

**T.S.RAMESH
ADVOCATE**

**No.A-602, PRIDE PAVILION ARTMENTS
West of Chord Road, Rajajinagar,
BANGALORE 560 010
MOB: 9886846877**

To:

Date: 07.10.2023

M/s. Satyam Builders & Deveopers
No.170, Ground Floor, Symphony Shelter
Mahanthalingapura Village, Jigani
Bangalore 560 083

Dear Sir / Madam,

Subject: Legal Opinion / Report of the Property mentioned below:

SCHEDULE PROPERTY

ALL THAT PIECE & PARCEL of the Residentially Converted Land bearing **Sy No.2/3** measuring 1 Acre 6 Guntas (50,705 sq.ft) out of 1 Acre 39 guntas situated at Kammasandra Village, Attibele Hobli, Bangalore Urban District (Converted from Agricultural to Non-agricultural Residential purpose vide official memorandum No.ALN(A)(A)SR 35/2011-12 dated 8.6.2011), and bounded on :

East by : Sy.No.2/1
West by : Sy.No.1
North by : Sy.No.4
South by : Sy.No.40

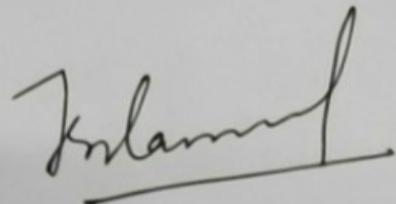
OWNER : **Shri M.Shankarappa, S/o Late Mallappa**

DEVELOPER: **M/s. Satyam Builders & Deveopers,**
A Partnership Firm, Represented by its Managing Partner
Shri PRASANNA KUMAR VISHWANATH

LIST OF DOCUMENTS

Sl. No.	Date	Description of documents
<u>Xerox copies of:</u>		
01		Village Map of Kammasandra Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District
02		Survey Records and Akarband
03		Inam Order in Case No.87/1959-60 in favour of Gopalaiah S/o Govindaiah, Endorsement and Form 8
04		RTC from 1969-70 to 1973-74 and 1979-80 to 1985-86 issued by Tahsildar, Anekal Taluk

T.S.RAMESH B.Com.,LL.B.
Advocate
Reg. No. KAR/176/05
No.A-602, Pride Pavilion Apts., West of Chord Road
Rajajinagar, Bangalore-560 010



- 05 Endorsement dated 17.10.2014 issued by Tahsildar, Anekal Taluk for non-availability of RTC for the period from 1974-75 to 1978-79
- 06 Endorsement dated 22.09.2104 issued by Tahsildar, Anekal Taluk for non-availability of MR No.128/1965-66
- 07 a) Mortgage Deed No.64/83-84 dated 17.2.1984 with the Primary Co-operative Agricultural and Rural Development Bank, Anekal
b) Mortgage Release Deed No.394/1988-89 by Primary Co-operative Agricultural and Rural Development Bank, Anekal
- 08 Sale Deed No.2038/1987-88 dated 8.2.1988, Vol No.1484, Pages 118-120, registered in the office of Sub Registrar, Anekal, Bangalore.
09. M.R.No.10/1987-88 issued by Tahsildar, Anekal Taluk, Bangalore.
10. Official Memorandum No.ALN(A)(A)SR 35/2011-12 dated 8.6.2011 issued by Special Deputy Commissioner, Bangalore District, Bangalore in the name of Shri Shankaappa, S/o Late Mallappa regarding Conversion of land bearing Sy.No.2/3 measuring 1 Acre 39 guntas, situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, for Residential Purpose.
- 11 Conversion Fee for Rs.1,07,594/- Paid receipt for issue of Conversion Order
- 12 Nil Endorsement dated 14.10.2014 from Asst.Commissioner, Bangalore South regarding Section 79(A & (B) of Karnataka Land Reforms Act 1961
- 13 Nil Endorsement from Asst.Commissioner, Bangalore South regarding PTCL Act
- 14 Nil Endorsement dated 14.8.2014 from Tahsildar, Anekal Taluk, Bangalore District regarding against any Tenancy Claims regarding PTCL Act
- 15 Order No.LND(A)CR/141/2016-17 dated 24.5.2017 issued by Deputy Commissioner, Bangalore District, Bangalore regarding change of pathway of 0.03 guntas (B Karab land)
- 16 Relinquishment Deed No.ABL-1-00396-2018-19 dated 17.4.2018 of karab land measuring 0.3.08 guntas in favour of Municipal Commissioner, Hebbagodi Municipality.
- 17 Gift Deed No.4534/21018-19 dated 26.9.2018 by Mr.M.Shankarappa in favour of Son Mr.S.M.Jagadish thereby gifting 21.41 guntas (23320.68 sq.ft.) out of 1 Acre 39 guntas.
- 18 Family Tree of Shri M.Shankarappa duly notarized.

- 19 Letter dated 17-8-2023 from Anekal Planning Authority granting approval for Single Site Plan in respect of Schedule Property.
- 20 Relinquishment Deed No.4667/2019-20 dated 5.10.2019 in favour of Municipal Commissioner, Hebbagodi Municipal Council for widening of road from 9.14 mts to 18 mts.
- 21 Letter No.APA/CC/366/2020-21 dated 2.3.2021 from Anekal Planning Authority granting approval for construction of apartments on the Schedule Property after payment of prescribed fee.
22. CMC Hebbagodi Katha bearing No.10880/730/2/3 issued by the CMC Hebbagodi, Bangalore in the name of Shri M.Shankarappa
- 22 Property Tax Paid receipt dated 06.6.2020 to the CMC, Hebbagodi for the year 2020-21.
- 23 Airport Authority of India NOC approval dated 11-1-2023
- 24 Karnataka Pollution Control Board NOC approval dated 1.11.2018.
- 25 Bangalore Electricity supply Company Limited Noc letter dated 25-7-2023
- 26 Bharat Sanchar Nigam Limited NOC approval dated 28.11.2019
- 27 Karnataka State Fire & Emergency Service NOC approval dated 17.11.2020
28. Partnership Deed of M/s.Satyam Builders & Developers dated 5.1.2021.
29. Joint Development Agreement executed by Shri M.Shankarappa in favour of M/s.Satyam Builders & Developers, represented by its Managing Partner Shri Prasanna Kumar Mahajan, in respect of the Schedule Property measuring 50,705 square feet vide Document No.1130/2021-22 dated 25-6-2021.
30. General Power of Attorney executed by Shri M.Shankarappa in favour of M/s.Satyam Builders & Developers, represented by its Managing Partner Shri Prasanna Kumar Mahajan, in respect of the Schedule Property measuring 50,705 square feet vide Document No.51/2021-22.
31. Letter No.APA/CC/366/2020-21 dated 17-8-2023 from Anekal Planning Authority granting approval for construction of 91 apartments on the Schedule Property after payment of prescribed fee 3.02.2012
32. Approved Building Plan issued by Anekal Planning Authority bearing No.APA/CC/366/2020-21 dated 17-8-2023 for construction of 91 apartments.

33. Supplementary Sharing Agreement dated 19-9-2023
34. Partnership Registration Certificate No.BSD-F284-2023-24 dated 3-10-2023.

NARRATION OF THE TITLE

Sy.No.2/3, situated in Kammasandra Village, Attibele Hobli, Anekal Talu Bangalore Urban District

On verification of Village Map of Kammasandra Village, it is noticed that Sy.No.2/3 in Kammasandra Village has an extent of 2 Acre 02 Guntas of land including 3 guntas of Karab Land in the form of Kalu Dari (Pathway). The Survey Documents such as Hissa Survey Tippany, Kharab Uttara and Akarband shows that the extent of land in Sy.2/3 was 2 Acres 2 guntas including 3 guntas of B Karab land which is shown in the name of Shri Gopalaiah S/o Govindalah.

The land in Sy.No.2/3 in Kammasandra Village along with other lands in Case No.87/1959-60 were granted by the Special Deputy Commissioner for Abolition of Inams, Bangalore under the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 to Shri G.Gopalaiah S/o Govindaiah as evidenced by the relevant Grant Order, Endorsement and Form 8.

The RTC for the period 1969-70 to 1973-74 and 1978-79 to 1983-84 reflects the name of the Kathedar as Shri Gopalaiah under M.R.No.128/1965-66. The Tahsildar, Anekal Taluk, has issued an endorsement dated 22.9.2014 stating that the M.R.No.128/1965-66 has been mutilated and the said record cannot be furnished. And he has also issued an endorsement dated 17.10.2014 that the RTC from 1974-75 to 1977-78 cannot be furnished as they are mutilated in their records.

The said Shri Gopalaiah S/o Govindaiah along with his sons G.Prabhakar and G.Govindaswamy have sold the land measuring 2 Acre 02 guntas including 3 guntas of B Karab to the present land owner Shri M.Shankarappa vide Sale Deed No.2038/1987-88 dated 8.2.1988, Vol No.1484, Pages 118-120, registered in the office of Sub Registrar, Anekal, Bangalore.

Mutation Register No.10/1987-88 has been issued by Tahsildar, Anekal Taluk, Bangalore in favour of Shri M.Shankarappa recording the sale transaction under the Sale Deed bearing Document No.2038/1987-88 dated 8-2-1988.

RTC has been issued for the period from 1984-85 onwards reflects the name of Shri M.Shankarappa as the Kathekar for Sy.No.2/3 measuring 1 Acre 39 guntas, situated at Kammasandra Village, Attibele Hobli, Anekal Taluk

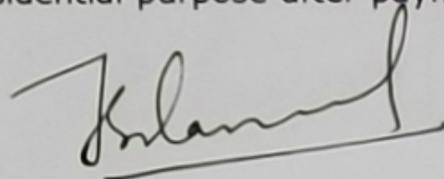
The present owner Shri M.Shankarappa filed application before the Deputy Commissioner, Bangalore Urban District for conversion of land in Sy.No.2/3 measuring 1 Acre 39 guntas and secured Order No.ALN (A) (A)/SR 35/2011-12 dated 11.8.2011 converting the said land into residential purpose after payment

T.S.RAMESH B.Com.,LL.B.

Advocate

Reg No. KA/176/05

No.A-602, Pride Pavilion Apts, West of Chord Road
Rajajinagar, Bangalore-560 010



**T.S.RAMESH
ADVOCATE**

**No.A-602, PRIDE PAVILION ARTMENTS
West of Chord Road, Rajajinagar,
BANGALORE 560 010
MOB: 9886846877**

of conversion of R.107,594/- vide Payment Receipt dated 20.7.2011. The said conversion of land is reflected in the RTC from the year 2011-12 vide M.R.29/2011-12.

Nil Endorsement dated 14.10.2014 from Asst.Commissioner, Bangalore South regarding Section 79(A & (B) of Karnataka Land Reforms Act 1961 has been obtained.

Nil Endorsement from Asst.Commissioner, Bangalore South regarding PTCL Act has been obtained.

Nil Endorsement dated 14.8.2014 from Tahsildar, Anekal Taluk, Bangalore District regarding against any Tenancy Claims regarding PTCL Act.

The owner Shri Shankarappa submitted application 8.6.2016 to the Tahsildar, Anekal Taluk, requesting the Government to shift the B Karab land measuring 3 guntas passing through his land by South West to North East and the Tahsildar, Anekal Taluk has forwarded the same vide their letter dated 10.11.2016 to the Deputy Commissioner, Bangalore Urban District, for consideration. Based on the report of the Tahsildar, Anekal Taluk, the Deputy Commissioner, Bangalore Urban District, vide their Order No.LND(A)C.R/141/16-17 dated 24.5.2017, has accorded approval for shifting the existing B Karab land (kaludari) measuring 3.00 guntas as marked in the survey sketch attached therein with a condition that the owner shall execute a Relinquishment Deed thereby relinquishing the karab land of 3.08 guntas in favour of the concerned authority. Accordingly, the owner has executed the Relinquishment Deed vide document No.ABL-1-00396-2018-19 dated 17.4.2018 registered in the office of Sub Registrar, Attibele, Anekal Taluk, in favour of the Commissioner, CMC, Hebbagodi, Bangalore.

The owner Shri Shankarappa has further executed a Gift Deed bearing document No.4534/2018-19 dated 26.9.2019 in favour of his son Shri S.M.Jagadish wherein property measuring 23320.68 sq.ft. (21.41 guntas) out of 1 Acre 39 guntas has been transferred as gift to his son and their house is presently existing on this portion of land. As shown in the family tree dated 25.9.2018, Smt.Hemavathi S, w/o Shri Shankarappa and Mrs.Meenakshi, D/o Shri Shankarappa, have consented to the said Gift Deed dated 26.9.2019.

The owner Shri Shankarappa had submitted letter dated 17.6.2015 and 19.8.2019 to the Anekal Planning Authority to accord approval for single property plan for development purposes on his land measuring 1 Acre 39 gutnas in Sy.No.2/3, situated at Kammansandra Village, Attibele Hobli, Anekal Taluk, Bangalore District. Accordingly the Anekal Planning Authroity issued letter No.APA/LAO/41/2015-16/2327 dated 22.10.2019 approved single site plan sketch which indicates road widening from the existing 9.14 mts road to 18 mts measuring 1111.85 sq.mts in the land proposed for development by the owner. Accordingly the owner Shri Sankarappa has executed a Relinquishment Deed bearing document No.4667/2019-20 dated 5.10.2019 registered in the office of Sub Registrar, Basavanagudi (Attibele) Anekal Taluk, Bangalore in favour of the Commissioner, CMC, Hebbagodi.

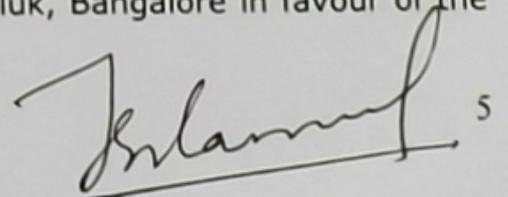
T.S.RAMESH B.Com.,LL.B.

Advocate

Reg. No. KAR/176/05

No.A-602, Pride Pavilion Apts., West of Chord Road

Rajajinagar, Bangalore-560 010



5

The owner Shri Shankarappa submitted application to the Anekal Planning Authority for sanction of plan for construction of Basement+Ground+Six upper floors consisting of 112 residential apartments. After payment of requisite fee by the owner to the Authority, the Anekal Planning Authority have issued approval vide their Commencement Letter No.APA/CC/366/2020-21 dated 3.3.2021 and issued Plan Sanction for construction of residential apartments on property measuring 6879.76 sq.mts after deduction of land measuring 303.51 sq.mts for Karab area (existing Road) and land measuring 1111.85 sq.mts (road widening area) from the total land area of 8295.12 sq.mts (2 Acre 2 Guntas).

It is noticed that on 5-1-2021 Partnership Deed in the name of M/s.Satyam Builders & Developers has been executed between Shri Prasanna Kumar Mahajan & others as partners and it has been registered with the Registrar of Firms vide Certificate No.BSD-F284-2023-24 dated 3.10.2023.

The Owner Shri Shankarappa executed Joint Development Agreement bearing document No.1130/2021-22 dated 25-6-2021 registered in the office of Sub Registrar, Attibele, Bangalore, in favour of M/s.Satyam Builders & Developers for construction of residential apartments on the Schedule Property.

The Owner Shri Shankarappa also executed General Power of Attorney bearing document No.51/2021-22 dated 25-6-2021 registered in the office of Sub Registrar, Attibele, Bangalore, in favour of M/s.Satyam Builders & Developers for construction of residential apartments on the Schedule Property.

The Anekal Planning Authority cancelled the earlier Commencement Certificate No.APA/CC/366/2020-21 dated 3.3.2021 and issued new Commencement Certificate No.APA/CC/366/2020-21 dated 17-8-2023 sanctioning plan approval for construction of 91 flats in Basement+Ground+6 Upper Floors (in Block I & Block-II) on the Schedule Property.

The Encumbrance Certificate for the period 1.4.1960 to 31.3.2004 shows sale transaction from Shri Gopalaiah to the present owner Shri M.Shankarappa and also the mortgage deed dated 17.2.1984 and release of mortgage dated 9,6.1988 entries.

The Encumbrance Certificate for the period 1.4.2004 to 21-9-2023 shows the Relinquishment Deeds dated 17.4.2018 and 5.10.2019 to the Commissioner, CMC, Hebbagodi and the Joint Development Agreement dated 25-6-2021 in favour of M/s.Satyam Builders & Developers.

The owner Shri Shankarappa has paid municipal tax amounting to Rs.189,372/- to the City Municipal Council, Hebbagodi vide Receipt dated 29-9-2023 for the year 2023-24.

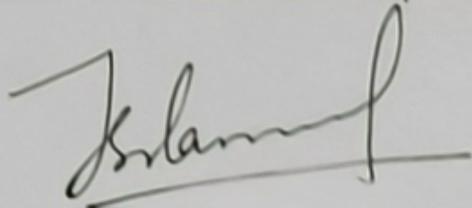
Further, the owner Shri M.Shankarappa has obtained approvals/NOC from the following authorities for the purpose of development on the Schedule Property:

T.S.RAMESH B.Com.,LL.B.

Advocate

Reg No KA-176/05

No.A-602, Pride Pavilion, West of Chord Road
Rajajinagar, Bangalore-560 010



1. DG of Fire Force approval letter dated 17.11.2020
2. BSNL NOC letter dated 28.11.2019
3. BESCOM NOC letter dated 25-7-2023
4. AAI NOC letter dated 11.1.2023
5. KSPCB letter dated 14.11.2108

Further, on 19-9-2023, Supplementary Sharing Agreement has been executed by the owner Shri M.Shankarappa., in favour of M/s.Satayam Builders & Developers, represented by its Managing Partner Shri Prasanna Kumar Mahajan. In the supplementary Agreement, Flats allotted to the Owners are mentioned in the Owners sharing area (Annexure A) and Flats allotted to the Owners are mentioned in the Developer sharing area (Annexure B).

EVIDENCE OF POSSESSION

On the perusal of the Documents listed above, it is evident that **M/s.Satyam Builders & Developers** are in possession over the schedule property for the purpose of development as the General Power of Attorney and Development Agreement Holder from the Schedule Property owner Shri M.Shankarappa

CONCLUSION

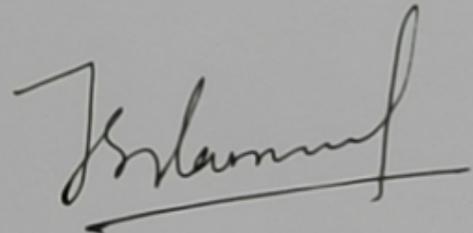
Based on the representations made, information furnished and on perusal of the documents, listed above in respect of the schedule property, I am of the opinion that, **Shri M.Shankarappa** is the Absolute Owner having clear and marketable title over the Schedule Property. Further, **M/s.Satyam Builders & Developers** have acquired rights to develop, construct the apartment project and sell its allotted share (i.e., Apartments/Flats constructed) over the Schedule Property as per the Joint Development Agreement and General Power of Attorney and the intending Purchaser/s of the respective Apartments/Flats will acquire valid right, title and interest over the flats to be constructed on the said property.

There are no claims from the minor/s or no other person having a better claim to the Schedule Property.

SEARCH REPORT

I further certify that I have verified the Joint Development Agreement bearing document No.1130/2021-22 dated 25-6-2021 executed by Shri M.Shankarappa in favour of M/s.Satyam Builders & Developers, registered in the office of Sub Registrar, Attibele, Bangalore and the General Power of Attorney bearing document No.51/2021-22 dated 25-6-2021 registered in the office of Sub Registrar, Attibele, Bangalore, in favour of M/s.Satyam Builders & Developers dated 31.7.2013 executed by Shri M.Shankarappa.

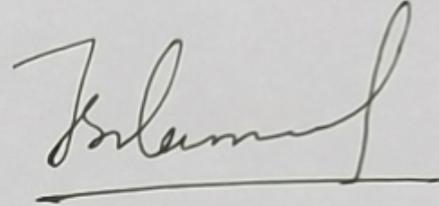
T.S.RAMESH B.Com.,LL.B.
Advocate
Reg No KAP/176/05
No.A-602 Pride Pavilion Apts, West of Chord Road
Rajajinagar, Bangalore-560 010



**T.S.RAMESH
ADVOCATE**

**No,A-602, PRIDE PAVILION ARTMENTS
West of Chord Road, Rajajinagar,
BANGALORE 560 010
MOB: 9886846877**

I hereby further certify that the particulars shown in the above documents tally with the entries recorded in the office of Sub Registrar, Attibele, Bangalore. The search has been made through Kaveri 2.0 portal of the Registrar of Stamps & Registration, Government of Karnataka and obtained the above Encumbrance Certificates by remitting requisite fee to the said department.



T.S.RAMESH B.Com.,LL.B.
Advocate
Reg No HAR/176/05
No.A-602, Pride Pavilion Apts, West of Chord Road
Rajajinagar, Bangalore-560 010

Housiey.com