

KAVITHA CHINNAPPA

Advocates,

**#771, 2nd Floor, Krishnapriya Complex, Hosur Main Road, Attibele
Circle & Village, Anekal Taluk, Bangalore – 562107 Ph No.9880872537**

Legal Opinion:

Date: - 30-5-2022

Ranav Projects Private Limited approached me seeking for legal opinion pertaining to land Sy.No.238/1 (old Sy.No.36) measuring 2 Acre 21 Guntas situated at Samethanalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore converted from Industrial to Residential purpose regard to purchasing of the said land.

In this legal opinion concern only with regard to all the peace and parcel of the land bearing No.238/1, E-khata **No.150300402500522281** **Dated:15.03.2022**, in converted land bearing Sy.No.238/1, measuring 2 acres 18 guntas, which is converted for non-agriculture residential purpose vide conversion order No. No.LCCP102280/2021, dated:05/04/2022, issued by the Office of the Deputy Commissioner, and formed as residential Layout known as "RANAV TRANQUIL HAVEN". Situated Samethanahalli Village, Anugondahalli Hobli, Hosakote Taluk, Bangalore Rural Dist., bounded on the:

East by : Survey No.36;
West by : Road;
North by : Survey No. 239;
South by : Survey No.238/2.

The above said Ranav Projects Private Limited placed the Xerox copies of the following documents in my hands for enabling me to give this legal opinion.

1. Village Map
2. The property is Granted in favour of -----in Grant Certificate Bearing No.G D No.92/38-39 as Sy.No.36 reflected in Saguvali chit.
3. Grant Certificate is not available and Endorsement issued by the Tahasildar, Hosakote Dated: 10.3.2022.
4. Endorsement dated 10.03.2022, issued by the office of the Tahasildar, Grade-2, stating that non availability of Saguvali Chit in GO NO.92/1938-39,in respect of Sy.No.238/1, , Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hosakote Taluk.

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5. Originally the property Acquired by the Shanu Bhoga Venkatakrishnaiah and he sold the property in favour Venkatagiri Achari (No Document Found related to this)
6. Certified copy Sale Deed dated 21.07.1943, executed by Mr.Venkatagirachari S/o. Madhavachari in favour of Mrs. Thippamma W/o. Raghavendra Raya, registered as document No. 154/1943-44, of Book 1, Volume 564, at Pages 88-89, registered before the office of the sub Registrar , situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
7. Certified copy Sale Deed dated 18.08.1957, executed by Mrs.Thippamma W/o. Raghavendra Raya in favour of Mr. Venkatagiryachar S/o. Late Madhavachar, registered as document No.1788/1957-58, of Book 1, Volume 885, at pages 89-91, registered before the office of the sub registrar, Hosakote, in respect of Northern portion of Sy .no 238,measuring 3 acres 11 guntas, out of 4 acres 1 gunta , situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
8. Certified copy of Discharge Deed dated 27.01.1966, executed by samethanahalli village Sahakara sangha represented by its Secretary Mr.S.Bheemaroo in favour of Mr.Venkatagiryachar S/o late Madhavachar, registered before document No.3706/1965-66,of book 1, Volume 1143, at pages 97, registered before the office the Sub Registrar, Hosakote ,in respect of Sy.No.238 , measuring 3 acres 38 guntas , , situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
9. Certified copy of Sale Deed dated 07.07.1971, executed by Mr. Venkatagiryacharya s/o. Madhavacharya in favour of Mr .Chandrachar S/o. Ramachar,registered as Document No.1247/1971-72, of Book 1, registered before the office of the Sub Registrar, Hosakote, in respect of Sy.No.36,measuring 2 acres 20 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
10. Mutation Register bearing No.12/1994-95, made out in the name of Mr.Chandrachari S/o. Ramachari, pursuant to the Sale Deed bearing doc.No.1247/1971-72, in respect of Sy.No.238/1, Measuring 2 acre 18

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guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

11. Certified copy of Sale Deed dated 16.05.1974, executed by Mr. Venkatagiriyaachari S/o. Madhavachari in favour of Mr. C. Ramachari S/o. Chidambarachari, registered as document No.835/1974-75, of Book 1, registered before the office of the Sub Registrar, Hosakote, in respect of Sy. NO .238, Measuring 1 acre 20 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
12. Mutation Register bearing No. 24B/1990-91, made out in the name of Mr. C. Ramachari S/o. Chidamabarachari , pursuant to the Sale Deed bearing doc.No. 835/1974-75, in respect of Sy.No.238/1, measuring 1 acre 20 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
13. Certificate issued by the Agricultural Service Co-operative Society Limited bearing No.323/1989-90 Dated:20.4.1987, to sub-registrar Hosakote stating that B.R.Kumar S/o Ramachari and Chandra Chari and S/o Ramachari barrowed loan Rs. 6000/- for the purpose of Dairy form.
14. Certified copy of Mortgage Deed dated 12.02.1996, executed by Mr. Venkatagiriyaachari S/o. Madhavachari in favour of Governor of Mysore, registered as document No.3989, of Book 1, , registered before the office of the Sub Registrar, Hosakote, in respect of Sy.No.238, Measuring 3 acre 38 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
15. Agreement of Sale dated 09.10.2003, executed by Mr. Chandrachari S/o. Late Ramachari and is daughter Mrs.Bhagyamma, in favour of Mr. M.Krishnappa S/o. Late Marappa, registered as document No.2273/2003-04, of Book 1, Volume 2501, at Pages 15-17, registered before the office of the Sub Registrar, Hosakote, in respect of Sy.No.238 Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
16. Mutation Register bearing No.42/2003-04, made out in the name of Mr. Chandrachari S/o. Late Ramachari and is daughter Mrs.Bhagyamma, in favour of Mr. M. Krishnappa S/o. Late Marappa, registered as document No.2273/2003-04, of Book 1, Volume 2501, at Pages 15-17, registered

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before the office of the Sub Registrar, Hosakote, in respect of Sy. NO .238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

17. Certified copy of Cancellation of Sale Agreement dated 31.08.2004, executed by Mr. Krishnappa S/o.Late Marappa in favour of Mr.Chandrachari S/o Late Ramachar, registered as document No. HSK-1-02446/2004-05, stored in CD No.HSKD-21, registered before the office of the Sub Registrar, Hosakote, in respect of Sy.No.238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.(Whereas, Sale Agreement bearing doc No.2273/2003-04,is hereby cancelled).
18. Rectification Deed dated 21.07.2006, executed by Mrs.Sharadamma and Mrs.Rukkamma (Both are daughters of Late Venkatagiriyaachari), in favour of Mr.Chandrachar S/o. Late Ramachar, registered as document No.HSK-1-03289/2006-07, stored in CD No.HSKD-369, registered before the office of the Sub Registrar, Hosakote, in respect of Sy.No.238, Measuring 4 acres 18 situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk. Whereas,certain mistakes occurred in the Sale Deed bearing Document.No.1247,dated 07.0.1971,the Survey Number of the schedule property was mentioned wrongly as Sy.No.36 instead of Sy.No.238.
19. Certified copy of Sale Deed dated 31.08.2004, executed by 1) Mr. Chadrachari S/o.Late Ramachari Along with his children 2) Mrs. Bhagyamma 3) Mrs.Sathyamma in favour of Mr. K .S. Chandrashekar Gowda S/o.T.Sonnappa,registered as document No.HSK-1-02447/2004-05,stored in CD No.HSKD-21, registered before the office of the Sub Registrar, Hosakote, in respect of Sy.No.238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
20. Mutation Registerd bearing No.44/2004-05, made out in the name of Mr. K.S. Chandrashekar Gowda S/o.T.Sonnappa ,pursuant to the Sale Dead bearing doc.No.2447/2004-05,in respect of Sy.No.238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

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21. Agreement of Sale dated 28.08.2007, executed by Mr.K.S.Chandrashekar Gowda S/o.T.Sonnappa in favour of Mr.R.Manjunath S/o.Late Ramakrishnappa, in respect of Sy.No.238/1, Measuring 2 acres 21 guntas inclusive of 3 guntas of kharab, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
22. Agreement to Assign dated 27.09.2007, entered in to between Mr.R.Manjunath in favour of Mr. Tony Thangaraj S/o. Manick Raj, assigned his right, title and interest over the Property bearing in respect of Sy.No.238/1, Measuring 2 acres 21 guntas inclusive of 3 guntas of kharab, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
23. Sale Deed dated 29.09.2007, executed by Mr.K.S . Chandrashekar S/o.T.Sonnappa (AS Vendor) and Mr.R.Manjunath S/o.Late Ramakrishnappa (AS Confirming Party) in favour of Mr. Tony Thangaraj S/o. Manick Raj, registered before the office of the Sub Registrar, Hosakote, in respect of Sy. NO .238/1, Measuring 2 acres 21 guntas inclusive of 3 guntas of kharab, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
24. Mutation Registerd bearing No.33/2007-08, ,made out in the name of Mr. Tony Thangaraj S/o. Manick Raj,pursuant to the Sale Deed bearing doc. No.3478/2007-08, ,in respect of Sy. No.238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
25. Endorsement dated 20.09.2007, issued by the office of the Tahsildar, stating that there is no Tenancy claim, in respect of Sy. No .238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
26. Endorsement dated 19.01.2009, issued by the office of the Tahsildar, Hosakote Taluk, stating that there is no proceedings under Section 79(A)(B) of Karnataka Land Reforms Act, in respect of Sy. NO .238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
27. Endorsement issued by the Assistant Commissioner, Doddaballapur, stating that the Land bearing Sy.No.238/1, Measuring 2 acres 18

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guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk Bangalore Rural District. does not come under the PTCL Act.

28. Endorsement dated 10.03.2022, issued by the office of the Tahsildar Grade -2, stating that non availability of RTS's from 1984-85 to 1986-87, in respect of Sy.No.238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
29. Encumbrance Certificate from 01.04.1950 to 31.03.1978, in respect of Sy.No.238, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore District.
30. Encumbrance Certificate from 01.04.1978 to 31.03.2004, in respect of Sy.No.238/1, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
31. Encumbrance Certificate from 01.03.2001 to 31.03.2004, in respect of Sy.No.238/1, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore District.
32. Encumbrance Certificate from 01.04.2004 to 28.10.2021, in respect of Sy.No.238/1, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
33. Encumbrance Certificate from 01.04.2004 to 22.02.2021, in respect of Sy.No.238/1, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
34. Encumbrance Certificate from 01.04.2021 to 11.03.2022, in respect of Sy.No.238/1, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
35. Encumbrance Certificate from 20.04.2020 to 22.04.2022, in respect of Sy.No.238/1, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
36. Conversion order dated: 28.05.2012 of Sy.No.238/1 Measuring 2 acre 18 guntas Situated at Situated at Samethanahalli Village, Anugondanahalli

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Hobli, Hosakote Taluk, Converting the land industrial purpose on 28.05.2012 in Document No.LLN(HA)SR 5/09-10.

37. Mutation Register bearing No.T1/2012-13, made out in the name of Mr. Tony Thangaraj S/o.Manik Raj, pursuant to the DC conversion order dated 28.05.2012, in respect of Sy.No.238/1, Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore Rural District.
38. Conversion Sketch of Sy. No. 238/1 Measuring 2 acre 18 guntas Situated at Samethanahalli Village, Anugondanahalli Hobli, . Hosakote Taluk, Bangalore rural District.
39. Conversion order dated:05.04.2022 of Sy.No.238/1 Measuring 2 acre 18 guntas Situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Converting the land Residential purpose on 05.04.2000 in Document No.LCCP102280/2021.
40. Commencement Certificate dated 07.07.2021, STRR Planning Authority, for the change of Land of use from Industrial Purpose to Residential Purpose, in respect of Sy.No.238/1, , Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk. In the name of Mr. Tony Thangaraj S/o. Manik Raj.
41. Letter issued by the Antony Thangaraj Dated;28/6/2021 in favour of STRR Planning Authority,
42. Notice issued by the STRR Planning authority to pay amount of 2,48,9000/- for the conversion of residential purpose.
43. Copy of the Demand draft bearing No.011455 paid by the Owner Tony Thangaraj in favour Member secretary STRR Planning Authority Bangalore.
44. Endorsement issued by the STRR Planning Authority 01.07.2021.
45. Draft of Layout Plan bearing No.STRR PA/TP/LAO/34/2021-22, dated 16.02.2022, issued by STRR Planning Authority, for the formation of residential layout in Sy.No.238/1, , Measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

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46. Re Survey Pakka Book of in respect of respect Survey number Sy No.238
47. Hiss Survey Pakka book of in respect of respect Survey number Sy.No.238
48. Hissa Survey Atlas of in respect of respect Survey number 36.
49. Re survey of Pakka Book in respect of respect Survey number 36
50. Re survey of Pakka Book in respect of respect Survey number 238
51. Hissa Survey Tippani in respect of respect Survey number 238
52. Hissa Survey Pakka Book in respect of Sy.No.238 Phoded as Sy.No.238/1 and 238/2.
53. Copy of Atlas of Sy.No.238/1
54. Copy of Atlas of Sy.No.238/1 Measuring 2 acre 18 guntas.
55. Tax paid receipt Dated 28.8.2007
56. Tax paid receipt for the year 2022-23, in respect of subject property .
57. R.T.C. from 1968-69 to 2001-02, in respect of Survey Number 238, measuring 3 acres 38 guntas and 3 guntas of kharab , situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
58. R.T.C. from 2002-03, 2021-22, in respect of Survey Number 238/1, measuring 2 acres 18 guntas and 3 guntas of kharab , situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.
59. Gram Panchyatha Katha certificate Sy.No.238/1 Measuring 2 acre 18 guntas Bearing No. 15030040200522281
60. Joint Development Agreement dated 20.04.2022, entered in to between Mr. Tony Thangaraj S/o.Manik Raj, (As Vendor) M/s. Calken Educational Services Pvt.Ltd., represented by its Authorised Signatory

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Mr. Ponukumati Janakinath Sharma , (As Confirming Party) With M/s. Ranav Projects Pvt. Ltd., represented by its Managing Director Mr.K. Naveen Naidu, registered as document No.HSK -1-00866/2022-23, Stored in CD No.HSKD-1518, Registered before the office of the Sub Registrar ,Hosakote, , in respect of Sy.No.238/1 , Measuring 2 acres 10½ guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

61.General Power of Attorney dated 20.04.2022, executed by Mr.Tony Thangaraj S/o .Manik Raj, in favour of M/s. Ranav Projects Pvt. Ltd ., represented by its Managing Director Mr.K. Naveen Naidu, registered as document No.HSK-4-00042/2022-23, Stored in CD No. HSKD-1518, registered before the office of the Sub Registrar, Hosakote, in respect of Sy. NO .238/1, Measuring 2 acres 10½ guntas , situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

TITLE SCRUTINY.

The Endorsement dated 10.03.2022, issued by the office of the Tahsildar, Grade-2, stating that non-availability of Saguvali Chit in GO NO.92/1938-39, in respect of Sy.No.238/1, measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

On perusal of the documents, stating that, the property bearing Sy.No.36/54, measuring 3acres 10 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, was originality belonging to one Mr.Venkatagirachari S/o. Madhavachari , who had conveyed the same in favour of Mrs Thippamma W/o. Raghavendra Raya, vide Sale Deed dated 21.07.1943, which was registered as document No.154/1943-44, of Book 1,Volume 564, at pages 88-89, registered before the office of the Sub Registrar, Hoskote.

Subsequently the said Thippamma W/o Raghavendra Raya had conveyed the Northern portion of Sy.No.238, measuring 3 acres 11 guntas, out of 4 acres 1 gunta, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, in favour of Mr.Venkatagiryachar S/o. Late Madhavachar, by virtue of Sal Deed dated 18.08.1957, which was registered as document No.1788/1957-58, of Book 1, Volume 885 ,at pages 89-91, registered before the office of the Sub Registrar, Hosakote.

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Whereas, the said Mr. Venkatagiryachar S/o.Late Madhavachar, has taken the loan against the security of deposit of title deeds, executed Mortgage Deed in favour of Samethanahalli Village Sahakara Sangha and later the same has been discharged, vide Discharge Deed dated 27.01.1996, executed by Samethanahalli Village Sahakara Sangha represented by its Secretary Mr.S. Bheemarao in favour of Mr. Venkatagiryachar S/o.Late Madhavachar, registered as document No. 3706/1965-66, Book 1, Volume 1143, at Pages 97, registered before the office of the Sub Registrar, Hosakote, in respect of Sy.No.238, measuring 3 acres 38 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

It is observed that, Mr. Venkatagiryacharya S/o. Madhavacharya conveyed the property bearing Sy.No.36, measuring 2 acres 20 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, in favour of Mr. Chandrachar S/o. Ramachar, by virtue of Sale Deed dated 07.07.1971, which was registered as document No. 1247/1971-72, of Book 1, registered before the office of the Sub Registrar, Hosakote. Subsequently, revenue records came to be transferred in the name of Mr. Chandrachari S/o. Ramachari, vide Mutation Register bearing No.12/1994-95, in respect of Sy.No.238/1, measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

Later on the siad Mr. Venkatagiryacharya S/o. Madhavacharya conveyed the portion of the land bearing Sy.No.238, measuring 1 acre 20 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, in favour of Mr. C.Ramachari S/o. Chidambarachari, by virtue of Sale Deed dated 14.05.1974, which was registered as document No. 835/1974-75, of Book 1, registered before the office of the Sub Registrar, Hosakote. Subsequently, revenue records came to be transferred in the name of Mr. Ramachari S/o. Chidambarachari, vide Mutation Register bearing No.24B/1990-91, in respect of Sy.No.238/1, measuring 1 acres 20 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

Mr. Venkatagiryachari S/o. Madhavachari Had availed a loan against the security of deposit of title deeds, executed Mortgage Deed dated 12.01.1966, in favour of Governor of Mysore, registered as document No.3989, of Book 1, registered before the office of the Sub Registrar , Hosakote, in respect of Survey Number 238, measuring 3 acres 38 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

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Mr. Chandrachari S/o. Late Ramachari and his daughter Mrs.Bhagyamma, have entered in to Agreement of Sale dated 09.10.2003, with Mr. M. Krishnappa S/o. Late Marappa, registered as document No.2273/2003-04, of Book 1, Volume 2501, at Pages 15-17, registered before the office of the Sub Registrar, Hosakote, in respect of Sy. No.238/1 measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk and the said Sale Agreement has been cancelled vide Cancellation of Sale Agreement dated 31.08.2004, entered between Mr. Krishnappa S/o.Late Marappa in favour of Mr. Chandrachari S/o. Late Ramachari, registered as document No.HSK-1-02446/2004-05, Stored in CD No. HSD-21,registered before the office of the Sub Registrar, Hosakote.

Whereas, certain mistakes occurred in the Sale Deed dated bearing document No.1247, dated 07.07.1971, the Survey Number of the schedule property was mentioned wrongly as Sy.No.36 instead of Sy.No.238, and the same has been rectified vide Rectification Deed dated 21.07.2006,executed by Mrs. Sharadamma and Mrs.Rukkamma (Both are daughters of Late Venkatagiriyaachari) in favour of Mr.Chandrachar S/o. Late Ramachar ,registered as document No. HSK-1-03289/2006-07, stored in CD No. HSKD369, registered before the office of the Sub Registrar, Hosakote, in respect of Sy. No.238 measuring 4 acres situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk. (Whereas, the said Venkatagiriyaachari died leaving behind him i.e., Mrs Sharadamma and Mrs. Rukkamma his daughters are the only legal heirs and they had executed Rectification Deed).

Subsequent thereto, 1) Mr. Chadrachari S/o. Late Ramachari along with his children 2) Mrs. Bhagyamma 3) Mrs.Sathyamma conveyed the property bearing Sy.No.238/1, measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, in favour of Mr.K. S. Chandrashekar Gowda S/o. T. Sonnappa, vide Sale Deed dated 31.08.2004, which was registered as document No.HSK1-0247/2004-05, Stored in CD No.HSKD-21,registered before the office of the Sub Registrar, Hosakote Subsequently, revenue records came to be transferred in the name of Mr.K.S. Chandrashekar Gowda S/o. T. Sonnappa, vide Mutation Register bearing No.44/2004-05.

Mr.K.S.Chandrashekar Gowda S/o. T. Sonnappa had entered in to an Agreement of Sale dated 28.08.2007, with Mr. R. Manjunath S/o. Late Ramakrishnappa, in respect of Sy.No.238/1, measuring 2 acres 21 guntas inclusive of 3 guntas of kharab, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk. Subsequently, the said Mr. R. Manjunath S/o.Late Ramakrishnappa, had assigned his right, title and interest over the

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Property bearing in respect of Sy.No.238/1 measuring 2 acres 21 guntas inclusive of 3 guntas of kharab, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, in favour of Mr. Tony Thangaraj S/o. Manick Raj, vide Agreement to Assign dated 27.09.2007.

Subsequent thereto, Mr.K.S. Chandrashekar Gowda S/o. T Sonnappa (AS Vendor) and Mr. R Manjunath S/o. Late Ramakrishnappa (AS Confirming Party), conveyed the property bearing Sy .No. 238/1 ,measuring 2 acres 21 guntas inclusive of 3 guntas of kharab, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, in favour of Mr.Tony Thangaraj S/o.Manik Raj, by virtue of Sale Deed dated 29.09.2007,which was registered as document No.HSK-1-03482007-08,stored in CD No. HSKD98, registered before the office of the Sub Registrar, Hosakote Subsequently, revenue records came to be transferred in the name of Mr. Tony Thangaraj S/o. Manik Raj, vide Mutation Register bearing No.33/2007-08.in respect of Sy.No.238/1, measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk.

On Perusal of the endorsements its clearly shows that, there is tenancy certificate issued in the name of the K.S. Chandrashekar Gowda and in order to same Sy.No.238/1 other endorsements issued dated 19/12/2009 stats that there no 79A and b and PTCL cases not filed against this SCHEDULE PROPERTY.

The Endorsement issued against The Tahasiladr old pahani from 1984-85 to 1986-87 are not available (and its not mandatory for this opinion)

On perusal of the Encumbrance Certificate from 1950 to till date the entire transactions are similar to the all sale deeds. Entire sale deeds are reflecting the EC clearly.

The Land bearing Sy.No.238/1, measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, came to be converted from Agricultural Industrial Purpose, vide official Memorandum dated 28.05.2012, bearing No.ALN(HA)SR/5/2009-10, issued by the office of Deputy commissioner, Bangalore District, in the name of Mr.Tony Thangaraj S/o.Manik Raj.

And again the same land has been converted to industrial to agricultural purpose bearing Conversion order dated: 05.04.2022 of Sy.No.238/1 Measuring 2 acre 18 guntas Situated at Samethanahalli Village, Anugondanahalli Hobli.

KAVITHA CHINNAPPA

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Hosakote Taluk, Converting the land Residential purpose on 05.04.2000 in Document No.LCCP102280/2021.

The commencement Certificate dated 07.07.2021, STRR Planning Authority, for the change of land of use from Industrial Purpose to Residential purpose, in respect of Sy. No.238/1, measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, in the name of Mr. Tony Thangaraj S/o. Manik Raj.

The said Mr.Tony Thangaraj S/o. Manik Raj, formed a layout with various dimensions of sites, in the land bearing Sy.No.238/1, measuring 2 acres 18 guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, vide Draft of Layout plan bearing No.STRR PA/TP/LAO/34/2021-22, dated 16.02.2022, issued by STRR Planning Authority.

On perusal of the Hissa Suurvey tippani and copy of atlas and as well as re-survey sketch its clearly showing that Sy.No.36 as phodeed as Re Surevy No.238. and as per Hiss Survey Tippani on 19.6.2002 the Sy.No.238 phoded as Sy.No.238/1 and 2. And it clearly shows that in Copy of Atlals and Tippani

On perusal of the tax paid receipts dated 28.8.2007 tax paid by the Chandrashekar Gowda and on 07.04.2022 the entire tax paid by the through Karnataka Grameen Bank ,

On perusal of the all old and latest pahanis in the present pahani reflected original owner Mr.Tony Thangaraj of Sy.No.238/1 measuring 2 acre 18 guntas.

Subsequently after executing sale deed in favour of Mr.Tony Thangaraj S/o.Manik Raj, by virtue of Sale Deed dated 29.09.2007,which was registered as document No.HSK-1-03482007-08,stored in CD No. HSKD98, registered before the office of the Sub Registrar, Hosakote Subsequently, revenue records, Mr. Tony Thangaraj S/o. Manik Raj, registered his name in the records of Samethanahalli Grama Panchayath, and issued Panchayathraj E-Khatha (From-11B) dated 11.04.2022, and paying upto date tax.

Whereas, Mr.Tony Thangaraj S/o. Manik Raj, (As Vendor) M/s. Calken Educational Services Pvt. Ltd., represented by its Authorised Signatory Mr. Ponukumati Janakinath Sharma,(As Confirming Party) entered in to Joint Development Agreement dated 20.04.2022, with M/s. Ranav Projects Pvt. Ltd., represented by its Managing Director Mr.K. Naveen Naidu, registered as document No. HSK-1-00866/2022-23, stored in CD No. HSKD-1518,Registered

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before the office of the Sub Registrar, Hosakote ,in respect of Sy. No.238/1, measuring 2 acres 10 ½ guntas, situated at Samethanahalli Village, Anugondahalli Hobli, Hoskote Taluk, for formation of residential layout

And he also executed General power of Attorney dated 20.04.2022, registered as document No. HSK-4-00042/2022-23, stored in CD No. HSKD-1518, registered before the office of the Sub Registrar, Hosakote, deal with said property. in the latest encumbrance certificate present owner RANAV PROJECTS PRIVATE LIMITED reflecting the same

After due verification of the all title deeds and revenue documents **above Mr. Tony Thangaraj S/o. Manik Raj**, as per the sale deed and as per the E-katha, they are the absolute owners and possession in respect of the schedule properties. They are having absolute right, title and possession to alienate the same.

We certify that **Mr. Tony Thangaraj S/o. Monik Raj**, is the absolute owner of the 'Subject Property' and this title over the Subject Property is clear, valid, good and marketable, subject and possession to alienate the same. After due verification of documents listed above.


Advocate