



## SAMVRUDDHI LEGAL

#83, Ground Floor, 5<sup>th</sup> 'A' Cross, 21<sup>st</sup> Main, J.P. Nagar 2<sup>nd</sup> Phase, Near J.P. Nagar Police Station, Bengaluru - 560 078.

### LEGAL OPINION

Dated: 28.02.2024  
Place: Bangalore

VENDORS NAME	SMT.P.SUGANDHAVENI AND OTHERS
DEVELOPER/s NAME	SRI.L.R.RAVISANKAR AND SMT.RANJANA.K.RAO

### SCHEDULE PROPERTY

All that piece and parcel of the Converted New Sy.No.288/3, Old No.132, then Sy.No.288/1, (Duly converted for non-agricultural residential purposes, as per Official Memorandum bearing No.439505, dated 17.02.2023, issued by the Deputy Commissioner, Bangalore Urban District and Rectified Official Memorandum dated 04.03.2023, Situated at B.M.Kaval Village, Kengeri Hobli, Bangalore South Taluk and measuring 4 Acres and bounded on the:

#### And Bounded on:

East by : Land in Sy.No.132,  
West by : Land in Sy.No.288/1,  
North by : Land in Sy.No.131,  
South by : Road and Land in Sy.No.288/2.

Whether proper access to the plot from Panchayath /PWD/ public road available as per the title deed **Yes**

### DERIVATION OF TITLE

Originally, Sy.No.132, measuring 4 Acres Situated at B.M.Kaval Village, Kengeri Hobli, Bangalore South Taluk, Bangalore belongs to Sri.Marappa.

Whereas, Sri.Marappa executed Sale deed in favour of Sri.Mayigappa dated 01.04.1963, registered as document No.37/1963-64 of Book I, Volume - 385, Pages 244-245 and registered in the office of the Sub-Registrar Bangalore South. Thus, Sri.Mayigappa became full and absolute owner of Sy.No.132, measuring 4 Acres.

Later, Sri.Mayigappa and his Son Sri.Krishna has sold the same in favour of Sri.P.R.Thomas vide registered Sale deed dated 06.11.1976 registered



as document No.1312/1976-77 of Book I, Volume - 1204, Pages 233-235 and registered in the office of the Sub-Registrar Bangalore. Thus, Sri.P.R.Thomas became full and absolute owner of the same.

Whereas, Sri.P.R.Thomas executed Sale deed in favour of Sri.N.Padmanabhan dated 24.03.1982, registered as document No.7868/1981-82 of Book I, Volume - 1817, Pages 71 to 74 and registered in the office of the Sub-Registrar Bangalore South Taluk, Bangalore. Thus, Sri.N.Padmanabhan became full and absolute owner of Sy.No.132, measuring 4 Acres.

RTC record for the period of 1982-83 to 1984-85 shows that the name of Sri.N.Padmanabhan has been mutated in the revenue records with respect of Sy.No.132, measuring 4 Acres.

Later, Sri.N.Padmanabhan has sold the same in favour of Sri.R.Purushothaman vide registered Sale deed dated 12.09.1985 registered as document No.2214/1985-86 of Book I, Volume - 2328, Pages 104-108 and registered in the office of the Sub-Registrar Bangalore South Taluk, Bangalore. Thus, Sri.R.Purushothaman became full and absolute owner of New Sy.No.288/1, Old No.132, measuring 4 Acres

Mutation Registrar MR No.47/1984-85 in the name of Sri.R.Purushothaman with respect of New Sy.No.288/1, Old No.132, measuring 4 Acres.

RTC record for the period of 1985-86 to 1989-90, 1990-91, 1992-93 shows that the name of Sri.R.Purushothaman has been mutated in the revenue records with respect of New Sy.No.288/1, Old No.132, measuring 4 Acres.

Accordingly, Attestation of Family tree of Sri.R.Purushothaman has been issued by Government of Karnataka, Revenue Department.

Subsequently, it is understood that Sri.R.Purushothaman has passed away on 01.01.2002 living his wife Smt.Sugandhaveni Purushothaman and children Sri.Sunil Raj.P, Sri.Arun Raj Purushothaman, Smt.Deepa Ajayan and Smt.Rooja Sibi Sekhar as legal heir to inherit his properties.

After demise of Sri.R.Purushothaman Mutation Registrar MR No.109/2003-04 showing in the name of his wife Smt.Sugandhaveni Purushothaman, dated 18.05.2004 with respect of Sy.No.288/1, measuring 4 Acres.

Mutation Registrar MR No.47/1984-85 in the name of Sri.R.Purushothaman with respect of New Sy.No.288/1, Old No.132, measuring 4 Acres.

Sy.No.288/1 has phoded has Sy.No.288/3, hence Village Accountant Bangalore South Taluk issued Mutation Registrar MR No.80/2006-07 with respect of Phoded Sy.No.288/3, measuring 4 Acres, dated 01.07.2006.



RTC record for the period of 2006-07 to 2022-23 shows that the name of Smt.Sugandhaveni Purushothaman has been mutated in the revenue records with respect of Phoded Sy.No.288/3, Old No.132, measuring 4 Acres.

Accordingly, Commencement Certificate issued by Bangalore - Mysore Infrastructure Corridor Area Planning Authority in the name of Smt.P.Sugandhaveni, vide No.01/09/2018-19/1544, dated 02.01.2023.

Whereas, Smt.P.Sugandhaveni W/o Late R.Purushothaman had applied for the conversion of the land New Sy.No.288/3 measuring 4 Acres from agricultural to non-agricultural residential purpose & had paid the necessary conversion charges to the concerned authorities & have got the official memorandum order/conversion order bearing No.439505, dated 17.02.2023 issued by the Deputy Commissioner Bangalore District.

Revised Official Memorandum issued by the Deputy Commissioner Bangalore District for conversion of agricultural and Non-agricultural residential purpose vide order No.439505, dated 04.03.2023, in respect of New Sy.No.288/3, Old No.132, measuring 4 Acres.

Whereas, 1. Smt.P.Sugandhaveni W/o Late R.Purushothaman 2. Sri.Sunil Raj.P S/o Late R.Purushothaman, Smt.Sajinak.S W/o Sri.Sunil Raj.P and Sri.Sunil Raj.P children namely Sri.Suraj.S.Raj and Kum.Sameeksha.S, 3. Sri.Arun Raj Purushothaman S/o Late R.Purushothaman, Smt.Nisha Arun Raj W/o Sri.Arun Raj.P and children of Sri.Arun Raj namely Sri.Arn timer Arun Raj and Kum.Aneeka Arun Raj, 4. Smt.Deepa Ajayan D/o Late R.Purushothaman and 5. Smt.Rooja Sibi Sekhar D/o Late R.Purushothaman entered into JDA with Sri.L.R.Ravisankar and Smt.Ranjana.K.Rao dated 08.09.2023 registered as document No.5624/2023-24 of Book I, Electronic form registrar Stored in a Centralized Data Cell in the office of the Sub-Registrar Begur Bangalore with respect of New Sy.No.288/3, Old Sy.No.132, then 288/1, measuring 4 Acres. The said document further discloses that the owner shall convey & transfer 45 % developed share in the schedule property in favour of developer and developer in turn construct and deliver 55 % Developed area in favour of the owner.

Subsequently, 1. Smt.P.Sugandhaveni W/o Late R.Purushothaman 2. Sri.Sunil Raj.P S/o Late R.Purushothaman, Smt.Sajinak.S W/o Sri.Sunil Raj.P and Sri.Sunil Raj.P children namely Sri.Suraj.S.Raj and Kum.Sameeksha.S, 3. Sri.Arun Raj Purushothaman S/o Late R.Purushothaman, Smt.Nisha Arun Raj W/o Sri.Arun Raj.P and children of Sri.Arun Raj namely Sri.Arn timer Arun Raj and Kum.Aneeka Arun Raj, 4. Smt.Deepa Ajayan D/o Late R.Purushothaman and 5. Smt.Rooja Sibi Sekhar D/o Late R.Purushothaman executed GPA in favour of Sri.L.R.Ravisankar and Smt.Ranjana.K.Rao dated 08.09.2023 registered as document No.114/2023-24 of Book IV, Electronic form registrar Stored in Centralized Data Cell in the office of the Sub-Registrar Begur



Bangalore with respect of New Sy.No.288/3, Old Sy.No.132, then 288/1, measuring 4 Acres.

Later Smt.P.Sugandhaveni W/o Late R.Purushothaman has formed a residential layout Vide Approved layout plan from Bangalore - Mysore Infrastructure Corridor Area Planning Authority vide No.BMICAPA/Layout-01/50/2022-23, dated 11.12.2023 in the above said converted land and sites formed in the layout.

Accordingly, Approval of Temporary Layout plan letter issued by Bangalore - Mysore Infrastructure Corridor Area Planning Authority in the name of Smt.P.Sugandhaveni W/o Late R.Purushothaman, vide No.BMICAPA/Layout-01/50/2022-23/1320, dated 11.12.2023.

Later, 1. Smt.P.Sugandhaveni W/o Late R.Purushothaman 2. Sri.Sunil Raj.P S/o Late R.Purushothaman, Smt.Sajinak.S W/o Sri.Sunil Raj.P and Sri.Sunil Raj.P children namely Sri.Suraj.S.Raj and Kum.Sameeksha.S, 3. Sri.Arun Raj Purushothaman S/o Late R.Purushothaman, Smt.Nisha Arun Raj W/o Sri.Arun Raj.P and children of Sri.Arun Raj namely Sri.Arnav Arun Raj and Kum.Aneeka Arun Raj, 4. Smt.Deepa Ajayan D/o Late R.Purushothaman and 5. Smt.Roo[a Sibi Sekhar D/o Late R.Purushothaman (Owners) entered into Sharing Agreement with Sri.L.R.Ravisankar and Smt.Ranjana.K.Rao (Developers) dated 15.12.2023.

#### Details of the sites fallen to the share of Owners.

##### I. Share of Smt.P.Sugandhaveni

Sl.No	Site No	Sq.ft.,	Sq.mtrs.,
1	13	1647.32	153.04
2	6	1661.42	154.35
3	7	2406.08	223.53
4	22	2022.02	187.85

##### II. Share of Sri.Sunil Raj.P, Smt.Sajinak.S, and their children Sri.Suraj.S.Raj and Kum.Sameeksha.S.

Sl.No	Site No	Sq.ft.,	Sq.mtrs.,
1	17	1642.59	153.04
2	19	1942.69	180.48
3	1	1836.19	170.65
4	16	1646.88	152.99
5	24	1162.51	108

##### III. Share of Sri.Arun Raj Purushothaman, Smt.Nisha Arun Raj and their children Sri.Arnav Arun Raj and Kum.Aneeka Arun Raj

Sl.No	Site No	Sq.ft.,	Sq.mtrs.,
	10	1646.88	153



2	14	1646.88	153
3	15	1646.88	153
4	5	1696.51	157.61
5	18	1715.14	159.34

#### IV. Share of Smt. Deepa Ajayan

Sl.No	Site No	Sq.ft.,	Sq.mtrs.,
1	10	1646.88	153
2	14	1646.88	153
3	15	1646.88	153
4	5	1696.51	157.61
5	18	1715.14	159.34

#### V. Share of Smt. Rooja Sibi Sekhar

Sl.No	Site No	Sq.ft.,	Sq.mtrs.,
1	11	1646.88	152.99
2	12	1647.11	153.02
3	3	1766.91	164.15
4	4	1731.71	160.88
5	21	1729.56	160.88

#### Details of the sites fallen to the share of Developers.

#### I. Share of Smt. Ranjana. K. Rao

Sl.No	Site No	Sq.ft.,	Sq.mtrs.,
1	27	1162.51	108
2	28	1162.51	108
3	29	1094.8	101.71
4	30	1800.38	167.26
5	31	1162.51	108
6	35	1105.03	102.66
7	38	1162.51	108
8	39	1162.51	108
9	40	1162.51	108
10	41	1709.1	158.78
11	44	1162.51	108
12	45	1162.51	108
13	48	1092.22	101.47
14	49	1137.86	105.71

#### II. Share of Sri. L.R. Ravisankar

Sl.No	Site No	Sq.ft.,	Sq.mtrs.,
1	25	1291.66	120.01
2	26	1162.51	108
3	32	1162.51	108
4	33	1162.51	108
5	34	1162.51	108
6	36	1158.42	107.62
7	37	1162.51	108
8	42	1737.3	161.4
	43	1162.51	108



10	46	1162.51	108
11	47	1109.01	103.03
12	50	1255.19	116.61
13	51	1269.5	117.61
14	52	1293.83	120.2

**Encumbrance-**

Certificate/Application No.21245/2012-13 from 15.02.1957 to 31.05.1989 issued by the Sub-Registrar Bommanahalli, Bangalore.

Certificate/Application No.17794/2012-13 from 01.06.1989 to 31.03.2004 issued by the Sub-Registrar Jayanagar (Kengeri), Bangalore.

Certificate/Application No.3799/2012-13 from 01.04.2004 to 12.08.2012 issued by the Sub-Registrar Rajarajeshwarinagar, Bangalore.

Certificate/Application No.36554/2022-23 from 12.08.2012 to 05.01.2023 issued by the Sub-Registrar Bommanahalli, Bangalore.

Certificate/Application No.235718/2023-24 from 01.01.2023 to 16.01.2024 issued by the Sub-Registrar Rajarajeshwarinagar, Bangalore.

**LIST OF DOCUMENTS, IN ORIGINAL/ PHOTOCOPIES, CERTIFIED/ REGISTERED/ NOTARIZED.**

Sl. No.	Whether Original/ Photocopy/ Certified copy	Date/Year	Description of Documents
1.	Photocopy	01.04.1963	Sale deed executed by Sri.Marappa in favour of Sri.Mayigappa dated 01.04.1963, registered as document No.37/1963-64 of Book I, Volume - 385, Pages 244-245 and registered in the office of the Sub-Registrar Bangalore South.
2.	Photocopy	06.11.1976	Sale deed executed by Sri.Mayigappa and his Son Sri.Krishna in favour of Sri.P.R.Thomas dated 06.11.1976 registered as document No.1312/1976-77 of Book I, Volume - 1204, Pages 233-235 and registered in the office of the Sub-Registrar Bangalore.
3.	Photocopy	24.03.1982	Sale deed executed by Sri.P.R.Thomas in favour of Sri.N.Padmanabhan dated



			24.03.1982, registered as document No.7868/1981-82 of Book I, Volume - 1817, Pages 71 to 74 and registered in the office of the Sub-Registrar Bangalore South Taluk, Bangalore.
4.	Photocopy		RTC record for the period of 1982-83 to 1984-85 shows that the name of Sri.N.Padmanabhan has been mutated in the revenue records with respect of Sy.No.132, measuring 4 Acres.
5.	Photocopy	12.09.1985	Sale deed executed by Sri.N.Padmanabhan in favour of Sri.R.Purushothaman dated 12.09.1985 registered as document No.2214/1985-86 of Book I, Volume - 2328, Pages 104-108 and registered in the office of the Sub-Registrar Bangalore South Taluk, Bangalore.
6.	Photocopy		Mutation Registrar MR No.47/1984-85 in the name of Sri.R.Purushothaman with respect of New Sy.No.288/1, Old No.132, measuring 4 Acres.
7.	Photocopy		RTC record for the period of 1985-86 to 1989-90, 1990-91, 1992-93 shows that the name of Sri.R.Purushothaman has been mutated in the revenue records with respect of New Sy.No.288/1, Old No.132, measuring 4 Acres.
8.	Photocopy		Attestation of Family tree of Sri.R.Purushothaman has been issued by Government of Karnataka, Revenue Department.
9.	Photocopy	01.01.2002	Death certificate of Sri.R.Purushothaman issued by the Chief registrar of Birth & Deaths Government of Karnataka.
10.	Photocopy	18.05.2004	Mutation Registrar MR No.109/2003-04 showing in the name of his wife Smt.Sugandhaveni Purushothaman, dated 18.05.2004 with respect of



			Sy.No.288/1, measuring 4 Acres.
11.	Photocopy		Mutation Registrar MR No.47/1984-85 in the name of Sri.R.Purushothaman with respect of New Sy.No.288/1, Old No.132, measuring 4 Acres.
12.	Photocopy	01.07.2006	MR No.80/2006-07 with respect of Phoded Sy.No.288/3, measuring 4 Acres, dated 01.07.2006.
13.	Photocopy		RTC record for the period of 2006-07 to 2022-23 shows that the name of Smt.Sugandhaveni Purushothaman has been mutated in the revenue records with respect of Phoded Sy.No.288/3, Old No.132, measuring 4 Acres.
14.	Photocopy	02.01.2023	Commencement Certificate issued by Bangalore - Mysore Infrastructure Corridor Area Planning Authority in the name of Smt.P.Sugandhaveni, vide No.01/09/2018-19/1544, dated 02.01.2023.
15.	Photocopy	17.02.2023	Official memorandum order/conversion order bearing No.439505, dated 17.02.2023 issued by the Deputy Commissioner Bangalore District with respect of New Sy.No.288/3 measuring 4 Acres.
16.	Photocopy	04.03.2023	Revised Official Memorandum issued by the Deputy Commissioner Bangalore District for conversion of agricultural and Non-agricultural residential purpose vide order No.439505, dated 04.03.2023, in respect of New Sy.No.288/3, Old No.132, measuring 4 Acres.
17.	Photocopy	08.09.2023	JDA entered into by and between Smt.P.Sugandhaveni W/o Late R.Purushothaman and others with Sri.L.R.Ravisankar and Smt.Ranjana.K.Rao dated 08.09.2023 registered as document



			No.5624/2023-24 of Book I, Electronic form registrar Stored in a Centralized Data Cell in the office of the Sub-Registrar Begur Bangalore.
18.	Photocopy	08.09.2023	GPA executed by Smt.P.Sugandhaveni W/o Late R.Purushothaman and Others in favour of Sri.L.R.Ravisankar and Smt.Ranjana.K.Rao dated 08.09.2023 registered as document No.114/2023-24 of Book IV, Electronic form registrar Stored in a Centralized Data Cell in the office of the Sub-Registrar Begur Bangalore.
19.	Photocopy	11.12.2023	Approved layout plan from Bangalore - Mysore Infrastructure Corridor Area Planning Authority vide No.BMICAPA/Layout-01/50/2022-23, dated 11.12.2023.
20.	Photocopy	11.12.2023	Approval of Temporary Layout plan letter issued by Bangalore - Mysore Infrastructure Corridor Area Planning Authority in the name of Smt.P.Sugandhaveni W/o Late R.Purushothaman, vide No.BMICAPA/Layout-01/50/2022-23/1320, dated 11.12.2023.
21.	Photocopy	15.12.2023	Sharing Agreement entered into by and between Smt.P.Sugandhaveni W/o Late R.Purushothaman and others (Owners) with Sri.L.R.Ravisankar and Smt.Ranjana.K.Rao (Developers) dated 15.12.2023.
22.	Photocopy		Encumbrance-Certificate/Application from 15.02.1957 to 16.01.2024.

**Note:**

1. This report is based on the information & Photocopies of documents made available to us by the Client and no Verification of authenticity of such copies has been made by us.



2. The Photocopies of the documents verified above are believed to be the genuine and the above report is based on some assumptions / understanding arrived at based on the information furnished by the representative.
3. We recommend a physical inspection and verification in the jurisdictional court regarding any dispute and a topography survey of the subject property prior to conclusion of any transaction. We have not conducted any search to determine if any litigation/s or acquisition proceedings is / or pending in respect of the subject property
4. The information on which this report is based may not be complete, as it is based only on documents made available to us;
5. Land measurements & boundaries have to be checked physically by the Civil Engineer - to tally with the documents.

**Certificate:**

I hereby certify that 1. Smt.P.Sugandhaveni W/o Late R.Purushothaman 2. Sri.Sunil Raj.P S/o Late R.Purushothaman, Smt.Sajinak.S W/o Sri.Sunil Raj.P and Sri.Sunil Raj.P children namely Sri.Suraj.S.Raj and Kum.Sameeksha.S, 3. Sri.Arun Raj Purushothaman S/o Late R.Purushothaman, Smt.Nisha Arun Raj W/o Sri.Arun Raj.P and children of Sri.Arun Raj namely Sri.Arnav Arun Raj and Kum.Aneeka Arun Raj, 4. Smt.Deepa Ajayan D/o Late R.Purushothaman and 5. Smt.Rooja Sibi Sekhar D/o Late R.Purushothaman (Onwers) entered into Sharing Agreement with Sri.L.R.Ravisankar and Smt.Ranjana.K.Rao (Developers) are having a clear, valid, marketable title of the Schedule property.

