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Kaikondrahalli, Bengaluru-560035

TO,

Mr.A.Ramappa & V.Shylaja

Mr.A.Lakshmappa & Roopa.L

Bangalore.

### LEGAL SCRUTINY REPORT

Dear Sir,

**Sub:** Legal Opinion with respect to the residentially converted land bearing Survey Number 40 measuring to an extent of 24 Guntas, Survey Number 41 measuring to an extent of 27 Guntas and Site No 30 measuring to an extent of 5656 Sq. Feet situated at Kaikondrahalli Village, Sarjapura main road, Bangalore Urban District.

### SCHEDULE PROPERTY

**Item No :1**

**ALL THAT PIECE AND PARCEL OF** the Residentially converted land bearing Survey Number 40 measuring to an extent of 24 Guntas situated at Kaikondrahalli Village, Sarjapura main road, Bangalore Urban District.

East by: Kodandaramareddy property

West by: land bearing Sy.No.41

North by: Shanthi Builders property

South by: Purva Sunshine Apartments

**Item No :2**

**ALL THAT PIECE AND PARCEL OF** the Residentially converted land bearing Survey Number 41 measuring to an extent of 27 Guntas situated at Kaikondrahalli Village, Sarjapura main road, Bangalore Urban District.

East by: land bearing Sy.No.40 presently belongs to  
K.R.Rajashekar Reddy son of Rama Reddy

West by: Road & Land in Sy No.42/2, 42/B & 43 belonged  
to Narayanappa presently in the said Sy Numbers



formed Serenity Layout  
 North by: land bearing Sy.No.30 belongs to Doddarudhrappa  
 Presently in the said Sy Numbers formed Serenity layout  
 South by: Land in Sy No.48, 49 & Portion of Land in Sy No.44  
 Belongs top V.Siddha Reddy son of Venkatappa Reddy

**Item No :3**

**ALL THAT PIECE AND PARCEL OF** the Residentially converted land bearing Sy no 30 Sy No.32/A marked as Site No. 30 of Serenity Layout measuring to an extent of East to West  $(87.10+75.4)/2$  feet and North to South  $(51.2+87.6)/2$  feet totally measuring 5656 feet, situated at Kaikondrahalli Village, Sarjapura main road, Bangalore Urban District.

East by: Plot No.34  
 West by: Plot No.32  
 North by: Road  
 South by: Private Property.

**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
<b>TITLE RELATED DOCUMENTS</b>				
1.	20-01-1993	Judgement copy of land tribunal order where the court has ordered to register the occupancy rights of suit schedule property Survey No.40 and 41 of kaikondrahalli village; in favour of Smt.Yashodamma who is the wife of deceased Chikka Govindappa under section 45(1) of Karnataka Land Reforms Act,1961. (The case was filed against Smt.Yashodamma challenging the order passed by Special Deputy commissioner For abolition of Inams Bangalore conferring occupancy rights in favour of Yashodamma for Survey no 40 and 41)	Judgement copy of L.R.F 3197/1975-76	Photostat
2.	1981-82	Mutation extract 40 manual	No.8/1981-82	Photostat



3.	1993-94	Mutation extract 40 manual	No.4-1993-94	Photostat
4.	16-03-2011	Sale deed executed by Mrs.Yashodamma w/o Late Sri. Chikka Govindappa in favour of Mr.Rajashekar Reddy with respect to Survey Number 40 measuring to an extent of 24 Guntas.	Document No.8293/2010-11	Photostat
5.	2010-11	Mutation extract 40	No.08293-2010-11	Photostat
6.	18-06-2020	Sale deed executed by Mr.Rajashekar Reddy and others in favour of Mr.A.Ramappa and Mr.A.Lakshmappa with respect to Survey Number 40 measuring to an extent of 24 Guntas.	Document No.903/2020-21	Photostat
7.	26-06-2020	Confirmation Deed executed by Mrs.Bhagya Rajashekar Reddy and others in favour of Mr.A.Ramappa and Mr.A.Lakshmappa with respect to the Schedule Properties Survey No.40 measuring 24Guntas of Kaikondrahalli Village.	Document No. 1115/2020-21	Photostat
8.	07-09-1991	Deed of agreement to sell executed by Smt.yashodamma and others in favour of Mr.Y.S Reddy and Mr.Y.C. Rama Reddy with respect to the Schedule Properties Survey No.41 measuring 27 Guntas of Kaikondrahalli Village.	Document No.2310/1991-92	Photostat
9.	30-01-2012	Deed of Will executed by Smt. Yashodamma in favour of his son Mr. K.C Gajendra with respect to Survey No 41 to an extent of 27 Guntas	Document No.68/2011-12	Photostat
10.	19-12-2016	Sale deed executed by Mrs.Yashodamma w/o Late Sri. Chikka Govindappa in favour of Mr.A.Ramappa with respect to Survey Number 41 measuring to an extent of 27 Guntas.	Document No.6487/2016-17	Photostat
11.	2016-17	Mutation extract 40	M.R H2/2016-17	Photostat



12.	20-12-2016	Revocation of Deed of Will executed by Smt. Yashodamma in favour of his son Mr. K.C Gajendra with respect to Survey No 41 to an extent of 27 Guntas	Document No.27/2016-17	Photostat
13.	23-02-2017	Confirmation Deed executed by Mr.Y.S Reddy and Mr.Y.C. Rama Reddy in favour of Mr.A.Ramappa with respect to the Schedule Properties Survey No.41 measuring 27 Guntas of Kaikondrahalli Village.	Document No. 8356/2016-17	Photostat
10.	01-04-2005	Sale deed obtained by Mr.Pradeep Kar with respect to Site No.30 of Serenity layout.	Document No. 60/2005-06.	Photostat
14.	24-05-2019	Sale deed executed by Mr.Pradeep Kar in favour of Mr.A.Ramappa s/o Anjappa, Mr.A.Lakshmappa s/o Anjappa, Smt.V.Shylaja w/o A.Ramappa and Smt.Roopaa.L w/o Mr.A.Lakshmappa with respect to Site No.30 of Serenity layout.	Document No. 1579/2019-20.	Photostat
15.	16-09-2022	Amalgamation Deed executed between Mr.A.Ramappa and Mr.A.Lakshmappa Amalgamating/Clubbing the Schedule Properties Survey No.40 and 41 of Kaikondrahalli Village.	Document No.4463/2022-23	Photostat
16.	07-10-2022	Amalgamation Deed executed between Mr.A.Ramappa,Mr.A.Lakshmappa, Smt.V.Shylaja and Smt.L.Roopaa Amalgamating/Clubbing the Schedule Properties Survey No.40,41 and Site No.33 of Serenity Village of Kaikondrahalli Village	Document No.5005/2022-23	Photostat
17.		Khata extract for Sy No.40,41 ans site No.30 of Kaikondrahalli Village		Photostat
18.	16-03-2009	Certificate of copy by Karnataka revision settlement Akarbandh for 40 and 41		Photostat
19.		Pahani for sy no.40 1968-69 in favour of chikka govindappa		Photostat



20.	2020-21	Mutation extract 40	No.00903-2020-21	Photostat
21.	1987-88	Mutation extract	No.6/1987-88	Photostat
22.	13-04-1993	Certificate of registration of occupancy rights by Tahsildar		Photostat
23.	23-06-2023	Residential conversion obtained by Mr.A.Ramappa with respect to Survey Number 41 measuring to an extent of 27 Guntas.	No.500010	Photostat
24.	23-06-2023	Residential conversion obtained by Mr.A.Ramappa and Mr.A.lakshmappa with respect to Survey Number 40 measuring to an extent of 24 Guntas.	No.500009	Photostat
<b>REVENUE DOCUMENTS</b>				
25.				
26.		Records of Rights		Photostat
27.		Manual RTCs for the period of 1969-70 to 1976-77, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1998-99, 1999-2000 to 2000-01 with respect to Survey Number to Survey Number 40, 41 and site no 33 of serenity layout		Photostat
28.		Computerized RTC for the period of 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2012-13, 2013-14, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-2021, 2021-22,2022-23 with respect to Survey Number 40, 41 and site no 33 of serenity layout.		Photostat
<b>ENDORSEMENTS</b>				
29.	13-04-1993	Endorsement issued by Tahsildar stating to register Occupancy Rights in favour Of Smt.Yashodamma as per court order.		Photostat
<b>SURVEY RECORDS</b>				
30.		Hissa Tippani		Photostat
31.		Moola Tippani		Photostat



32.		Akarbandh		Photostat
<b>ENCUMBRANCE CERTIFICATES</b>				
33.	05.07.2023	Nil Encumbrance Certificate from 01.04.2004 to 04.07.2022 for Survey Number.40	E.C-C-16252-2022-23	Photostat
34.	05.07.2023	Nil Encumbrance Certificate from 01.04.2004 to 04.07.2022 for Survey Number.41	S.A.No.18948/2022-23	Photostat

#### FLOW OF TITLE:

On perusal of the above documents, it is observed that originally the immovable property being agricultural land bearing Survey Number 40, 41 measuring to an extent of 24 guntas and 27 guntas respectively, situated at Kaikondrahalli Village, Sarjapura Hobli, Bangalore Urban District belonged to Smt.Yashodamma W/O Late.Chikka Govindappa as could be evidenced in the court order In L.R.F 3197/1975-76 and the Record of Rights etc.,

After obtaining the Occupancy Rights from the Court in L.R.F case no.3197/1975-76 Smt.Yashodamma W/o Late. Chikka Govindappa has got all revenue records transferred in her name which is very much evident in RTCs, Mutation Records(M.R) (M.R No.4-1993-94) etc.,

Later, in the year 2011, Smt.Yashodamma w/o late. Chikka Govindappa and her children have sold a property in favour of Mr.K.R. Rajashekar Reddy s/o Rama Reddy with respect to Survey Number 40 measuring to an extent of 24 Guntas for a valuable sale consideration vide Sale deed dated 16-03-2011 registered as Document No.8293/2010-11, Book I, in the office of Sub Registrar, after purchasing the above mentioned property Mr.K.R Rajashekar Reddy has got transferred all the revenue records in his name and he is in possession and ownership of the property which is very much clearly seen in RTC, Mutation records (M.R)(M.R No.08293-2010-11) etc.,

Thus in the manner mentioned above Mr. Rajashekar Reddy s/o Mr.Rama Reddy has become the absolute owner of the land bearing Survey Number 40 measuring to an extent of 24 Guntas, situated at kaikondrahalli Village, Sarjapura road, Bangalore Urban District.

Further, Mr.Rajashekar Reddy who is the owner of property in Sy No. 40 for an extent of 24 Guntas has executed Sale deed in favour of Mr.A.Ramappa s/o Anjappa and Mr.A.Lakshmappa s/o Anjappa with respect to Survey Number 40 measuring to an extent of 24 Guntas for a valuable sale consideration on 18-06-2020 vide document no.903/2020-21 in the office of Sub-Registrar

Later Deed of Confirmation was executed by legal heirs of Mr.Rajashekar Reddy i.e., Mrs. Bhagya Rajashekar Reddy, Miss.R.Ooha Shree Reddy, Miss.R.Mahima Shree Reddy, Miss R.Kruthika Shree Reddy in favour of Mr.A.Ramappa s/o Anjappa and



Mr.A.Lakshmappa s/o Anjappa with respect to Survey Number 40 measuring to an extent of 24 Guntas on 26-06-2020 vide document no.1115/2020-21 in the office of Sub-Registrar.

Thus in the manner mentioned above Mr.A.Ramappa s/o Anjappa and Mr.A.Lakshmappa s/o Anjappa has become the absolute owner of the land bearing Survey Number 40 measuring to an extent of 24 Guntas, situated at kaikondrahalli Village, Sarjapura road, Bangalore Urban District, Subsequently they got all revenue records transferred in their name like R.T.C, Mutation Records( M.R No. H8/2019-2020).

Smt.Yashodamma w/o late. Chikka Govindappa on 07-09-1991 has executed an Deed of Agreement to sell a property to Y.S.Reddy and Y.C Rama Reddy with respect to survey no 41 to an extent of 27 guntas of land kaikondrahalli village vide document no.2310/1991-92 in the office of Sub-Registrar.

Smt.Yashodamma on 30-01-2012 has executed Deed of Will in favour of her son Mr. K.C Gajendra with respect to Survey No 41 to an extent of 27 Guntas of land kaikondrahalli village vide Document No.68/2011-12 in the office of Sub-Registrar.

Further, Smt.Yashodamma w/o late. Chikka Govindappa has executed Sale deed in favour of Mr.A. Ramappa s/o Anjappa with respect to Survey Number 41 measuring to an extent of 27 Guntas for a valuable sale consideration vide Sale deed dated 19-12-2016 registered as Document 6487/2016-17, Book I, in the office of Sub Registrar.

Later Smt.Yashodamma late. Chikka Govindappa on 20-12-2016 has executed another Deed i.e., Revocation of Deed of Will executed by Smt. Yashodamma in favour of his son Mr. K.C Gajendra with respect to Survey No 41 to an extent of 27 Guntas of land kaikondrahalli village vide Document No.27/2016-17.

Further, Y.S.Reddy and Y.C Rama Reddy on 23-02-2017 has executed an Confirmation deed in favour of Mr.A.Ramappa s/o Anjappa and Mr.A.Lakshmappa s/o Anjappa with respect to Survey No 41 to an extent of 27 Guntas of land kaikondrahalli village vide Document No.8356/2016-17.

Thus in the manner mentioned above Mr.A.Ramappa s/o Anjappa has become the absolute owner of the land bearing Survey Number 41 measuring to an extent of 27 Guntas, situated at kaikondrahalli Village, Sarjapura road, Bangalore Urban District, Subsequently they got all revenue records transferred in their name like R.T.C, Mutation Records( M.R No. H2/2016-2017).

Later on 01-04-2005 Mr. Pradeep Kar has Purchased a Property i.e., Site no 33 to an extent of 5656 Sq.Feet from Mr.A.R.Chandrashekar Reddy and others which is carved out of Survey no.30 and 32/A of Kaikondrahalli village which is called as Serenity Layout registered as documents no.60/2005-06 all revenue records were transferred in their name like R.T.C, Mutation Records.



Further, Mr.Pradeep Kar on 24-05-2019 has executed an deed of sale in favour of Mr.A.Ramappa s/o Anjappa, Mr.A.Lakshmappa s/o Anjappa, Smt.V.Shylaja w/o A.Ramappa and Smt.Roopa.L w/o Mr.A.Lakshmappa vide Document No.1579/2019-20 in the office of Sub-Registrar with respect to site no.33 of Layout named Serenity Layout which is carved out of Survey no. 30 and 92/A of Kaikondrahalli village measuring to an extent of 5656 Sq.Feet.

Further With an intent to Develop the land bearing Survey Number 40 and 41 the land owners of schedule property Survey no 40 to an extent of 24 Guntas Mr. A. lakshmappa and schedule property Survey no 41 to an extent of 27 Guntas Mr.A.Ramappa has executed an amalgamation deed on 16-09-2020 v ide document No.4463/2022-23.

Additionally, To develop another co-joint property on 07-10-2022 another Amalgamation deed was executed clubbing all three schedule properties land bearing Survey Number 40 measuring to an extent of 24 Guntas, Survey Number 41 measuring to an extent of 27 Guntas and Site No 30 measuring to an extent of 5656 Sq.Feet situated at Kaikondrahalli Village, Sarjapura main road, Bangalore Urban District, in favour of Mr.A.Ramappa s/o Anjappa, Mr.A.Lakshmappa s/o Anjappa, Smt.V.Shylaja w/o A.Ramappa and Smt.Roopa.L w/o Mr.A.Lakshmappa vide Document No.5005-2022-23 in the office of Sub-Registrar. likewise all the revenue documents were transferred in the above mentioned owners name.

On filing of the application for conversion of Industrial to Residential Purpose, Commissioner, Bangalore Urban District with respect to land bearing Survey Number 40 measuring to an extent of 24 Guntas, Survey Number 41 measuring to an extent of 27 Guntas and situated at Kaikondrahalli Village, Sarjapura main road, Bangalore. Thereafter the usage of the said land came to be changed from Industrial to Residential layout purpose and the same came to converted vide Official Memorandum Conversion Order No..ALN.V2P/SR11/2023-24 dated 23-06-2023 FOR SURVEY NO.40 and No..ALN.V2P/SR12/2023-24 dated 23-06-2023 FOR SURVEY NO.41 issued by Commissioner Bangalore.

Thus in the manner mentioned above Mr.A.Ramappa s/o Anjappa, Mr.A.Lakshmappa s/o Anjappa, Smt.V.Shylaja w/o A.Ramappa and Smt.Roopa.L w/o Mr.A.Lakshmappa has become the absolute owner of the land bearing Survey Number 40 measuring to an extent of 24 Guntas, Survey Number 41 measuring to an extent of 27 Guntas and Site No 30 measuring to an extent of 5656 Sq.Feet situated at Kaikondrahalli Village, Sarjapura main road, Bangalore Urban District.

With an intention to develop the properties as a whole they all together have executed a Deed of Amalgamation and together Possess and enjoy the Joint Ownership, likely all the revenue documents were also transferred in their names respectively.



## CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered and unconditional opinion that Mr.A.Ramappa s/o Anjappa, Mr.A.Lakshmappa s/o Anjappa, Smt.V.Shylaja w/o A.Ramappa and Smt.Roopa.L w/o Mr.A.Lakshmappa are the absolute Owners of the Residentially Converted land bearing Survey Number 40 measuring to an extent of 24 Guntas, Survey Number 41 measuring to an extent of 27 Guntas and Site No 30 measuring to an extent of 5656 Sq.Feet situated at Kaikondrahalli Village, Sarjapura main road, Bangalore Urban District.

(duly converted from Industrial to Residential-Layout purpose, vide Conversion Order No..ALN.V2P/SR11/2023-24 and No..ALN.V2P/SR12/2023-24 dated 23-06-2023, issued by the Commissioner, Bangalore District) situated at situated at Kaikondrahalli Village, Sarjapura main road, Bangalore

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 Photocopies of the relevant papers

**Date:** 05.01.2025

**Place:** Bangalore



**Disclaimer:** The views expressed above are solely my views based on the information made available to me and my understanding of the applicable law specific to the query put forth to me in this regard. No assurance is given that the courts/governmental authorities or any other third party will concur with the views expressed herein.