is a reputed developer and having all the infrastructure and have formulated a scheme for development of the Sy. No. 118/1, measuring 1 Acres 35 Guntas, Sy No.118/3, measuring 5.08 Guntas, Sy No 128/1 measuring 21.08 Guntas Total measuring to an extent



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of 2 Acres 21 Guntas situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, which is hereunder and

Pruthvi Projects herein has decided to develop the Sy. No. 118/1, 118/3, 128/1 admeasuring to an extent of 2 Acres 21 Guntas by combining the same along with the lands belonging to the pruthvi projects, which is purchased from the ramachandra and others as said above Sale Deed dated 29.07.2022, 128/1 Measuring 20 guntas out of 1 Acre 1.08 guntas along with 2 Guntas Karab and Purchased sy No. 128/1, Measuring 17.08 Guntas from P Ramashetty as side Above Sale Deed Dated 29.07.2022 total Measuring 17.08 Guntas herein with the consent of the Ramachandra and others said survey Numbers Situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, totally measuring to an extent of 3 Acres 19.08 Guntas Plus 2 Guntas Kharab.

After understanding the Scheme of the Composite Layout A Ramachandra and others have entered into a Registered Joint Development Agreement dated: 30.07.2022, with Pruthvi Projects Represented By N Raghavendra as Document No.ABL-1-04790-2022-23, Book- I, stored in CD No. ABLD1231 registered in the office of the Sub-Registrar, Attibele, herein and also executed a registered Document No.ABL-4-00119-2022-23, Book- IV, stored in CD No. ABLD1231 registered in the office of the Sub-Registrar, Attibele, appointing the Second Party herein empowering and authorizing them to develop in respect to the Sy no 118/1, 118/3 128/1 admeasuring to an extent of 2 Acres 21 Guntas by constructing residential villas and to sell the 67 % of land in the developed Aforesaid Survey Number.

Whereas after phodhi the land measuring to an extent of 2 Acre 15 Guntas in Sy. No. 118/1 Situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, was renumbered in the following manner:

1. The land measuring to an extent of was retained as Sy. No. 118/1 standing in the name of Ramachandra and Sampath Kumar,
2. The land measuring to an extent of 1 Acre 35 Guntas, was assigned as Sy. No. 118/4 standing in the name of Ramachandra and Sampath Kumar.





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Whereas after phodhi the land measuring to an extent of 2 Acre 26 Guntas in Sy. No. 118/3 Situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, was renumbered in the following manner:

1. The land measuring to an extent of was retained as Sy. No. 118/3 standing in the name of Radhakrishna
2. The land measuring to an extent of 4.08 Guntas, was assigned as Sy. No. 118/5 standing in the name of Ramachandra and Sampath Kumar

Whereas after phodhi the land measuring to an extent of 1 Acre 19 Guntas in Sy. No. 128/1 Situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District, was renumbered in the following manner:

1. The land measuring to an extent of was retained as Sy. No. 128/1 Measuring to an Extent of 0 Acre 20 Guntas, standing in the name of Pruthvi Projects rep by its proprietor Sri. N.Raghavendra,
2. The Land measuring to an extent of 0 Acre 21.08 Guntas, was assigned as Sy. No. 128/3 standing in the name of Ramachandra and Sampath Kumar.
3. The land measuring to an extent of 0 Acre 17.08 Guntas, plus 2 Guntas Karab was assigned as Sy. No. 128/4 standing in the name of Pruthvi Projects rep by its proprietor Sri.N.Raghavendra.

After phodhi followings Persons applied for conversation that is From Agricultural To Non Agricultural/ Residential Purpose as mentioned below:-

1. Pruthvi Projects rep by its proprietor Sri. N. Raghavendra, got the land measuring to an extent of 20 Guntas in Sy. No. 128/1, situated at Mahachowdadenahalli , Sarjapura Hobli, Anekal Taluk, converted from Agricultural to Non Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682224, issued by the Deputy Commissioner, Bangalore District. Same was reflecting Mutation Registrar No. T8/2024-2025





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2. A Ramachandra and Sampath Kumar A, got the land measuring to an extent of 21.08 Guntas in Sy. No. 128/3, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, converted from Agricultural to Non-Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682222, issued by the Deputy Commissioner, Bangalore District. Same was reflecting Mutation Registrar No. T5/2024-2025
3. Pruthvi Projects rep by its proprietor Sri. N. Raghavendra, got the land measuring to an extent of 17.08 Guntas in Sy. No. 128/4, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, converted from Agricultural to Non Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682221, issued by the Deputy Commissioner, Bangalore District. Same was reflecting Mutation Registrar No. T6/2024-2025
4. A Ramachandra and Sampath Kumar A, got the land measuring to an extent of 1.04 Guntas in Sy. No. 118/1, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, converted from Agricultural to Non-Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 702211, issued by the Deputy Commissioner, Bangalore District. Same was reflecting Mutation Registrar No. T15/2024-2025
5. A Ramachandra and Sampath Kumar A, got the land measuring to an extent of 1Acre 35 Guntas in Sy. No. 118/4, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, converted from Agricultural to Non-Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 682209, issued by the Deputy Commissioner, Bangalore District. . Same was reflecting Mutation Registrar No. T4/2024-2025
6. A Ramachandra and Sampath Kumar A, got the land measuring to an extent of 4.4 Guntas in Sy. No. 118/5, situated at Mahachowdadenahalli, Sarjapura Hobli, Anekal Taluk, converted from Agricultural to Non Agricultural /Residential purposes vide Official Memorandum dated 26.07.2024, bearing No. 702229, issued by the Deputy Commissioner, Bangalore District. . Same was reflecting Mutation Registrar No. T24/2024-2025





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: OPINION:

I am of the opinion that Mr. A Ramachandra, and Mr. Sampath Kumar A is the Absolute owner in possession of Residentially Converted Land bearing survey No. 118/1, 118/4, 118/5, 128/3 all Situated at Mahachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, having marketable title and herein said landowners have executed registered Joint development agreement and general power of Attorney in the favour M/S. Pruthvi Projects, Rep. by N. Raghavendra. And M/S. Pruthvi Projects, Rep. by N. Raghavendra. the Absolute owner in possession of Residentially Converted Land bearing Sy. No. 128/1, and Survey No 128/4 admeasuring to an extent of 0 Acres 37.08 Guntas all Situated at Mahachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, having marketable title and herein

: DISCLAIMER:

The above opinion has been given on the basis of the facts and documents submitted to me by M/S. Pruthvi Projects, Rep. by N. Raghavendra., and understanding of the relevant statutes and case laws. This opinion given by me is not binding on the statutory authorities or any other person/s or entities as they may take a contrary view. Therefore, I shall not be liable for any claim or loss which may be incurred by my client or any other person/s or entities if he/she/they choose to act on the basis of this opinion.

With this opinion the documents referred to above are enclosed herewith and returned.

Kind regards,

Advocate

