



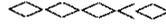
Date: 05th December, 2018

To,

M/s. M/s.2Getherments Infra Private Limited.,
Represented by its Chairman cum Managing Director,
Sri.T.Harinath Rao,

LEGAL SCRUTINY REPORT

This Legal Opinion is given to **M/s. M/s.2Getherments Infra Private Limited,** Represented by its Managing Director, **Sri.T.Harinath Rao,** based on the photocopies of title documents and information provided by them.



RE: All that piece and parcel of Converted Land bearing Sy.No.73/1, **present BBMP Katha No.868/Sy.No.73/1,** (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 18/08/2012, bearing No.ALN (EKHW)SR 47/2012-13) Totally measuring 2 Acres 19 Guntas, situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, presently under the jurisdiction of **BBMP,**

I LIST OF DOCUMENTS SCRUTINISED

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		R.T.C for the period from 1966-67 to 2017-18 in respect of Sy.No.73/1 of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
02		Records of Rights pertaining to Sy.No.73/1, of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
03.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of Index of Lands pertaining to Sy.No.73/1, of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
04	04/03/1982	Partition Deed executed by 1.Sri. H.V.Krishnappa S/o. Late.Sri.Venkataramanappa, 2.Mr.V.Erappa Reddy S/o Late Sri.Venkataramanappa 3.Mr.V.Mohan S/o Sri.Venkataramnappa 4.Sri.V.Prasad S/o Sri.Venkataramanappa 5.Sri.V.Shekar Babu S/o Sri.Venkataramnappa in respect of various Properties belonging to their joint family, including Sy.No.73/1, measuring 3 Acres 10 Gunats of Hoodi Village wherein inter-alia Sri.V.Prasad S/o	Copy

Handwritten signature/initials with an arrow pointing upwards and to the right.

		Sri.Venkataramanappa., Vide registered as document No.2142/1981-82, Volume.1631, Pages 223 to 224 in Book-I, registered before the Office of the Sub-Registrar, Hosakote.	
05.		Mutation Register Extract bearing No.14/1982-83 showing the mutation of land in Sy.No.73/1 of Hoodi Village in the name Sri.V.Prasad	Copy
06.		Genealogical Tree of Sri.Venkataramanappa	Copy
07.	01/10/2016	Confirmation Deed executed by 1. Smt.Kanthamma D/o Late.Sri.Venkataramnappa, 2.Smt. Kamamma D/o Sri.Venkataramanappa 3. Smt. Vimalamma D/o Sri.Venkataramanappa 4.Sri.Hari Prasad S/o Late Sri.Ramaiah Reddy 5.Smt.Sudha W/o Sri.Narayan Reddy 6.Sri.Kusha S/o Late Sri.Ramaiah Reddy in favour of 1. Sri.V.Prasad S/o Sri.Venkataramanappa and others, Vide registered as document No.4189/2016-17, in Book-I, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore the respect of Sy.No.73/1 of Hoodi Village and other Properties.	Copy
08		Intimation letter issued by the Deputy Commissioner Bangalore Dist., Bangalore in the name of Mr.V.Prasad Son of Sri.Venkataramanappa demanding to pay a sum of Rs.3,35,467/- towards Conversion fee, in respect of property	Copy

V.D.

09	18/08/2012	Conversion Certificate bearing No.ALN(E.K.H.W).SR 47/2012-13, issued by the Deputy Commissioner, Bangalore Dist., Bangalore, in respect of Survey No.73/1 totally measuring about 2 Acres 19 Guntas of Hoodi village.	Copy
10.		NOC issued by BDA stating Nil acquisition in respect of Sy.No.73/1, measuring 3 Acres 10 Guntas of Hoodi Village.	Copy
11.		48(A) and 7(A) endorsement issued by the Tahsildar, Bangalore East Taluk in respect of property described at Para-II.	Copy
12.		79(A) and (B) endorsement issued by the Assistant Commissioner, Bangalore North Taluk, in respect of property described at Para-II	Copy
13.		PTCL endorsement issued by the Assistant Commissioner, Bangalore North Taluk,in respect of property described at Para-II.	Copy
14.		Improvement Charges Receipt in the name of Sri.V.Prasad	Copy

N.B.

15.		<p>Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the name of Sri.V.Prasad S/o Sri.Venkataramanappa in respect of Sy.No.73/1, measuring 2 Acre 19 Guntas, of Hoodi Village.</p> <p>And Tax paid receipts in respect of Sy.No.73/1, measuring 2 Acres 19 Guntas of Hoodi Village.</p>	Copy
16.	09/04/2018	<p>Joint Development Agreement executed by Mr.V.Prasad Son of Sri.Venkataramanappa, and his family Members in favour of M/s.2Getherments Infra Private Limited, Represented by its Managing Director, Sri.T.Harinath Rao, registered as document No.262/2018-19, of Book – I, registered before the Office of the Sub-Registrar, Shivaji Nagar (Varthur), Bangalore, in respect of the Property described at Para – II.</p>	
17.	09/04/2018	<p>General Power of Attorney executed by Mr.V.Prasad Son of Sri.Venkataramanappa, and his family Members in favour of M/s.2Getherments Infra Private Limited, Represented by its Managing Director, Sri.T.Harinath Rao, registered as document No.12/2018-19, Book – IV, registered before the Office of the Sub-Registrar, Shivaji Nagar (Varthur), Bangalore, in respect of the Property described at Para – II.</p>	

V.10

19.	12/02/218	General Power of Attorney executed by Mr.H.M.Ashok Murthy Son of Late Sri.M.Muniyappa, and his family Members in favour of M/s.2Getherments Infra Private Limited , Represented by its Managing Director, Sri.T.Harinath Rao, registered as document No.260/2017-18, Book – IV, registered before the Office of the Sub-Registrar, Shivaji Nagar (Varthur), Bangalore, in respect of the Property described at Para – II.	Copy
20.	30/11/2018	Amalgamation Deed Between Mr.H.M.Ashok Murthy Son of Late Sri.M.Muniyappa, and his family Members and other property Owners in Sy.No.73/2A and Sy.No.73/1 registered as document No.5135/2018-19, Book – I, registered before the Office of the Sub-Registrar, Shivaji Nagar (Varthur), Bangalore, in respect of the Property described at Para – II alongwith other properties Sy.No.73/2A and Sy.No.73/1 of Hoodi Village.	Copy
21.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the name of Sri.H.M.Ashok Murthy S/o Late Sri.M.Muniyappa Smt.Kayyamma W/o Late Sri.Doddanarasimhaiah and Mr.V.Prasad Son of Sri.Venkataramanappa in respect of Sy.No.73/2A, Sy.No.73/1 and Sy.No.73/3, measuring 4 Acre 23 Guntas, of Hoodi Village.	Copy

V.10

II. DESCRIPTION OF PROPERTY

All that piece and parcel of Converted Land bearing Sy.No.73/1, **present BBMP Katha No.868/Sy.No.73/1**, (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 18/08/2012, bearing No.ALN (EKHW)SR 47/2012-13) Totally measuring 2 Acres 19 Guntas, situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, presently under the jurisdiction of **BBMP**, together with all rights appurtenances whatsoever whether underneath or above the surface and bounded on the

East : Land in Sy.No.26/2;
West : Land in Sy.No.26/1 & Road;
North : Land in Sy.No.33 and 25;
South : Land in Sy.No.27;

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.73/1, measuring 3 Acres 10 Guntas, of Hoodi Village, was originally held by Sri.Venkataramannappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Venkataramannappa, his sole surviving Class – I legal heirs, namely 1.Sri. H.V.Krishnappa 2.Mr.V.Erappa Reddy 3.Mr.V.Mohan 4.Sri.V.Prasad and 5.Sri.V.Shekar Babu all are sons of Late.Sri.Venkataramanappa, have succeeded to his entire estates including Property bearing **Sy.No.73/1**, of Hoodi Village, measuring about 3 Acres 10 Guntas.



Later 1.Sri. H.V.Krishnappa 2.Mr.V.Erappa Reddy 3.Mr.V.Mohan 4.Sri.V.Prasad and 5.Sri.V.Shekar Babu all are sons of Late.Sri.Venkataramanappa was entered into registered Partition deed dated 04/03/1982 referred above, in respect of various Properties belonging to their joint family, including Sy.No.73/1, wherein inter-alia Sri.V.Prasad has been allotted Sy.No.73/1 of Hoodi Village, measuring about 3 Acres 10 Guntas had got the RTC and all other revenue records mutated into his name vide MR.No.14/82-83, followed by confirmation deed Dated:01/10/2016 referred above.

The said Sri.V.Prasad Son of Late.Sri.Venkataramanappa, having acquired land in Sy.No.73/1, measuring 3 Acres 10 Guntas of Hoodi Village in the manner referred to above and have applied for conversion of said land measuring about 2 Acres 19 Guntas in Sy.No.73/1, of Hoodi Village from agricultural to non-agricultural purposes and have got converted the same from agricultural to non-agricultural purpose vide conversion order No.ALN(E.K.H.W).SR 47/2012-13, dated.18/08/2012, issued by the Deputy Commissioner, Bangalore Dist, Bangalore.

Later, the Property described at Para – II has fallen within the administrative confines of the Bruhath Bangalore Mahanagara Palike and owner of the Property described at Para – II have paid Property tax to the said authority and had obtained Katha issued in the name of Sri.V.Prasad Son of Late.Sri.Venkataramanappa, and the said authority has assigned a BBMP Katha No.868/Sy.No.73/1, and also after amalgamated Common BBMP Katha No.866/Sy.No.73/1,73/2A,73/3.

The said Mr.V.Prasad Son of Sri.Venkataramanappa and his family Members have entered into a registered Joint Development Agreement dated 09/04/2018 with the **M/s.2Getherments Infra Private Limited**, Represented by its Managing Director Sri.T.Harinath Rao, for the development of the Property described at Para – II, subject to the terms and conditions mentioned therein and in pursuance thereto, Sri. H.M. Ashoka Murthy and his family Members have also executed and registered a Power of Attorney dated 09/04/2018 in favour of



said **M/s.2Getherments Infra Private Limited**, Represented by its Managing Director Sri.T.Harinath Rao, and in the said Power of Attorney the Land owner inter-alia have authorized the Builder **M/s.2Getherments Infra Private Limited**, Represented by its Managing Director Sri.T.Harinath Rao, to sell 61 % undivided interest in the Property described at Para – II.

IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificates from 01/04/1950 to 14/02/1957 and again 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 15/01/2018 in respect of Sy.no.73/1 of Hoodi Village, it would establish that there are no existing charges or mortgages on the property upto 15/01/2018. However it is advisable to obtain upto date Encumbrance Certificate.

V. CERTIFICATE

From the foregoing, and subject to the observations made above, I certify that Sri. H.M. Ashoka Murthy and his family Members have got absolute title over the Property described at Para – II and **M/s.2Getherments Infra Private Limited**, Represented by its Managing Director Sri.T.Harinath Rao, would derive right to sell 61% undivided share over the Property described at Para – II, alongwith proportionate built up area by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said **M/s.2Getherments Infra Private Limited**, Represented by its Managing Director Sri.T.Harinath Rao, would derive valid title to the flats in the proposed multistoried building to be constructed over the Property at para – II, and Smt.Kayyamma W/o Late.Sri.Doddanarasimhaiah and Smt.Muniyamma W/o Late Sri.Chikkanarasimhaiah and all the family members would derive valid title for remaining 61% super built up area in the project alongwith proportionate undivided share of land by virtue of Joint Development Agreement referred to above.



There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II upto 21/03/2018. subject to obtain bellow mentioned documents.

1. Title Document in the name of Sri.Venkataramanappa
2. Death certificate of Late.Sri.Venkataramanappa.
3. change of land use.



**SNR ASSOCIATES,
ADVOCATES.**

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