

S.V.H. LAW ASSOCIATES

Advocates & legal consultants

LEGAL OPINION

Date: 12-09-2025

Sub: Scrutiny of documents of title in respect of immovable residential converted property bearing No.155/72, Survey Number 72 (old Sy.No.53/1 then Sy.No.53), Panchayath E-Khatha: 150200402300424042, measuring 1 Acre 19 Guntas, situated at situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk:

I. Description of Properties

All that piece and parcel of the immovable residential converted property bearing No.155/72, Survey Number 72 (old Sy.No.53/1 then Sy.No.53), Panchayath E-Khatha: 150200402300424042, measuring 1 Acre 19 Guntas, situated at situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded as follows:

East by : Survey Number 52,
West by : Survey Number 53,
North by : Survey Number 54,
South by : Road.

II. List of documents furnished for scrutiny

1. Copy of Index of Land issued by Taluk Sheristhedhar, Bengaluru East Taluk,
2. Copy of Records of Right issued by Taluk Sheristhedhar, Bengaluru East Taluk,
3. The copy of registered sale deed dated 08-11-1937, document No.1671/1937-38, Volume 410, Book-I, Page 29-31, registered in the office of Sub-Registrar, Bangalore South,
4. The copy of Sale deed dated 18-10-1960, document No.3222/1961-62, Book-I, Volume 1101, Page 175-176, in the office of Sub-Registrar, Hoskote
5. Copy of RR 457
6. The copy of Sale deed dated 07-10-1963, document No.3361/1963-64, Book-I, Volume 418, Page 39-41, in the office of Sub-Registrar, Bangalore South Taluk,
7. The copy of registered Sale deed dated 18-01-2003, document No.13968/2002-03, registered in the office of Sub-Registrar, Krishnarajapura,



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8. Copy of General Power of Attorney dated 13-04-2022,
9. Copy of Sale agreement deed dated 18-04-2022, registered as Document No.VRT-1-00672/2022-23, stored in CD.No.VRTD1188, registered on 25-04-2022 in the office of Sub-Registrar Varthuru, Bengaluru,
10. Copy of General Power of Attorney dated 29-12-2022, document No.BNS-4-01019/2022-23, stored in CD.No.BNSD1694, registered in the office of Sub-Registrar, Banasawadi, Bengaluru.
11. Copy of Deed of Confirmation dated 23-03-2023, document No.INR-1-16357/2022-23, stored in CD.No.INRD1309, registered in the office of Sub-Registrar, Indiranagar, Bengaluru.
12. Copy of Deed of Confirmation dated 23-03-2023, document No.INR-1-16358/2022-23, stored in CD.No.INRD1309, registered in the office of Sub-Registrar, Indiranagar, Bengaluru.
13. Copy of Cancellation of Sale agreement dated 27-06-2023, document No.HLS-1-01300/2023-24, registered on 30-06-2023 in the office of Sub-Registrar, Ulsoor, Bengaluru.
14. Copy of Sale deed dated 27-06-2023, document No.BNS-1-06258/2023-24, registered on 30-06-2023 in the office of Sub-Registrar, Banasawadi, Bengaluru.
15. Copy of Joint Development Agreement dated 20-08-2025, registered as Document No.INR-1-03698/2025-26, registered before the Office of the Sub-Registrar, Indiranagar, Bangalore,
16. Copy of registered General Power of Attorney dated 20-08-2025, registered as Document No.INR-4-00351/2025-26, registered before the Office of the Sub-Registrar, Indiranagar, Bangalore,
17. Copy of MR.4/1989-90, issued by Village Accountant, Krishnarajapura
18. Copy of MR.4/2002-03 issued by Village Accountant, Krishnarajapura
19. Copy of MR.12/2002-03 issued by Village Accountant, Krishnarajapura
20. Copy of MR.T29/2022-23, issued by Village Accountant, Krishnarajapura
21. Copy of MR.H1/2023-24, issued by Village Accountant, Krishnarajapura
22. Copy of RTC from 1967-68 to 2001-12 issued by Tahashildhar, Bengaluru East Taluk,
23. Copy of RTC from 2001-02 to 2023-24 issued by Tahashildhar, Bengaluru East Taluk
24. Copy of plaint in OS.No.380/2007,



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25. Copy of written statement in OS.No.380/2007
26. Copy of order sheet in OS.No.380/2007
27. Copy of compromise petition in OS.No.380/2007
28. Copy of order passed in W.P.17166/2022,
29. Copy of order passed by district level missing record rebuilt committee in meeting No.5/2022-23, dated 17-11-2022,
30. Copy of order passed by Assistant Commissioner, Bengaluru North Division in LND(BECR)45/2022-23, dated 23-12-2022.
31. Copy of Tippan, issued by Village Accountant, Bengaluru East Taluk,
32. Copy of Sketch, issued by Village Accountant, Bengaluru East Taluk,
33. Copy of Survey Aakrbandh issued by Tahashildar, Bengaluru East Taluk,
34. Copy of Phodi dursth sketch issued by Tahashildar, Bengaluru East Taluk,
35. Copy of endorsement issued by Assistant Commissioner, Bengaluru North Sub-division regarding there is no cases registered under PTCL Act,
36. Copy of endorsement issued by Assistant Commissioner, Bengaluru North division, regarding there is no cases registered under section 79A & 79B of KLR Act,
37. Copy of Nil Tenancy Certificate issued by Tashildhar, Bengaluru East Taluk,
38. Copy of endorsement dated issued by Commissioner, BDA,
39. Copy of endorsement issued by Spl.LAO, BDA,
40. Copy of Nil Encumbrance Certificate from 01-04-1940 to 31-02-1957, issued by Sub-Registrar, Peenya,
41. Copy of Encumbrance Certificate from 15-02-1957 to 31-03-2004, issued by Sub-Registrar, Bommanahalli,
42. Copy of Encumbrance Certificate from 01-04-2004 to 02-06-2025, issued by Sub-Registrar, Varthur,
43. Copy of Conversion order bearing No. 710238, dated 08-01-2025 issued by Deputy commissioner, Bengaluru District,
44. Copy of Conversion Sketch,
45. Copy of Plan Sanction dated 31-07-2025, issued by Commissioner, Bengaluru Development Authority,
46. Copy of Village Map,
47. Copy of Genealogical Tree of Venkatappa.
48. Copy of Form-11B (E-Khatha) issued by Hananayakanahalli Gramapanchyath,
49. Copy of Partnership Deed and certificate of registration in respect of Trendsquares Developers.



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III. Tracing title:

On perusal of the documents furnished for scrutiny the origin of title of the immovable property bearing Survey Number 53 measuring 2 Acre 30 Guntas situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk was granted in favour of Sri.Muniya @ Muniga son of Dasa as per order of Deputy Commissioner No.P2.D10/1927-28, dated 06-11-1928 as per the depressed class rules and the same is evident as per the entry in index of land and records of right.

It is evident from the record that, Sri.Muniga has sold the caption property in favour of Smt.Subbamma daughter of Krishnappa as per registered sale deed dated 08-11-1937, document No.1671/1937-38, Volume 410, Book-I, Page 29-31, registered in the office of Sub-Registrar, Bangalore South.

It is evident from the record that, Smt.Subbamma has sold the caption property in favour of Smt.Lachamma wife of Munishamappa and Chikkamunishamappa son of late Mukuthappa as per registered sale deed dated 17-10-1960, document No.3222/1960-61 and their name is mutated in the revenue records as per RR.457.

It is evident from the record that, Smt.Lachamma and Chikkamunishamy inturn sold the caption property in favour of Sri.R.Venkatappa son of Dasappa as per registered sale deed dated 07-10-1963, document No.3361/1963-64 and the katha was mutated in his as per MR.4/1989-90 in the revenue records and the same is reflected in the RTC.

It is evident from the record that, after the death of Venkatappa the khatha of the caption property was mutated in the name of his son Rajappa as per MR.4/2002-03 in the revenue records.

It is evident from the record that, Sri. Rajappa and his family members have sold the caption property in favour of Smt.Catherine Shantharaj wife of Late A.Joseph Shantharaj as per registered Sale deed dated 18-01-2003, document No.13968/2002-03 and the Khatha of the caption property was mutated in the name of Smt.Catherine Shantharaj as per MR.12/2002-03 and the same is reflected in the revenue



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It is evident from the record that, Smt.Manjula wife of Rajappa had filed a suit for declaration before the Senior Civil Judge Bangalore Rural in OS.No.380/2007 and the same came to be dismissed as per the compromise petition filed on 10-04-2023 And Smt.Manjula has also executed a deed of confirmation in favour of Smt.Catherine Shantharaj as per registered confirmation deed dated 23-03-2023, document No.INR-1-16357/2022-23, stored in CD.No.INRD1309, in the office of Sub-Registrar, Indiranagar. Similarly the children's of V.Rajappa have executed a deed of confirmation in favour of Smt.Catherine Shantharaj as per registered confirmation deed dated 23-03-2023, document No.INR-1-16358/2022-23, stored in CD.No.INRD1309, in the office of Sub-Registrar, Indiranagar

It is evident from the record that, the caption property though was never phoded in the survey records is shown as Survey Number 53/1 in the revenue records and the same is also mentioned in the registered sale deeds. as per the proceedings in RRT/CR/901/20-21 the said mistake in the revenue records is rectified and the entire extent under survey number 53 brought together as per MR.T31/2020-21.

It is evident from the record that, Smt.Catherine Shantharaj had filed a writ petition before the Hon'ble High Court of Karnataka in W.P.No.17166/2022 and the Hon'ble High court has ordered for completing the phodi and dursth work within two months by its order dated 01-09-2022.

It is evident from the record that, Smt.Catherine Shantharaj and her legal heirs have executed a Sale agreement in favour of Sri. Bandi Manjunatha Reddy as per registered sale agreement dated 25-04-2022, document No.VRT-1-672/2022-23.

It is evident from the record that, the District level Missing record rebuilt committee headed by Deputy Commissioner in its proceedings No.05/2022 dated 17-11-2022 have confirmed the grant made in favour of Sri.Muniya son of Dasa vide grant order dated 06-11-1928 and directed the Deputy Commissioner and other authorities to conduct phodi proceedings and to effect the same in the records. Accordingly the Assistant Commissioner by his order dated 20-12-2022 has directed the Thashildhar to implement the order of the committee and accordingly the Thashildhar and ADLR have conducted the phodi of the caption property and have assigned new survey number 72.



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It is evident from the record that, after the phodi and dursth the name of Smt.Catherine Shantharaj is mutated and entered in the revenue records in respect of the new survey number 72 for land measuring 2 Acre 27 Guntas as per MR.T29/2022-23.

It is evident from the record that, Smt.Catherine Shantharaj and others have sold the Caption Property in favour of R.Rajasekhar Reddy And Bandi Manjunatha Reddy as per registered Sale deed dated 30-06-2023, document No.INR-1-06258/2023-24, stored in CD.No.INRD1309, in the office of Sub-Registrar, Indiranagar and the Khatha of the same is mutated in their name as per MR.H1/2023-24.

It is evident from the records that, Sri.R.Rajasekhar Reddy And Sri.Bandi Manjunatha Reddy with an intention to develop the caption Property have executed a Registered Joint Development Agreement dated 20-08-2025, registered as Document No.INR-1-03698/2025-26, and also executed a Registered General Power of Attorney dated 20-08-2025, document No.INR-4-00351/2025-26 in favour of **M/s Trendsquares Developers**. Accordingly R.Rajasekhar Reddy And Bandi Manjunatha Reddy have got 50% of Super Built-Up Area together with the proportionate undivided right, title and interest in the land along with car parking in the Schedule Property and also **M/s Trendsquares Developers** has got 50% of Super Built-Up Area together with the proportionate undivided right, title and interest in the land along with car parking in the Schedule Property.

It is evident from the records that, the land bearing Survey Number 72, measuring 1 Acre 19 Guntas was converted from Agricultural to Non Agricultural purpose vide: 710238, dated 08-01-2025, issued by Deputy Commissioner, Bengaluru District.

It is evidenced from the record that, the Jurisdictional Halanayakanahalli Grama Panchyath has registered the name of the owners of the Caption property by assigning the property Number 155/72, EPID: 150200402300424042.

It is evidenced from the record that, the **M/s Trendsquares Developers** is a registered Partnership Firm and having office at, No.72, Chikkanayakahalli Panchyath, Varuthu Hobli, Bengaluru East Taluk - 560035 and the Certificate of Registrar Firm has issued.



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It is evident from the record that, **M/s Trendsquares Developers** has obtained Sanction Plan for construction of the multistoried residential building vide order dated 31-07-2025 issued by Commissioner, Bengaluru Development Authority over the Caption Property.

It is evident from the record that, R.Rajasekhar Reddy And Bandi Manjunatha Reddy the land owners of the caption property and **M/s Trendsquares Developers** have entered into supplementary/Allocation deed on 04-09-2025 and accordingly they have allotted their respective share in the proposed multistoried building.

It is evident from the record that, the Index of Land and Records of Right issued by the Tahasildhar, Bangalore East Taluk discloses the above said transactions and the RTC entries from the year 1967-68 to 2024-25 the name of the respective parties as discussed above and in accordance with the mutations made in the revenue records.

The Survey Original Tippan, Survey Phodi Durasth, Akarbandh and Village Map issued by the Tahasildhar and department of Survey and settlement of land records confirm the identity of caption property.

That, the Encumbrance certificate furnished for the period from 15-02-1957 to 31-03-2004 discloses the sale transactions in respect of Caption property.

That, the Encumbrance certificate furnished for the period from 01-04-2004 to 01-10-2024 reflects discloses the Sale agreement, Confirmation deed, Cancellation Deed, Sale deed.

IV. Opinion:

In view of the foregoing I Varnakara Reddy.K.B, S.V.H Law Associates, Law Firm do hereby certify that:

Sri.R.Rajasekhar Reddy And Sri.Bandi Manjunatha Reddy, having clear and marketable title and interest over Caption property and they have entered into a Joint Development Agreement with **M/s Trendsquares Developers**. Pursuant to the Supplementary Sharing Agreement executed between the parties, the respective owners shall have absolute rights over



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the 50% of Super Built-Up Area, together with the proportionate undivided right, title and interest in the land, including car parking, in the project comprising the captioned property, similarly in view of the Joint Development Agreement and Supplementary agreement the remaining 50% of Super Built-Up Area, together with the proportionate undivided right, title and interest in the land, including car parking, in the project comprising the captioned property. subject to verification of original title deeds and upto date encumbrance certificate.


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