

RAVEENDRA REDDY. N

Advocate

Office: No.105, First Floor
A.K.V. Chambers,
Above Silver palace,
Ibrahim Sahib Street,
Shivajinagar, Bangalore-
Cell: 9448119472,

TO:

Date: 10-7-2024.

Whom so ever concern

Sir/s,

Sub: Legal opinion regarding marketable title of the following properties, situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District:

1). Old Survey No: 156/p1, New No; 156/2-measuring 2 acres (two acres): 2). Old Survey No: 170, New No; 170/1-measuring 1 acre 30 guntas (one acre & thirty guntas): 3). Old Survey No: 157, New No; 157/4-measuring 1 acre (one acre): 4). Old Survey No: 156/p1, New No; 156/1-measuring 2 acres (two acres): 5). Old Survey No: 157, New No; 157/1-measuring 1 acre (one acre): 6). Old Survey No: 157, New No; 157/2-measuring 1 acre (one acre) & 7). Old Survey No: 157, New No; 157/3-measuring 1 acre (one acre), totally measuring 9 acres 30 Guntas.

1. Name of the Title Holder:**1). Smt. K.V. CHITRA,**

Aged about 38 yrs,
D/o. M. Veerabhadarappa,

2). Sri. S. AKSHITH,

Aged about 22 yrs,
S/o. K.V. Shankar,

3). Smt. V. SAKKAMMA,

Aged about 64 yrs,
W/o. M. Veerabhadarappa,

4). Sri. K.V. SHANKAR,

Aged about 47 yrs,
S/o. M. Veerabhadarappa,

2. Name of the Developer:

M/s. SIDHARTH MADHUBAN.
A Partnership Firm.



Reg. No: GDN-F-464/2022-23.
Represented by its Managing Partner
& Authorised Signatory.

1. Sri. N. B. SURESH KUMAR,
S/o late N.B. Venkataranganna,
Aged about 55 years.

2. Sri. MANJUNATHA REDDY,
S/o. Venkata Reddy,
Aged about 53 years.

3. Constitution: Individual

4. Description of the property:

1). ALL THAT PIECE AND PARCEL OF THE Property bearing **Old Sy No: 156/p1, New No: 156/2-measuring 2 acres (two acres),** situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District & bounded on:

East by: Sy No: 155,
West by: Sy No: 157/4,
North by: Sy No: 156/1,
South by: Shettarahalli Village border.

2). ALL THAT PIECE AND PARCEL OF THE Property bearing **Old Sy No: 53, later No: 170, New No: 170/1-measuring 1 acre 30 guntas (one acre & thirty guntas),** situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District & bounded on:

East by: Sy No: 53,
West by: Sy No: 170/2 & 3 & Property belonging to Krishna Reddy.
North by: Road,
South by: Sy No: 157/1, 2 & 3.

3). ALL THAT PIECE AND PARCEL OF THE Property bearing **Old Sy No: 157, New No: 157/4-measuring 1 acre (one**



acre), situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District & bounded on:

East by: Sy No: 156/1 & 156/2,
West by: Sy No: 157/3,
North by: Sy No:
South by: Shettarahalli Village border.

4). ALL THAT PIECE AND PARCEL OF THE Property bearing **Old Sy No: 156/p1, New No; 156/1-measuring 2 acres (two acres)**, situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District & bounded on:

East by: Sy No: 155,
West by: Sy No: 157/4,
North by: Sy No:
South by: Sy No: 156/2,

5). ALL THAT PIECE AND PARCEL OF THE Property bearing **Old Sy No: 157, New No; 157/1-measuring 1acre (one acre)**, situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District & bounded on:

East by: Sy No: 157/2,
West by: Sy No: 53,
North by: Sy No: 170,
South by: Shettarahalli Village border,

6). ALL THAT PIECE AND PARCEL OF THE Property bearing **Old Sy No: 157, New No; 157/2-measuring 1 acre (one acre)**, situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District & bounded on:

East by: Sy No: 157/3,
West by: Sy No: 157/1,
North by: Sy No: 170,
South by: Shettarahalli Village border.



7). ALL THAT PIECE & PARCEL OF THE Property bearing **Old Sy No: 157, New No; 157/3-measuring 1 acre (one acre)**, situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District & bounded on:

East by: Sy No: 157/4,
West by: Sy No: 157/2,
North by: Sy No: 170 &
South by: Shettarahalli Village border,

5. List of Documents examined for Survey No: 156/1 & 2-measuring 4 acres (four acres), situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

<u>Date of Document</u>	<u>Description of the Document:</u>
a. 8-1-1957	The Xerox copy of the Grant certificate dated: 8-1-1957, issued by Amaldhar, Devanahalli Taluk, under GMF scheme for upset price vide Spl. 22/1956-57, granting Survey No: 53, measuring 4 acres to Mudhanagamma D/o. Nanje Gowda.
b.	The Xerox copy of the Record of rights.
c. 13-8-1957	The Xerox copy of the Phodi/Durasti dated: 13-8-1957, vide Taluk Phodi No; 31/1956-57, property bearing Survey No; 53, is re-numbered as 156.
d.	The Xerox copy of the of family tree of Mughanagamma,
e. 15-3-1981	The Xerox copy of the of the Parikath dated: 15-3-1981, wherein the sons of late. Mudhanagamma, namely: 1). K.V. Nanjadeva & 2). K.V. Basavaraj as per the family arrangement reduced in writing, each is allotted 2 acres in Survey No; 156 & same is reflected in MR. No: 20/2000-01.
f. 5-8-2004	The Xerox copy of the Sale deed dated: 5-8-2004, Document No; DNH-1-01327/2004-05.



- CD. No: DNHD 17, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by K.V. Nanjedeva & his wife: B.T. Neelamma & children: N. Yogesh, N. Ponnamma to M. Veerabhadrappe S/o. late. Mallappa, in respect of Survey No: 156/P1, measuring 2 acres, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- g. 3-9-2004
The Xerox copy of the Sale deed dated: 3-9-2004, Document No; DNH-1-01781/2004-05, CD. No: DNHD 20, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by K.V. Basavaraj & his wife: V.S.Gowramma & children: Dharanesh, B.Latha to M. Veerabhadrappe S/o. late. Mallappa, in respect of Survey No: 156/P1, measuring 2 acres, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- h.
The Xerox copy of the of family tree of M. Veerabhadrappe,
- i. 2-8-2008
The Xerox copy of the Partition deed dated: 2-8-2008, Document No; DNH-1-01004/2008-09, CD. No: DNHD 155, registered at the office of Sub-Registrar, Devanahalli, Bangalore. held between M. Veerabhadrappe S/o. late. Mallappa & his wife: V. Sakamma & Children: 1). K.V. Manjula, 2). K.V. Shankar, 3). K.V. Ashwini, 4). K.V. Sudha & 5). K.V. Chaitra, wherein Survey No: 156/P1, measuring 2 acres, of Savakanahalli Village, is allotted to K.V. Shankar & Survey No: 156/P1, measuring 2 acres, of Savakanahalli Village, is allotted to K.V. Chaitra.
- j. 5-3-2009
The Xerox copy of the MR. No; 35/2008-09, that Survey No; 156/p1-measuring 4 acres is bifurcated as Sy. No: 156/1-measuring 2 acres-allotted to K.V. Shankar and Sy. No: 156/2-measuring 2 acres-allotted to K.V. Chaitra.
- k. 25-4-2023
The Xerox copy of the Conversion order No; 490874, dated: 25-4-2023, issued by Deputy



Commissioner, Bangalore Rural District, in respect of Survey No: 156/1-measuring 2 acres of Savakanahalli Village, from Agricultural to Master Plan development.

1. 25-4-2023

The Xerox copy of the Conversion order No; 490870, dated: 25-4-2023, issued by Deputy Commissioner, Bangalore Rural District, in respect of Survey No: 156/2-measuring 2 acres of Savakanahalli Village, from Agricultural to Master Plan development.

m. RTC's

1968-1973

In respect of Survey No: 53, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.

n. RTC's

1973-1979, 1984-1989,
1984-1989, 1997-2002,

In respect of Survey No: 156, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.

o. RTC's

2001-2002 2002-2003
2003-2004 2004-2005
2005-2006 2006-2007
2007-2008

In respect of Survey No: 156/p1, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.

p. RTC's

2008-2009 2009-2010
2010-2011 2011-2012
2012-2013 2013-2014
2014-2015 2015-2016
2016-2017 2017-2018
2018-2019. 2019-2020
2010-2021 2021-2022
2022-2023.

In respect of Survey No: 156/1, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.

q. RTC's

2008-2009 2009-2010
2010-2011 2011-2012
2012-2013 2013-2014
2014-2015 2015-2016
2016-2017 2017-2018
2018-2019. 2019-2020



- 2010-2021 2021-2022
2022-2023.
In respect of Survey No: 156/2, of
Savakanahalli village, Kasaba hobli,
Devanahalli taluk.
- r. Mutation register MR. No: 20/2000-01, 10/2004-05, 11/2004-05, 56/2007-08, 35/2008-09,
- s. 13-9-2022 The Xerox copy of the Endorsement dated: 13-9-2022, issued by KIADB that Survey No; 156/1 & 2- Nil acquisition certificate.
- t. 14-9-2022 The Xerox copy of the Endorsement dated: 14-9-2022, issued by the Asst. Commissioner-Doddabalapur division that Survey No; 156/1 & 2- Nil PTCL certificate.
- u. 21-9-2022 The Xerox copy of the Endorsement dated: 21-9-2022, issued by the Tahasildar-Devanahalli that Survey No; 156/1 & 2- Nil tenancy certificate.
- v. Encumbrance Survey No: 53 of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
1-4-1950 to 31-3-2004.
- w. Encumbrance Survey No: 156/1 & 2 of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
1-4-2004 to 22-9-2022.
1-4-2022 to 13-11-2022.

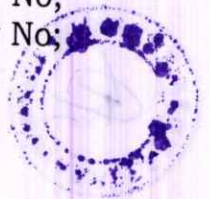
6. List of Documents examined for Survey No: 157/1, 2, 3 & 4-measuring 4 acres (Four acres), situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

<u>Date of Document</u>	<u>Description of the Document:</u>
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- | | |
|--------------|--|
| a. 14-8-1957 | The Xerox copy of the Kardha extract dated: 14-8-1957 that, under GMF scheme vide No: 22/1956-57, reflects the grant of Survey No: 157, measuring 4 acres to K.N. Subbanna, further reflects that as per Taluk Phodi No; 31/1956-57, property is assigned as Survey No; 157. |
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The Xerox copy of the Record of rights.



- c. The Xerox copy of the of family tree of K.N. Subbanna,
- d. 10/1977-78 The Xerox copy of the Dharkast memorandum No: ASLR/DPR 10/1977-78, prepared by Taluk Surveyor that K.N. Subbanna S/o. Nanje Gowda is in possession of Old Survey No: 53, New No: 157-measuring 4 acres,
- e. 12-6-1972 The Xerox copy of the Gift deed dated: 12-6-1972, Document No; 1057/1972-73, Book-1, Volume: 1099, at Pages: 222 to 224, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by 1). K.N. Subbanna S/o. Late. Patel. Nanje Gowda, 2). K.N. Chikka Subbanna S/o. Late. Patel. Nanje Gowda, 3). N. Veerabhadrappe S/o. Late. Patel. Nanje Gowda & 4). K.N. Srikantaiah S/o. Late. Patel. Nanje Gowda to elder sister: Gowramma D/o. Late. Patel. Nanje Gowda W/o. Shivarudrappe, in respect of Survey No: 157, measuring 1 acre, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- f. 12-6-1972 The Xerox copy of the Gift deed dated: 12-6-1972, Document No; 1063/1972-73, Book-1, Volume: 1099, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by 1). K.N. Subbanna S/o. Late. Patel. Nanje Gowda, 2). K.N. Chikka Subbanna S/o. Late. Patel. Nanje Gowda, 3). N. Veerabhadrappe S/o. Late. Patel. Nanje Gowda & 4). K.N. Srikantaiah S/o. Late. Patel. Nanje Gowda to Nagamma, in respect of Survey No: 157, measuring 1 acre, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- g. 12-6-1972 The Xerox copy of the Gift deed dated: 12-6-1972, Document No; 1064/1972-73, Book-1, Volume: 1100, at Pages: 113-114, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by 1). K.N. Subbanna S/o. Late. Patel. Nanje Gowda, 2). K.N. Chikka Subbanna S/o. Late. Patel. Nanje Gowda, 3). N. Veerabhadrappe S/o. Late. Patel. Nanje Gowda & 4). K.N. Srikantaiah S/o. Late. Patel. Nanje



Gowda to K.V. Nanjodeva S/o. S.N. Veerupakshaiah, in respect of Survey No: 157, measuring 1 acre, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

h. 12-6-1972

The Xerox copy of the Gift deed dated: 12-6-1972, Document No; 1065/1972-73, Book-1, Volume: 1099, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by 1). K.N. Subbanna S/o. Late. Patel. Nanje Gowda, 2). K.N. Chikka Subbanna S/o. Late. Patel. Nanje Gowda, 3). N. Veerabhadrappe S/o. Late. Patel. Nanje Gowda & 4). K.N. Srikantaiah S/o. Late. Patel. Nanje Gowda to Lalithamma D/o. Late. Munianjamma, in respect of Survey No: 157, measuring 1 acre, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

i. 15-3-1981

The Xerox copy of the of the Parikath dated: 15-3-1981, wherein K.V. Nanjadeva & K.V. Basavaraj as per the family arrangement reduced in writing, each is allotted 20 Guntas in Survey No; 157.

j. 6-1-1998

The Xerox copy of the Will dated: 6-1-1998, Document No; 105/1997-98, Book-3, Volume: 44, at Pages: 135-137, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by Gowramma W/o. G.B. Shivarudraiah, bequeathing old Survey No: 157, New No; 157/3, measuring 1 acre of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District to her daughters: 1). Devarathnamma, 2). Akkamahadevi, 3). Sharadamma & 4). Nagarathnamma.

k. 17-12-2001

The Xerox copy of the death certificate of Gowramma dated: 17-12-2001,

l. 15/2005-06

The Xerox copy of MR. No: 15/2005-06, as per the will dated: 6-1-1998, after the death of Gowramma, old Survey No: 157, New No, 157/3, measuring 1 acre of Savakanahalli



- Village, is mutated and transferred to daughters.
- m. 17-9-2003 The Xerox copy of the death certificate of Nagamma W/o. K.N. Subbanna dated: 17-9-2003.
- n. 23-7-2019 The Xerox copy of the Orders dated:23-7-2019, passed by the Tahasildar in RRT (D) 116/2019,
- o. 4/2019-20 The Xerox copy of MR. No: 4/2019-20, as per the orders of the tahasildar-RRT(D) 116/2019-20, after the death of Nagamma- old Survey No: 157, New No; 157/1, measuring 1 acre of Savakanahalli Village, is mutated and transferred to her son: C. Chandrashekar.
- p. 5-8-2004 The Xerox copy of the Sale deed dated: 5-8-2004, Document No; DNH-1-01328/2004-05, CD. No: DNHD 17, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by: 1). K.V. Nanjadeva S/o. Mudhanagamma, 2). B.T. Neelamma W/o. K.V. Nanjadeva, 3). N. Yogesh S/o. K.V. Nanjadeva, 4). N. Ponnamma D/o. K.V. Nanjadeva to R.S. Geetha W/o. K.V. Nandakumar, in respect of Survey No: 157, measuring 20 Guntas of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- q. 3-9-2004 The Xerox copy of the Sale deed dated: 3-9-2004, Document No; DNH-1-01782/2004-05, CD. No: DNHD 20, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by: 1). K.V. Basavaraj S/o. Mudhanagamma, 2). V.S. Gowramma W/o. K.V. Basavaraj, 3). Dharanesh S/o. K.V. Basavaraj, 4). B. Latha D/o. K.V. Basavaraj to R.S. Geetha W/o. K.V. Nandakumar, in respect of Survey No: 157, measuring 20 Guntas of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- r. 13-10-2008 The Xerox copy of the Sale deed dated: 13-10-2008, Document No; DNH-1-03631/2008-09, CD. No: DNHD 163, registered at the office of Sub-Registrar, Devanahalli, Bangalore.



Executed by: 1). Geetha.R.S. W/o. K.V. Nandakumar, 2). K.V. Nandakumar S/o. N. Veerabhadarappa, 3). K.N. Ambhika D/o. K.V. Nandakumar, 4). K.N. Madhushree D/o. K.V. Nandakumar, 5). K.N. Chandan S/o. K.V. Nandakumar to V. Sakkamma W/o. M. Veerabhadrappe, in respect of Survey No: 157, measuring 1 acre of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

s. 23-2-2015

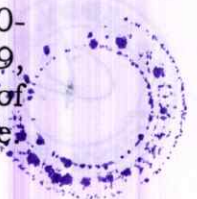
The Xerox copy of the Sale deed dated: 23-2-2015, Document No; DNH-1-10217/2014-15, CD. No: DNHD 529, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by 1). Devarathnamma, 2). Akkamahadevi, 3). Sharadamma & 4). Nagarathnamma & children to K.V. Shankar S/o. M. Veerabhadrappe, in respect of Survey No: 157/3, measuring 1 acre of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

t. 2-8-2019

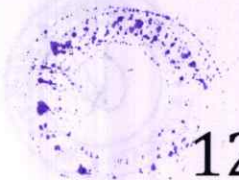
The Xerox copy of the Sale deed dated: 2-8-2019, Document No; DNH-1-04178/2019-20, CD. No: DNHD 832, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by: 1). C. Chandrashekar S/o. Late. Narasappa @ Chikkanarasappa @ Pillappa @ Chikka Pillappa @ Chikka Nanjundappa, 2). C. Madhu D/o. C. Chandrashekar, 3). C. Rakshitha D/o. C. Chandrashekar, 4). Saraswathamma W/o. Rajanna D/o. Late. Narasappa @ Chikkanarasappa @ Pillappa @ Chikka Pillappa @ Chikka Nanjundappa, 5). Akkamahadevi W/o. Late. S. Prakash D/o. Late. Narasappa @ Chikkanarasappa @ Pillappa @ Chikka Pillappa @ Chikka Nanjundappa to K.V. Shankar S/o. M. Veerabhadrappe, in respect of Survey No: 157/1, measuring 1 acre of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

u. 13-10-2008

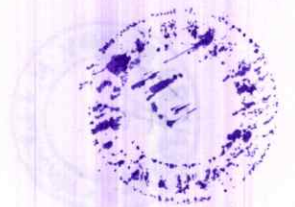
The Xerox copy of the Sale deed dated: 13-10-2008, Document No; DNH-1-03647/2008-09, CD. No: DNHD 163, registered at the office of Sub-Registrar, Devanahalli, Bangalore.



- Executed by: 1). Lalithamma W/o. Late. Rajashekar D/o. Angadi Mallappa, 2). A.R. Ambhika Raj D/o. Late. Rajashekar, 3). A.R. Sagar S/o. Late. Rajashekar to Geetha.R.S. W/o. K.V. Nandakumar, in respect of Survey No: 157, measuring 1 acre of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- v. 9-12-2010 Hissa dated: 9-12-2010, wherein Survey No; 157-measuring 4 acres is bifurcated and divided as Survey No: 157/1, 2, 3 & 4, as per ADLR/Phodi/Vibhajane No: TQTP 132/2009-10.
- w. 23-4-2015 The Xerox copy of the Sale deed dated: 23-4-2015, Document No; DNH-1-00621/2015-16, CD. No: DNHD 540, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by: Geetha.R.S. W/o. K.V. Nandakumar & her children to K.V. Shankar S/o. M. Veerabhadrapappa, in respect of Old Survey No: 157, New No; 157/2- measuring 1 acre of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.
- x. 25-4-2023 The Xerox copy of the Conversion order No; 490877, dated: 25-4-2023, issued by Deputy Commissioner, Bangalore Rural District, in respect of Survey No: 157/1-measuring 1 acre of Savakanahalli Village, from Agricultural to Master Plan development.
- y. 25-4-2023 The Xerox copy of the Conversion order No; 490875, dated: 25-4-2023, issued by Deputy Commissioner, Bangalore Rural District, in respect of Survey No: 157/2-measuring 1 acre of Savakanahalli Village, from Agricultural to Master Plan development.
- z. 25-4-2023 The Xerox copy of the Conversion order No; 490873, dated: 25-4-2023, issued by Deputy Commissioner, Bangalore Rural District, in respect of Survey No: 157/3-measuring 1 acre of Savakanahalli Village, from Agricultural to Master Plan development.



- aa. RTC's** 1968-1973
In respect of Survey No: 53, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
- bb. RTC's** 1973-1979, 1984-1989,
1984-1988, 1989-1997,
In respect of Survey No: 157, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
- cc. RTC's** 2001-2002 2002-2003
2003-2004 2004-2005
2005-2006 2006-2007
2007-2008 2008-2009
In respect of Survey No: 157, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
- dd. RTC's** 2009-2010
2010-2011 2011-2012
2012-2013 2013-2014
2014-2015 2015-2016
2016-2017 2017-2018
2018-2019. 2019-2020
2010-2021 2021-2022
2022-2023.
In respect of Survey No: 157/1, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
- ee. RTC's** 2009-2010
2010-2011 2011-2012
2012-2013 2013-2014
2014-2015 2015-2016
2016-2017 2017-2018
2018-2019. 2019-2020
2010-2021 2021-2022
2022-2023.
In respect of Survey No: 157/2, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
- ff. RTC's** 2009-2010
2010-2011 2011-2012
2012-2013 2013-2014
2014-2015 2015-2016
2016-2017 2017-2018
2018-2019. 2019-2020
2010-2021 2021-2022



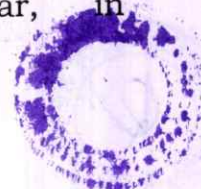
2022-2023.

In respect of Survey No: 157/3, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.

- gg. Mutation register MR. No: 20/2000-01, 54/2008-09, 20/2009-10, H22/2014-15, H31/2014-15, H6/2019-20, H4/2019-20,
- hh. 13-9-2022 The Xerox copy of the Endorsement dated: 13-9-2022, issued by KIADB that Survey No; 157/1, 2, 3 & 4- Nil acquisition certificate.
- ii. 14-9-2022 The Xerox copy of the Endorsement dated: 14-9-2022, issued by the Asst. Commissioner-Doddabalapur division that Survey No; 157/1, 2, 3 & 4- Nil PTCL certificate.
- jj. 21-9-2022 The Xerox copy of the Endorsement dated: 21-9-2022, issued by the Tahasildar-Devanahalli that Survey No; 157/1, 2, 3 & 4- Nil tenancy certificate.
- kk. Encumbrance Survey No: 53 & 157 of Savakanahalli village, Kasaba hobli, Devanahalli taluk. 1-4-1950 to 31-3-2004.
- ll. Encumbrance Survey No: 157/1, 2, 3 & 4 of Savakanahalli village, Kasaba hobli, Devanahalli taluk. 1-4-2004 to 22-9-2022. 1-4-2022 to 13-11-2022.

7. List of Documents examined for Survey No: 170/1-measuring 1 acre 30 Guntas (one acre thirty guntas), situated at Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

- a. 25-11-1984 The Xerox copy of the Official memorandum dated: 25-11-1984, issued by Asst. Commissioner, Doddabalapur Sub-division, in LNR.SR 136/1978-79, regularizing unauthorized cultivation of land in Survey No: 53, measuring 2 acres 35 Guntas in favour of Lakshminarayana. Based on the orders dated: 26-4-1984, passed by Tahasildar, in LND/SR1/136/1978-79.



b. 2-8-2004

The Xerox copy of the Sale deed dated: 2-8-2004, Document No; DNH-1-01324/2004-05, CD. No: DNHD 17, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by: 1). Lakshminarayana S/o. late. Muninanjappa, 2). Sunanandamma W/o. Lakshminarayana, 3). Manohar S/o. Lakshminarayana to K. V. Nandakumar So. Late. N. Veerabhadrappe, in respect of Survey No: 53, measuring 2 acres 35 Guntas, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

c. 11-9-2020

The Xerox copy of the Phodi/Durasti dated: 11-9-2020, vide Phodi No; 69/2019-20, property bearing Survey No; 53, is re-numbered as 170.

d. 13-7-2021

The Xerox copy of the Sale deed dated: 13-7-2021, Document No; DNH-1-02263/2021-22, CD. No: DNHD 1365, registered at the office of Sub-Registrar, Devanahalli, Bangalore. Executed by: 1). Geetha.R.S. W/o. K.V. Nandakumar, 2). K.V. Nandakumar S/o. N. Veerabhadrappe, 3). K.N. Ambhika D/o. K.V. Nandakumar, 4). K.N. Madhushree D/o. K.V. Nandakumar, 5). K.N. Chandan S/o. K.V. Nandakumar to Akshitha.S. D/o. K.V. Shankar, in respect of Survey No: 1701, measuring 2 acres 35 Guntas, of Savakanahalli Village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

e. 31-8-2023

The Xerox copy of the Conversion order No; 531179, dated: 31-8-2023, issued by Deputy Commissioner, Bangalore Rural District, in respect of Survey No: 170/1-measuring 1 acre 30 Guntas, of Savakanahalli Village, from Agricultural to Master Plan development.

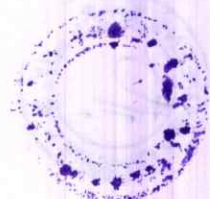
f. **RTC's**

2020-2021 2021-2022
2022-2023.

In respect of Survey No: 170, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.

g. **RTC**

2023-2024.



- In respect of Survey No: 170/1, of Savakanahalli village, Kasaba hobli, Devanahalli taluk.
- g. Mutation register MR. No: 8/2003-04, T10/2020-21, H2/2021-22, T9/2023-24,
- h. 13-9-2022 The Xerox copy of the Endorsement dated: 13-9-2022, issued by KIADB that Survey No; 170- Nil acquisition certificate.
- i. 14-9-2022 The Xerox copy of the Endorsement dated: 14-9-2022, issued by the Asst. Commissioner-Doddabalapur division that Survey No; 170- Nil PTCL certificate.
- j. 21-9-2022 The Xerox copy of the Endorsement dated: 21-9-2022, issued by the Tahasildar-Devanahalli that Survey No; 170- Nil tenancy certificate.
- k. Encumbrance Survey No: 170 of Savakanahalli village, Kasaba hobli, Devanahalli taluk. 1-4-2004 to 13-11-2022.

8. Common Documents:

- a. 12-12-2022 The Xerox copy of the Partnership deed dated: 12-12-2022, of M/s. Sidharth Madhuban, partnership firm, by its Partners: N.B. Suresh Kumar & Manjuntha Reddy-Partnership firm,
- b. 14-12-2022 The Xerox copy of the Form-C issued by Registrar of Firms, Gandhinagar, Bangalore i.e Acknowledgement of Registration of M/s. Sidharth Madhuban, partnership firm, vide No: GDN-F464/2022-23.
- c. 15-12-2022 The Xerox copy of the Joint Development Agreement dated: 15-12-2022, Document No; DNH-1-11508/2022-23, CD. No: 1694, registered at the office of Sub-Registrar, Devanahalli, Bangalore. executed by 1). K.V. Chaitra, 2). S. Akshith, 3). V. Sakamma, 4). K.V. Shankar to M/s. Sidharth Madhuban, partnership firm, by its Partners: N.B. Suresh Kumar & Manjuntha Reddy-**DEVELOPERS**, A Partnership firm, in respect of the Subject properties.



d. 15-12-2022

The Xerox copy of the General power of attorney dated: 15-12-2022, Document No; DNH-4-00986/2022-23, CD. No: 1694, registered at the office of Sub-Registrar, Devanahalli, Bangalore. executed by 1). K.V. Chaitra, 2). S. Akshith, 3). V. Sakamma, 4). K.V. Shankar to M/s. Sidharth Madhuban, partnership firm, by its Partners: N.B. Suresh Kumar & Manjuntha Reddy-**DEVELOPERS**, A Partnership firm, in respect of the Subject properties.

e. 4-3-2024

The Xerox copy of the rectification of Joint Development Agreement dated: 4-3-2024, Document No; DNH-1-17790/2023-24, registered at the office of Sub-Registrar, Devanahalli, Bangalore. executed by 1). K.V. Chaitra, 2). S. Akshith, 3). V. Sakamma, 4). K.V. Shankar to M/s. Sidharth Madhuban, partnership firm, by its Partners: N.B. Suresh Kumar & Manjuntha Reddy-**DEVELOPERS**, A Partnership firm, in respect of the Subject properties, rectify Survey No: 170/1-measuring 1 acre 30 guntas, of Savakanahalli Village.

f. 4-3-2024

The Xerox copy of the rectification of GPA dated: 4-3-2024, Document No; DNH-4-01264/2023-24, registered at the office of Sub-Registrar, Devanahalli, Bangalore. executed by 1). K.V. Chaitra, 2). S. Akshith, 3). V. Sakamma, 4). K.V. Shankar to M/s. Sidharth Madhuban, partnership firm, by its Partners: N.B. Suresh Kumar & Manjuntha Reddy-**DEVELOPERS**, A Partnership firm, in respect of the Subject properties, rectify Survey No: 170/1-measuring 1 acre 30 guntas, of Savakanahalli Village.

g. 19-3-2024

The Xerox copy of the approved Layout plan & dated: 19-3-2024, vide No: STRRPA/TP/LAO 13/2023-24.

Note: Since all the copies are Xerox copies of the aforesaid documents, the same may kindly be compared with the original documents.



8. TRACING OF TITLE:

Survey No: 156/1 & 2, measuring 4 Acres of Savakanahalli village.

As could be seen from the records, Survey No: 53-measuring 4 acres of Savakanahalli Village, Kasaba Hobli, Devanahalli Taluk, was owned and possessed by Mudhanagamma D/o. Nanje Gowda, having acquired in terms of the Grant certificate dated: 8-1-1957, issued by Amaldhar, Devanahalli, under GMF Scheme for upset price and she was put in possession of the same. The Revenue records were muted and transferred to her name vide RR. No: 433. Thereafter, it is seen that as per taluk Phodi No: 31/1956-57, the above property is re-numbered as Survey No; 156.

After the death of Mudhanagamma, her 2 children namely: 1). K.V. Nanjodeva & 2). K.V. Basavaraj have were in possession and enjoyment of the family properties, as per the family arrangement, later reduced in Writing vide parikath dated: 15-3-1981, the Survey No; 156, was partitioned and both in possession and enjoyment of 2 acres each, accordingly the same if mutated and transferred to the name of K.V. Nanjodeva & K.V. Basavaraj-vide MR. No: 20/2000-01.

K.V. Nanjodeva S/o. Late. Mudhanagamma, along with his wife and children to meet their family and legal necessity have sold Survey No: 156/p1, measuring 2 acres of Savakanahalli to M. Veerabhadrappe S/o. Late. Mallappa, under a sale deed dated: 5-8-2004, thereafter, the RTC/Revenue records mutated and transferred to the name of M. Veerabhadrappe-MR. No: 10/2004-05.

Similarly, K.V. Basavaraj S/o. Late. Mudhanagamma, along with his wife and children to meet their family and legal necessity have sold Survey No: 156/p1, measuring 2 acres of Savakanahalli to M. Veerabhadrappe S/o. Late. Mallappa, under a sale deed dated: 3-9-2004, thereafter, the RTC/Revenue records mutated and transferred to the name of M. Veerabhadrappe-MR. No: 11/2004-05.

It further seen that, 1). M. Veerabhadrappe S/o. Late. Mallappa, 2). V. Sakkamma W/o. M. Veerabhadrappe, 3). K.V. Manjula D/o. M.



Veerabhadarappa, 4). K.V. Shankar S/o. M. Veerabhadarappa, 5). K.V. Ashwini D/o. M. Veerabhadarappa, 6). K.V. Sudha D/o. M. Veerabhadarappa, 7). K.V. Chaitra D/o. M. Veerabhadarappa, have entered a registered Partition deed dated: 2-8-2008, wherein K.V. Shankar and K.V. Chaitra are allotted 2 acres each in Survey No; 156/p1 of Savakanahalli village and they are put in possession of the same. Thereafter, the RTC/Revenue records mutated and transferred to the name of K.V. Shankar & K.V. Chaitra-MR. No: 56/2007-08.

As per Phodi/Vibhajane TQ CR 167/2008-09, dated: 5-3-2009, the extent of 2 acres allotted to K.V. Shankar is re-numbered as Survey No; 156/1 & the extent of 2 acres allotted to K.V. Chaitra is re-numbered as Survey No; 156/2.

Survey No: 157/1, 2, 3 & 4, measuring 4 Acres of Savakanahalli village.

As could be seen from the records, Survey No: 53-measuring 4 acres of Savakanahalli Village, Kasaba Hobli, Devanahalli Taluk, was owned and possessed by K.N. Subbanna S/o. Patel. Nanje Gowda, having acquired in terms of the Grant, under GMF Scheme and he was put in possession of the same. The Revenue records were muted and transferred to her name vide RR. No: 434. Thereafter, it is seen that as per taluk Phodi No: 31/1956-57, the above property is re-numbered as Survey No; 157. The same is also reflected in Dharkast memorandum No: ASLR/DPR 10/1977-78, prepared by Devanahalli Taluk Surveyor.

K.N. Subbanna S/o. Patel. Nanje Gowda has executed following Gift deeds, gifting Survey No: 157-measuring 4 acres of Savakanahalli Village.

- a). Under a Gift deed dated: 12-6-1972, Document No: 1057/1972-73, the property bearing Survey No; 157-measuring 1 acre of Savakanahalli village to **Gowramma W/o. Shivarudrappa,**
- b). Under a Gift deed dated: 12-6-1972, Document No: 1063/1972-73, the property bearing Survey No; 157-measuring 1 acre of Savakanahalli village to **Nagamma W/o. Chikka Nanjundappa,**



c). Under a Gift deed dated: 12-6-1972, Document No: 1064/1972-73, the property bearing Survey No; 157-measuring 1 acre of Savakanahalli village to **K.V. Nanje deva S/o. Verupakshaiah,**

d). Under a Gift deed dated: 12-6-1972, Document No: 1065/1972-73, the property bearing Survey No; 157-measuring 1 acre of Savakanahalli village to **Lalithamma D/o. Late. Munianjanamma** and they are put in possession of the same. Thereafter, the RTC/Revenue records mutated and transferred to their names & the extents gifted has been re-numbered.

It is submitted that, Gowramma W/o. Shivarudrappa has executed a registered will dated: 6-1-1998, bequeathing Survey No; 157-measuring 1 acre of Savakanahalli village to her 4 daughters, namely Devarathnamma, Akkamahadevi, Sharadamma & Nagarathnamma. The said Gowramma expired on: 17-12-2001, upon the death as per the will, Survey No; 157-measuring 1 acre of Savakanahalli village is mutated and transferred to daughters vide MR. No: 15/2005-06. Thereafter, Devarathnamma, Akkamahadevi, Sharadamma & Nagarathnamma along with their children, to meet their family and legal necessity have sold **Old Survey No: 157, New No; 157/3, measuring 1 acre of Savakanahalli to K.V. Shankar S/o. M. Veerabhadrappe, under a sale deed dated: 23-2-2015,** thereafter, the RTC/Revenue records mutated and transferred to the name of K.V. Shankar-MR. No: H22/2014-15.

It is submitted that, Nagamma expired on: 17-9-2003, as per the orders dated: 23-7-2019, passed by Tahasildra, Devanahalli in RRT (D) 116/2019, the property bearing Survey No; 157-measuring 1 acre of Savakanahalli village is muttaed and transferred to her son: C. Chandrashekar-MR. No: 4/2019-20. Thereafter, C. Chandrashekar along with his family members, to meet their family and legal necessity have sold **Old Survey No: 157, New No; 157/1, measuring 1 acre of Savakanahalli to K.V. Shankar S/o. M. Veerabhadrappe, under a**



sale deed dated: 2-8-2019, thereafter, the RTC/Revenue records mutated and transferred to the name of K.V. Shankar-MR. No: H6/2019-20.

It is submitted that, K.V. Nanje deva & his brother K.V. Basavaraj, were in possession and enjoyment of the family properties, as per the family arrangement, later reduced in Writing vide parikath dated: 15-3-1981, the Survey No; 157, was partitioned and both in possession and enjoyment of 20 Guntas each, accordingly the same if mutated and transferred to the name of K.V. Nanjedeve & K.V. Basavaraj-vide MR. No: 20/2000-01.

K.V. Nanjadeva S/o. Late. Mudhanagamma, along with his wife and children to meet their family and legal necessity have sold Survey No: 157, measuring 20 Guntas of Savakanahalli to R.S. Geetha W/o. K.V. Nandakumar, under a Sale deed dated: 5-8-2004, thereafter, the RTC/Revenue records mutated and transferred.

Similarly, K.V. Basavaraj S/o. Late. Mudhanagamma, along with his wife and children to meet their family and legal necessity have sold Survey No: 157, measuring 20 Guntas of Savakanahalli to R.S. Geetha W/o. K.V. Nandakumar, under a Sale deed dated: 5-8-2004, thereafter, the RTC/Revenue records mutated and transferred. Thereafter, the said R.S. Geetha having acquired 1 acre in Survey No; 157, along with her family members sold to V. Sakamma W/o. M. Veerabhardrappa, under a Sale deed dated: 13-10-2008, thereafter, the RTC/Revenue records mutated and transferred-MR. No: 54/2008-09.

It is submitted that, Lalithamma & children to meet their family and legal necessity have sold Survey No: 157, measuring 1 acre of Savakanahalli to R.S. Geetha W/o. K.V. Nandakumar, under a Sale deed dated: 13-10-2008, thereafter, the RTC/Revenue records mutated and transferred. Thereafter, the said R.S. Geetha have in turn sold Survey No; 157-measuring 1 acre to K.V. Shankar S/o. M. Veerabhardrappa, under a Sale deed dated: 23-4-2015, thereafter, the



RTC/Revenue records mutated and transferred-MR. No: H31/2014-15.
The extents in Survey No; 157 is re-numbered as stated below:

157/1	1A	K. V. Shankar S/o. M. Veerabhadrappe
157/2	1A	K. V. Shankar S/o. M. Veerabhadrappe
157/3	1A	K. V. Shankar S/o. M. Veerabhadrappe
157/4	1A	V. Sakkamma W/o. M. Veerabhadrappe

Survey No: 170/1, measuring 1 Acre 30 Guntas of Savakanahalli village.

As could be seen from the records, Survey No: 53-measuring 2 acres 35 Guntas of Savakanahalli Village, Kasaba Hobli, Devanahalli Taluk, was owned and possessed by Lakshminarayana, having acquired in terms of the orders dated: 26-4-1984, passed by Tahasildar, Devanahalli vide No: LND/SR1/136/1978-79, & Official Memorandum dated: 25-11-1984, issued by Asst. Commissioner, Doddaballapur sub-division in LNR.SR 136/1978-79.

The said Lakshminarayana S/o. Late. Munianjappa, along with his wife and son to meet their family and legal necessity have sold Survey No: 53, measuring 2 acres 35 Guntas of Savakanahalli to K.V. Nandakumar S/o. Late. N. Veerabhadrappe, under a Sale deed dated: 2-8-2004, thereafter, the RTC/Revenue records mutated and transferred-MR. No: 8/2004-05. Thereafter, as per Tahasildar phodi No: LNR/SR 117/2019-20, dated: 22-6-2020, is re-numbered as Survey No; 170.

1). Geetha.R.S. W/o. K.V. Nandakumar, 2). K.V. Nandakumar S/o. N. Veerabhadrappe, 3). K.N. Ambhika D/o. K.V. Nandakumar, 4). K.N. Madhushree D/o. K.V. Nandakumar, 5). K.N. Chandan S/o. K.V. Nandakumar, to meet their family and legal necessity have sold Survey No: 170, measuring 2 acres 35 Guntas of Savakanahalli to Akshitha.S D/o. K.V. Shankar, under a Sale deed dated: 13-7-2021, thereafter, the RTC/Revenue records mutated and transferred-MR. No: H2/2021-22.

It is submitted that, Survey No: 170, measuring 2 acres 35 Guntas of Savakanahalli is bifurcated as Survey No; 170/1-measuring 1 Acre 30



Guntas, Survey No; 170/2-measuring 35 Guntas & Survey No; 170/3-measuring 10 Guntas.

COMMON DOCUMENTS;

The Land owners have worked out a development scheme and got the subject property converted for Non-Agricultural/Master plan development purpose. Thereafter, the land owners have entered into a Joint Development Agreement and General power of attorney dated: 15-12-2022 for development of the schedule properties, with sharing 62% to owners and 38% to developers in developed saleable area, with M/s. Sidharth Madhuban, partnership firm, by its Partners: N.B. Suresh Kumar & Manjuntha Reddy-DEVELOPERS, A Partnership firm, and further it is seen that the extent is rectified and corrected as Survey No; 170/1-measuring 1 acre 30 guntas, vide Registered Rectification of Joint Development Agreement & General Power of Attorney dated: 4-3-2024.

The land owners and developer has approached Planning authority/STRR for approval of Layout Plan and license. The Provisional layout plan is approved by STRR on: 19-3-2024.

OPINION

I am of the opinion that the following Land owners are the Absolute owners in possession having marketable title, of the Savakanahalli village, Kasaba hobli, Devanahalli Taluk, Bangalore Rural District.

Sy: 156/1	2 Acres	K. V. Shankar S/o. M. Veerabhadrappe
Sy: 156/2	2 Acres	K. V. Chitra S/o. M. Veerabhadrappe
Sy: 157/1	1 Acre	K. V. Shankar S/o. M. Veerabhadrappe
Sy: 157/2	1 Acre	K. V. Shankar S/o. M. Veerabhadrappe
Sy: 157/3	1 Acre	K. V. Shankar S/o. M. Veerabhadrappe
Sy: 157/4	1 Acre	V. Sakamma W/o. M. Veerabhadrappe
Sy: 170/1	1 Acre 30 Guntas	Akshitha D/o. K.V. Shankar.



The Land owners have entered into Joint Development Agreement and General power of attorney for development of the above properties, with M/s. Sidharth Madhuban, partnership firm, by its Partners: N.B. Suresh Kumar & Manjuntha Reddy.

Note: 1). Produce Encumbrance till date.

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



Yours faithfully

Raveendra Reddy

Advocate

Housiey.com

Sl. No.	Area	Owner
1	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
2	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
3	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
4	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
5	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
6	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
7	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
8	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
9	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy
10	1.00	M. V. Suresh Kumar & M. Manjuntha Reddy

