



**Legal Nexus**  
*Advocates & Consultants*

Kiran Kumar Hegde M.A, LL.B  
Chennakeshava B.S BAL, LL.B  
Rajesh P Karkera BA, LL.B  
Suguna V Karkera BA.LL.B  
Krithi M.K BA, LL.B  
Parbhakar M Kunder BAL, LL.B

To,

30.05.2025

**M/S.KUMARI INFRA HOMES PVT.LTD,**  
**Having its office at Opposite to Kanti Sweets,**  
**2<sup>nd</sup> Floor, 7/A, 19<sup>th</sup> Main Road, HSR Layout, Bangalore – 560 102.**  
**Represented by its Proprietor Mr. T. Narasimhulu**

**LEGAL SCRUTINY REPORT**

**Dear Sir,**

**Sub:** Legal Opinion with respect to the Converted Land bearing Survey No.69/2, Measuring 1 Acre 20.08.00 Guntas and 0.01.08.00 Guntas of Kharab Land, converted vide Official Memorandum dated 26.12.2024, bearing No. ALN/A/S/SR138/24-25, issued by the office of Deputy Commissioner, Bangalore, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

**SCHEDULE PROPERTY**

All the piece and parcel of the Converted Land bearing Survey No.69/2, Measuring 1 Acre 20.08.00 Guntas and 0.01.08.00 Guntas of Kharab Land, converted vide Official Memorandum dated 26.12.2024, bearing No. ALN/A/S/SR138/24-25, issued by the office of Deputy Commissioner, Bangalore, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District bounded by:-

**East by : Sy.No.153 and 142/P2**

**West by : Government Land**

**North by : Property belonging to Sri. Lakshmikanthamma (Block No.3)**

**South by : Property belonging to Sri. Thimmaiah (Block No.1)**





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## **SCOPE OF LIMITATION:**

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and judicial actions. Any such change could have an effect on the validity of the statements we made in this Opinion.

In this Opinion, our observations are limited to issues and risks arising from a legal perspective regarding the property's title, as we analysed only the information and documents furnished to us.

## **CONFIDENTIALITY:**

The contents of this Opinion are confidential. Neither this Opinion nor its contents may be disclosed to anyone other than to the professional advisers, officers and employees of Client and its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to anyone other than the Client concerning the contents of this Opinion.

## **DOCUMENTS SCRUTINIZED:**

| Sl No                          | Date of document. | Name/ Type of document | Regd/Ref No. of the original document with date | Whether original /certified/ true copy/Photostat |
|--------------------------------|-------------------|------------------------|-------------------------------------------------|--------------------------------------------------|
| <b>TITLE RELATED DOCUMENTS</b> |                   |                        |                                                 |                                                  |





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|    |            |                                                                                                                                                                                                         |                                 |           |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------|
| 1. | 08.06.1949 | Partition deed entered into between Sri. Muniyappa S/o. Sri. Hanumaiah, Sri. Thirumalappa Son of Sri. Hanumaiah with respect to Sy. No. 69 measuring 3 Acres 01 Guntas carved out of 6 Acres 02 Guntas. | Document No. 2456/1948-49       | Photostat |
| 2. | 18.03.1968 | Partition deed entered into between Sri.K. Hanumaiah and Sri. Chikkahanumaiah Sons of Sri. Muniyappa with respect to Sy.No 69 measuring 3 Acres 01 Guntas.                                              |                                 | Photostat |
| 3. | 31.05.2024 | Endorsement issued by the Tahsildar stating that non availability of MR.No.16/1985-86                                                                                                                   | No.RRT/Nakalu/CR/8/2024-25.     | Photostat |
| 4. |            | Mutation Register                                                                                                                                                                                       | MR.No.33/1994-95                | Photostat |
| 5. |            | Family tree of Chikka Hanumaiah reflecting his legal heirs                                                                                                                                              |                                 | Photostat |
| 6. |            | Mutation Register Extract                                                                                                                                                                               | MR.No.51/2006-07                | Photostat |
| 7. | 04.04.2008 | Gift deed executed by Smt.Lakshamma W/o. Late.Chikka Hanumaiah in favour of her son Sri.Anjinappa S/o. Late.Chikka Hanumaiah                                                                            | Document No.SRJ-1-00016/2008-09 | Photostat |
| 8. |            | Mutation Register Extract                                                                                                                                                                               | MR.No.50/2007-08                | Photostat |
| 9. |            | Death Certificate of Sri. Anjinappa                                                                                                                                                                     |                                 | Photostat |





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|     |            |                                                                                                                                                                                                |                                         |           |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------|
| 10. |            | Mutation Register Extract                                                                                                                                                                      | MR<br>No.H13/201<br>5-16                | Photostat |
| 11. | 18.09.2021 | Joint development Agreement entered into Mrs.Padmavathi & others with M/S. NANDA AVANA PROPERTIES, with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas.                      | document no. ANK-1-03983/2021-22        | Photostat |
| 12. | 18.09.2021 | General Power Of Attorney executed by Smt. Padmavathi and her children in favour of M/S. NANDA AVANA PROPERTIES with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas.         | Document bearing No.ANK-4-00219/2021-22 | Photostat |
| 13. | 07.10.2023 | Cancellation Deed of Joint Development Agreement entered into Mrs.Padmavathi & others with M/S. NANDA AVANA PROPERTIES, with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas. | document No.ABL-1-08636/2023-24         | Photostat |
| 14. | 07.10.2023 | Cancellation Deed of GPA executed by Smt. Padmavathi and her children in favour of M/S. NANDA AVANA PROPERTIES with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas.          | document No.ABL-4-00191/2023-24         | Photostat |
| 15. | 06.10.2023 | Release deed executed by Mr. Muniramaiah and others in favour of Mrs. Padmavathi and others for Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas                                          | Document bearing No.ABL-1-08623/2023-24 | Photostat |
| 16. | 06.10.2023 | sale deed executed by Smt. Padmavathi and others in favour of Mr.P.GAGAN REDDY for Sy.No.69/2                                                                                                  | document No.ABL-1-                      | Photostat |





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|     |            |                                                                                                                                                                |                                  |           |
|-----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------|
|     |            | measuring to an extent of 1 Acre 20.08 Guntas and 0.01.08 Gunta of Kharab                                                                                      | 08637/2023-24                    |           |
| 17. |            | Mutation Register Extract                                                                                                                                      | MR No.H14/2023-24                | Photostat |
| 18. | 12.10.2023 | Confirmation deed executed by Smt.Pushpavathi and her daughter Navya S in favour of Mr.P.GAGAN REDDY S/o Late. P. V. N. Vidyakar Reddy                         | Document No. BSK-1-08573-2023-24 | Photostat |
| 19. | 12.04.2024 | Joint Development Agreement entered into between Sri. Gagan Reddy S/o. Late Sri. P. V. N. Vidyak Reddy with M/S.KUMARI INFRA HOMES PVT. LTD                    | document no. SRJ-1-00400-2024-25 | Photostat |
| 20. | 12.04.2024 | General Power of Attorney executed by Gagan Reddy S/o. Late Sri. P. V. N. Vidyak Reddy in favour of M/S.KUMARI INFRA HOMES PVT. LTD                            | document no. SRJ-4-00032-2024-25 | Photostat |
| 21. |            | Application for Change of land                                                                                                                                 |                                  | Photostat |
| 22. | 16.11.2024 | Change of Land use                                                                                                                                             | APA/LU/67/2023-24                | Photostat |
| 23. |            | Mutation Register                                                                                                                                              | MR.No.T43/2024-25                | Photostat |
| 24. | 26.12.2024 | Official Memorandum of Conversion order issued by Deputy Commissioner office, Bangalore with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas. | No.ALN(A)(S) SR:138/24-25        | Photostat |





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|                          |            |                                                                                                                                                                                                  |                     |           |
|--------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------|
| 25.                      | 30.05.2025 | Work Order issued by the Anekal Planning Authority                                                                                                                                               | APA/LAO/91 /2024-25 | Photostat |
| 26.                      |            | Layout Plan issued by the Anekal Planning Authority                                                                                                                                              |                     | Photostat |
| <b>REVENUE DOCUMENTS</b> |            |                                                                                                                                                                                                  |                     |           |
| 27.                      |            | Khetwar Copy                                                                                                                                                                                     |                     | Photostat |
| 28.                      |            | Pahani Thakthe                                                                                                                                                                                   |                     | Photostat |
| 29.                      |            | Manual RTC from 1969-70 to 1973-1974, 1974-75 to 1978-1979, 1979-1980 to 1983-1984 , 1984-1985 to 1988-89, 1989-90 to 1996-97, 1997-98- 2000-2001 with respect to Sy.No.69                       |                     | Photostat |
| 30.                      |            | RTC From 2001-2002, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08 to with respect to Sy.No.69.                                                                                            |                     | Photostat |
| 31.                      |            | RTC From 2008-2009, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-2023, 2023-24, 2024-25 with respect to Sy.No.69/2. |                     | Photostat |
| <b>ENDORSEMENTS</b>      |            |                                                                                                                                                                                                  |                     |           |
| 32.                      | 23.07.2024 | Nil Tenancy Certificate stating that there is no tenancy application                                                                                                                             | RD12180280 18283    | Photostat |





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|                       |            |                                                                                                                                                                |                         |           |
|-----------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|
|                       |            | pending with respect to Sy. No. 152, issued by the Tahsildar                                                                                                   |                         |           |
| 33.                   | 08.11.2021 | Endorsement issued by The Assistant Commissioner, Bangalore stating that there is no case pending under the PTCL Act, with respect to Sy. No. 69/2             | PTCL/CR(A)/C.R.435/1-22 | Photostat |
| 34.                   |            | Endorsement issued by The Assistant Commissioner, Bangalore stating that there is no case pending under Sec.79(A) (B) of KLR Act, with respect to Sy. No. 69/2 | LRF/(AS)/CR/28/21-22    |           |
| 35.                   | 08.09.2023 | Endorsement issued by the Tahsildar stating that non availability of IL and Preliminary Records.                                                               | RK/C/R/674/23-24        | Photostat |
| 36.                   | 10.11.2023 | Endorsement issued by the Tahsildar stating that non availability of RR No.125                                                                                 | RK/CR/231/2023-24       | Photostat |
| 37.                   | 10.11.2023 | Endorsement issued by the Tahsildar stating that non availability of IL                                                                                        | RK/CR/263/23-24         | Photostat |
| <b>SURVEY RECORDS</b> |            |                                                                                                                                                                |                         |           |
| 38.                   |            | Kardha Nakalu                                                                                                                                                  |                         |           |
| 39.                   |            | Hissa Tippani                                                                                                                                                  |                         | Photostat |
| 40.                   |            | RR Edabagha & Balabagha                                                                                                                                        |                         | Photostat |
| 41.                   |            | Akarbandh                                                                                                                                                      |                         | Photostat |
| 42.                   |            | Atlas                                                                                                                                                          |                         |           |
| 43.                   |            | Village Map                                                                                                                                                    |                         | Photostat |





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| ENCUMBRANCE CERTIFICATES |            |                                                                                   |                        |           |
|--------------------------|------------|-----------------------------------------------------------------------------------|------------------------|-----------|
| 44.                      | 16.02.2022 | Encumbrance certificate from 1-04.1945 to 31.03.2004 with respect to Sy.No 69     | SA-30601/2021-2022     | Photostat |
| 45.                      | 01.04.2024 | Encumbrance certificate from 1-04.2004 to 31.05.2024 with respect to Sy.No 69/2.  | SA-147020-2024-25      | Photostat |
| 46.                      | 25.11.2024 | Encumbrance certificate from 1-04.2023 to 25.11.2024 with respect to Sy.No 69/2.  | SA No.229969-2024-25   | Photostat |
| 47.                      | 07.05.2025 | Encumbrance certificate from 25.11.2024 to 05.05.2025 with respect to Sy.No 69/2. | SA No.474404 - 2024-25 | Photostat |

## FLOW OF TITLE:

On perusal of the above documents, it can be observed that, the larger extent of land bearing Sy.No.69, measuring 6 Acres 02 Guntas situated at Kutaganahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, originally belonged to Sri.Muniyappa and Sri.Thirumalappa both are sons of Sri. Hanumaiah.

It could be seen that, aforesaid Sri.Muniyappa and Sri.Thirumalappa affected a partition amongst themselves through a Partition deed dated 08.06.1949, registered as document No.2456/1948-49, Volume 618, pages 9 to 13, Book I, in the office of the Sub registrar, Anekal, wherein the land in Sy.No.69, along with various other lands were allotted to the parties in the following manner:

- i) The land bearing Sy.No.69, measuring to an extent of 3 Acres 1 Gunta along with various other lands were allotted to the share of **Sri.Muniyappa Son of Hanumaiah**





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- ii) The land bearing Sy.No.69, measuring to an extent of 3 Acres 1 Gunta along with various other lands were allotted to the share of **Sri.Thirumalappa Son of Hanumaiah**

Further it could be seen that, after death of Sri. Muniyappa **Son of** Sri. Hanumaiah, his sons viz., Sri.K. Hanumaiah and Sri. Chikkahanumaiah, partitioned their joint family properties through a Panchayath Parikath dated 18.03.1968 and in terms of the said partition, Survey Number 69, Measuring 3 Acres 01 Guntas, Situated at Koothaganahalli Village, Sarjapura Hobli, Anekal Taluk, wherein the portion of the said land in Survey Number 69, measuring 1 Acre 20½ Guntas, was allotted to Sri.K.Hanumaiah and the portion of the said land in Survey Number 69 Measuring 1 Acre 20½ Guntas, was allotted to Sri. Chikkahanumaiah. Accordingly, the khatha has been mutated in the name of Sri.K.Hanumaiah and Sri. Chikkahanumaiah respectively, vide Mutation Register Extract bearing MR.No.16/1985-86 in the concerned revenue records. The said Mutation Register Extract is not available in the Tahsildar office hence Endorsement issued by the Tahsildar, Anekal Taluk vide Endorsement dated 31.05.2024 bearing No.RRT/Nakalu/CR/8/2024-25.

It could be seen that, Sri Chikkahanumaiah son of Late Sri. Muniyappa died intestate leaving behind his wife Smt. Lakshamma and their children viz., Sri.Anjinappa, Smt.Jayamma, Sri.Puttaramaiah, Sri.Ramanjanaiah, Smt.Pramila, Sri.Somaiah, Smt.Lalithamma and Smt.Bhagyamma W/o.Late.Lakshmana to succeed the intestate estate of the deceased. Accordingly, the khatha has been mutated in the name of Smt.Lakshamma, vide Mutation Register Extract bearing MR.No.51/2006-07 in the concerned revenue records.

Further it could be seen that, Smt. Lakshamma wife of late Sri. Chikkahanumaiah gifted the land bearing Survey Number 69, Measuring 1 Acre 20½ Guntas, and excluding 0-01.08 Gunta, Situated at Koothagahalli Village, Sarjapura Hobli, Anekal Taluk, in favour of her son viz., Sri. Anjinappa, vide Gift Deed dated 04.04.2008, registered as Document





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No.SRJ-1-00016/2008-09, stored in C.D.No.SRJD14, of Book-I, in the office of Sub-Registrar Sarjapura, Anekal Taluk. Accordingly, the khatha has been mutated in the name of Sri. Anjinappa, vide Mutation Register Extract bearing MR.No.50/2007-08 in the concerned revenue records.

It could be seen that, larger land in Survey Number 69, Situated at Koothagahalli Village, Sarjapura Hobli, Anekal Taluk has been bifurcated and assigned as new Survey Number 69/1, Measuring 6 Acres 6 Guntas, Survey Number 69/2, Measuring 1 Acre 22 Guntas, Survey Number 69/3, Measuring 1 Acre 1 Guntas, Survey Number 69/4, Measuring 1 Acre 1 Gunta and Survey Number 69/5, Measuring 1 Acre.

Further it could be seen that, the said Sri. Anjinappa died intestate, leaving behind his wife Smt. Padmavathi and his children viz., 1) Mr.Jagadish Kumar K.A., Mrs.Rajeshwari R., Kumari.Yuktha and Master Rushil represented by their mother and natural guardian Mrs.Rajeshwari R. 2) Mrs.A.Bindu Brahmananda and her daughter Ms.B.Gaana and 3) Mr.K.A.Yeshwanth Kumar to succeed the intestate estate of the deceased. Accordingly, the khatha has been mutated in the name of Smt. Padarmavathi W/o. late Sri. Anjinappa, vide Mutation Register No.H13/2015-16 in the concerned revenue records.

WHEREAS, Smt. Padmavathi and his children entered into a Joint Development Agreement dated 18.09.2021, registered as document no. ANK-1-03983/2021-22, of Book-I, Stored in CD No.ANKD1118, in the Office of the Senior Sub Registrar, Anekal in the Office of the Sub Registrar, Sarjapur, Bangalore with M/S. NANDA AVANA PROPERTIES, Represented by its Proprietor Mr.Sampath Kumar.M.R and Mr.Madhu Kumar.K for development of the property Land Bearing Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District for formation of Residential villas and have agreed on a sharing ratio of 60 : 40 and due to unforeseen circumstances Smt. Padmavathi and his children have got cancelled the said Joint Development Agreement dated 18.09.2021 through a separate Cancellation Deed of Joint Development Agreement 07.10.2023, bearing document No.ABL-1-08636/2023-24, of Book - 1, in the office of Sub-Registrar Attibele Bangalore.





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Whereas, Smt. Padmavathi and her children had executed the General Power of Attorney is duly registered in Book IV, Document bearing No.ANK-4- 00219/2021-22, Stored in CD No. ANKD1118, dated 18.09.2021, in the Office of the Sub-Registrar, Anekal, Bengaluru, in favour of M/S. NANDA AVANA PROPERTIES, Represented by its Proprietor Mr.Sampath Kumar.M.R and Mr.Madhu Kumar K, have got cancelled the said GPA dated 07.10.2023, bearing document No.ABL-4- 00191/2023-24, of Book 4, in the office of Sub-Registrar Attibele, Bangalore.

Whereas, Mr. Muniramaiah and others have released, relinquished, renounced right, title and interest of their respective Share of the land bearing Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in favour of Mrs. Padmavathi and others, vide Release deed dated 06.10.2023 is duly registered in Book- I, Document bearing No.ABL-1-08623/2023-24, in the Office of the Sub-Registrar, Attibele Bengaluru.

Whereas, Smt. Padmavathi and others conveyed the land bearing Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in favour of Mr.P.GAGAN REDDY S/o Late. P. V. N. Vidyakar Reddy by way of registered sale deed dated 06.10.2023, registered on 07.10.2023, bearing document No.ABL-1- 08637/2023-24, of Book 1, in the office of Sub-Registrar Attibele, Bangalore.

Whereas, Smt.Pushpavathi and her daughter Navya S., have claiming their right, title and interest over the land bearing Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in favour of Mr.P.Gagan Reddy S/o Late. P. V. N. Vidyakar Reddy by way of Confirmation deed dated 12.10.2023, registered as Document No. BSK-1-08573-2023-24, in the office of the Subregistrar, Basavanagudi



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On filing of the application by Mr.P.Gagan Reddy for conversion from Agricultural to Layout Residential purpose, the Tahsildar, Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District, basing on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of Intimation Letter from Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the land bearing Survey Number 69/2 measuring 1 Acre 22 Guntas, on 26.12.2024, bearing No. ALN/A/S/SR138/24-25, after paying the Conversion Charges, with respect to Sy. No 69/2, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Further it could be seen that, Sri. Gagan Reddy S/o. Late Sri. P. V. N. Vidyak Reddy entered into a Joint Development Agreement dated 12.04.2024, registered as document no. SRJ-1-00400-2024-25, Book I, in the Office of the Sub Registrar, Sarjapur, Bangalore with **M/S.KUMARI INFRA HOMES PVT.LTD Represented by its Proprietor Mr. T. Narasimhulu** Son of Sri.T.Peddaiah for development of the property Land Bearing Survey Number 69/2 measuring 1 Acre 22 Guntas, which is situated at Kuthaganahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore District for formation of Residential layout /sites and have agreed on a sharing ratio of 60: 40.

Further it could be seen that, Sri. Gagan Reddy S/o. Late Sri. P. V. N. Vidyak Reddy also executed a General Power of Attorney dated 12.04.2024 registered as document no. SRJ-4-00032-2024-25, Book IV, in the Office of the Sub Registrar, Sarjapur to deal with the 62% of developed area shall belong to **M/S.KUMARI INFRA HOMES PVT.LTD., Represented by its Proprietor Mr. T. Narasimhulu** of saleable area.

Further it could be seen that, **M/S.KUMARI INFRA HOMES PVT.LTD., Represented by its Proprietor Mr. T. Narasimhulu** decided to undertake the development of the schedule property along with the adjacent lands to an extent of 5 Acres and 18 Guntas located in Sy. Nos. 69/2, 69/3, 69/4, 69/5 and 152 of Kuthaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District into a residential Layout project and secured sanction for the same from Anekal Planning Authority vide commencement certificate dated





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30.05.2025 bearing No. APA/LAO/91/2024-25 by authorizing the builder to commence the developmental works over the said property. The Approval Letter and Plan Sanction are available for Perusal

## **REVENUE DOCUMENTS:**

- Khethuvar Copy is available for perusal
- Pahani Thakthe reflects the name of Sri.Kallubaaladha Muneappa, Sri.Hanumanthaiah as the Khathedar of the land.
- Manual RTC's for the period of 1969-1970 to 1983-84 with respect to Survey Number 69 reflects the name of Sri.Kallubaaladha Muneappa as the Khathedar of the land.
- Manual RTC's for the period of 1984-85 to 1988-89 with respect to Survey Number 69 reflects the name of Sri.Kallubaaladha Muneappa, Sri.Hanumanthaiah, Sri Chikkahanumaiah as the Khathedar of the land.
- Manual RTC's for the period of 1989-90 to 2000-01 with respect to Survey Number 69 reflects the name of Sri. Muniyappa Son of Sri.Hanumanthaiah, Sri.Hanumanthaiah, Sri Chikkahanumaiah, Sri.Thimmaiah as the Khathedar of the land.
- Computerized RTC's for the period of 2001-2002, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08 with respect to Survey Number 69 reflects the name of Sri.Hanumanthaiah, Sri Chikkahanumaiah, Sri.Thimmaiah as the Khathedar of the land.
- Computerized RTC's for the period of 2008-2009, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-2023, 2023-24, 2024-25 with respect to Survey Number 69/2 reflects the name of Sri.Gagan Reddy as the Khathedar of the land.





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**Suguna V Karkera BA.LL.B**  
**Krithi M.K BA, LL.B**  
**Parbhakar M Kunder BAL, LL.B**

**REGARDING ENDORSEMENTS:**

- ❖ The Tahsildar, Anekal Taluk had issued a Nil Tenancy Certificate dated 23.07.2024, stating that there is no tenancy application pending with respect to Sy. No. 69/2, measuring to an extent of 1 Acre 20.08 Guntas situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District bearing no. RD1218028018283
- ❖ The Assistant Commissioner, Bangalore had issued an Endorsement dated 08.11.2021, bearing No. PTCL/CR(A)/C.R.435/1-22, stating that there is no case pending under the PTCL Act, with respect to Sy. No. 69/2, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- ❖ The Tahsildar, Anekal had issued an Endorsement dated 08.09.2023 regarding the non-availability of I.L. and Preliminary Record with respect to Sy. No. 69, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- ❖ The Tahsildar, Anekal had issued an Endorsement dated 10.11.2023, bearing No. RK/CR/231/2023-24, regarding the non-availability RR No.125 with respect to Sy. No. 69, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- ❖ The Tahsildar, Anekal had issued an Endorsement dated 10.11.2023, bearing No. RK/CR/263/2023-24, regarding the non-availability IL with respect to Sy. No. 69, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

**SURVEY RECORDS:**

- Survey records such as Kardha Nakalu, RR Balabaga, RR Edabaga, Hissa Tippani, Atlas, Akarband, Village Map which confirms the





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Parbhakar M Kunder BAL, LL.B

measurement, location, identity & boundary of the Land bearing Sy. No. 69, situated at Kutaganahalli Village.

## **TRACING OF ENCUMBRANCES:**

➤ **Encumbrance Certificate from 01.04.1945 to 31.03.2004 with respect to Sy.No 69 reflects the following transactions:**

- Partition deed dated 08.06.1949 entered between Sri. Hanumaiah, Thirumalappa Son of Hanumaiah & Sri.Muniyappa with respect to Sy.No 69 measuring 3 Acres 01 Guntas carved out of 6 Acres 02 Guntas vide document No 2456/1948-49.
- Gift deed dated 29.07.2002 executed by K.Hanumanthaiah in favour of Smt Lakshmikanthamma with respect to Sy.No 69 measuring 1 Acre 21 Guntas vide document No 2995/2002-03 (Note: this transaction does not applicable to the subject property of this Legal opinion)

➤ **Encumbrance Certificate from 01.04.2004 to 31.05.2024 with respect to Sy.No 69/2, reflects the following transactions:**

- Joint Development Agreement dated 12.04.2024, document no. SRJ-1-00400-2024-25 entered into between Sri. Gagan Reddy S/o. Late Sri. P. V. N. Vidyak Reddy with M/S.KUMARI BUILDERS AND DEVELOPERS
- Confirmation deed dated 12.10.2023 Document No. BSK-1-08573-2023-24 executed by Smt.Pushpavathi and her daughter Navya S in favour of Mr.P.GAGAN REDDY S/o Late. P. V. N. Vidyakar Reddy
- Release deed dated 06.10.2023 Document bearing No.ABL-1-08623/2023-24 executed by Mr. Muniramaiah and others in favour of Mrs. Padmavathi and others for Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas





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- sale deed dated 06.10.2023 document No.ABL-1-08637/2023-24 executed by Smt. Padmavathi and others in favour of Mr.P.GAGAN REDDY for Sy.No.69/2 measuring to an extent of 1 Acre 20.08 Guntas and 0.01.08 Gunta of Kharab
- Cancellation Deed of Joint Development Agreement dated 07.10.2023 document No.ABL-1-08636/2023-24 entered into Mrs.Padmavathi & others with M/S. NANDA AVANA PROPERTIES, with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas
- Joint development Agreement dated 18.09.2021 document no. ANK-1-03983/2021-22 entered into Mrs.Padmavathi & others with M/S. NANDA AVANA PROPERTIES, with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas
- Gift deed dated 04.04.2008 Document No.SRJ-1-00016/2008-09 executed by Smt.Lakshamma W/o. Late.Chikka Hanumaiah in favour of her son Sri.Anjinappa S/o. Late.Chikka Hanumaiah

➤ **Encumbrance certificate from 1-04.2023 to 25.11.2024 with respect to Sy.No 69/2, reflects the following transactions:**

- Cancellation Deed of Joint Development Agreement dated 07.10.2023 document No.ABL-1-08636/2023-24 entered into Mrs.Padmavathi & others with M/S. NANDA AVANA PROPERTIES, with respect to Sy.No.69/2 measuring to an extent of 1 Acre 22 Guntas

➤ **Encumbrance certificate from 25.11.2024 to 05.05.2025 with respect to Sy.No 69/2, reflects nil transaction.**





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**CERTIFICATE OF TITLE**

In view of the foregoing discussion, we are of the considered and unconditional opinion that Sri. Gagan Reddy S/o. Late Sri. P. V. N. Vidyak Reddy is the absolute owner and **M/S.KUMARI INFRA HOMES PVT. LTD., Represented by its Proprietor Mr. T. Narasimhulu** is the Developer of the land bearing Sy. No. 69/2 measuring 1 Acre 22 Guntas, converted vide Official Memorandum dated 26.12.2024, bearing No.ALN(A)(S)SR:138/24-25, issued by the office of Deputy Commissioner, Bangalore, situated at Kutaganahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and holds clear and marketable title over the same.

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.

