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ViVeKa Consultants

To:

16/05/2026

M/s LAND CAPITAL INFRASTRUCTURE PRIVATE LIMITED,

Having its registered office at Land Capital Primero,
Doddakanelli, Opp RGA Tech Park, Bangalore-560 035
Kind Attention: Mr. Bhagyaraj.V.C.

Subject: Opinion regarding title with respect to the following lands, both situated at Chikka Kannelli Village, Varthur Hobli, Bangalore East Taluk, as detailed hereinbelow:

ITEM NO.1:

All that piece and parcel of residential converted land bearing Sy.No.15/10 measuring 20 Guntas, situated at Chikka Kannelli Village, Varthur Hobli, Bangalore East Taluk and bounded as follows:

East by : Land bearing Sy.No.15/1 and Road
West by : Chikka Nayanahalli Gadi
North by : Land bearing Sy.No.15/2
Southby : Land bearing Sy.No.15/12, Item No.2 herein

PRESENT OWNER: MRS.RAJAMMA D/O.LATE.MR.TAYAPPA @ TAYAPPA REDDY

ITEM NO.2:

All that piece and parcel of residential converted land bearing Sy.No.15/12 measuring 20 Guntas, situated at Chikka Kannelli Village, Varthur Hobli, Bangalore East Taluk and bounded as follows:

East by : Land bearing Sy.No.15/1 and Road
West by : Chikka Nayanahalli Gadi
North by : Land bearing Sy.No.15/10, Item No.1 herein
Southby : Land bearing Sy.No.15/11

PRESENT OWNER: MRS.NEELAMMA D/O.LATE.MR.TAYAPPA @ TAYAPPA REDDY

TITLE FLOW:

- 1)** The land in Sy.No.15 totally measuring 6 acres 22 Guntas (excluding 4 Guntas of B Kharab) situated at Chikka Kannelli Village, Varthur Hobli, Bangalore East Taluk was originally owned by Someshwara Devaru/Temple.
- 2)** One Mr.Thayappa @ Thayappa Reddy, one of the cultivator in the subject land, had filed an application seeking Occupancy rights in LRF 4509/1976-77. Along with the said Thayappa, Mr.Chandrashekara Reddy and Mr.Nanjappa Reddy had also filed an application in LRF 1233/1974 seeking Occupancy Rights over portion of the land in Sy.No.15, which was dismissed. However, the Land Tribunal, overlooking the said facts, has passed an order dated 23.07.1988 thereby wrongly coming to the conclusion that the said Thayappa along with the said Mr.Chandrashekara Reddy and Mr.Nanjappa Reddy are jointly cultivating the subject land.
- 3)** Aggrieved by the said order, the said Thayappa @ Thayappa Reddy and Someshwara Temple had filed separate writ petitions bearing No.20561/1993 and Writ Petition No.30537/1993 and the same came to be allowed on 05/12/2006 with the direction to remand the matter for fresh disposal before the Land Tribunal.
- 4)** Pursuant thereto, legal heirs of Late.Mr.Thayappa along with Mr.Chandrashekara Reddy and Legal heirs of Late.Mr.Nanjappa Reddy filed a case against Someshwara Temple in LRF 4509/1976-77 and based on the affidavits filed by the parties to the said case thereby confining and demarcating their respective shares in Sy.No.15 and Sy.No.2(which is not subject matter of this opinion), the Land Tribunal has passed an order dated 09/08/2011 thereby the occupancy rights/ownership of the parties therein as follows:
 - a)** Legal heirs of Late.Mr.Thayappa @ Thayappa Reddy were jointly granted occupancy rights, inter alia, in respect of portion of the land in Sy.No.15 measuring 3 acres 2 Guntas and another extent of land in the same survey no.15 measuring 25 Guntas, situated at Chikka Kannalli Village, Varthur Hobli, Bangalore East Taluk.
 - b)** Mr.B.R.Chandrashekar Reddy was granted Occupancy rights in respect of portion of the land in Sy.No.15 measuring 1 Acre 25 Guntas
 - c)** Revenue authorities were directed to mutate the name of Someshwara Temple in respect of portion of the land in Sy.No.15 measuring 1 Acre 10 Guntas.
- 5)** Pursuant thereto, Form 10 dated 21/05/2012-13, was issued in the joint names of Venkatasami Reddy and others with respect to portion of the land in Sy.No.15 measuring 3 acres 2 Guntas and another extent of land in the same Sy.No.15 measuring 25 Guntas, situated at Chikka Kannalli Village, Varthur Hobli, Bangalore East Taluk for which occupancy rights were granted and accordingly full premium payment of sum of Rs.45, 486/- was paid.
- 6)** Pursuant thereto, the land in Sy.No.15 was phoded and accordingly, portion of the land in Sy.No.15 measuring 3 acres 2 Guntas was assigned Sy.No.15/1 and the other extent of land in the same Sy.No.15 measuring 25 Guntas was assigned Sy.No.15/4.

- 7) It is seen that in terms of order passed in Appeal 26/2013-14 dated _____ by Deputy Commissioner, ADLR, the aforesaid phoded Survey numbers 15/1, 15/2, 15/3 and 15/4 was cancelled and direction has been issued for initiating fresh Phodi process.
- 8) In the meantime, Mrs.Rajamma and Mrs.Neelamma, legal heirs of Late.Mr.Thayappa Owner of Item No.1 and 2 respectively had filed a suit against their legal heirs of Late.Mr.Thayappa in O.S.No.742/2014 seeking partition and separate possession. The said suit came to be decreed in terms of Compromise Petition filed by all the parties to the said suit on 18/04/2017 as detailed hereinbelow:
- a) Northern internal portion of the land in Sy.No.15 measuring 20 Guntas identified as Schedule A Property therein and Item No.1 herein, was allotted to the said Mrs.Rajamma, interalia, who got the said Final decree registered on 06/09/2018 as Document No.VRT-1-03319/2018-19, Book I, stored in CD.No.VRTD 363, in the office of the Sub-Registrar, Varthur, Bangalore City.
 - b) South western portion of the land in Sy.No.15 measuring 20 Guntas identified as Schedule B Property therein and Item No.1 herein, was allotted to the said Mrs.Neelamma, interalia, who got the said Final decree registered on 06/09/2018 as Document No.VRT-1-03321/2018-19, Book I, stored in CD.No.VRTD 363, in the office of the Sub-Registrar, Varthur, Bangalore City
- 9) Pursuant thereto, the land allotted to the said Mrs.Rajamma, i.e., Item No.1 was re-assigned as Sy.No.15/10 while the land allotted to the said Mrs.Neelamma, i.e., Item No.2 was re-assigned as Sy.No.15/12, in terms of MR T2/2022-23 and RTCs for the said period is evidencing the same.
- 10) That the children of the said Mrs.Rajamma, owner of Item No.1 herein, viz., Mrs.Saraswathi, Mrs.Bhagyalakshmi and Mrs.Manjula have jointly relinquished their rights over Item No.1 herein, by way of abundant caution, in favour of their mother the said Mrs.Rajamma, in terms of Release Deed dated 13/07/2022, registered as Document No.INR-1-04679/2022-23, Book I, stored in CD.No.INRD 1121, in the office of the Sub-Registrar, Indiranagar, Bangalore.
- 11) The Owners of Item No.1 and 2 herein, with an intention to develop their respective properties, have entered into Joint Development Agreement dated 06/09/2024 with Land capital Infrastructure Private Limited (Hereinafter referred to as the Developer) thereby formulating the scheme for constructing residential apartments on Item No.1 and 2 lands by amalgamating the same. The said Joint Development agreement dated 06/09/2024 was registered as Document No.INR-1-05978/2024-25, Book I, in the office of the Sub-Registrar, Indiranagar, Bangalore. Simultaneously, General Power of Attorney dated 06/09/2024 was executed by the said Owners in favour of the Developer, registered as Document No.INR-4-00498/2024-25, Book IV, in the office of the Sub-Registrar, Indiranagar, Bangalore.
- 12) The owners, through the Developer, have got their respective portions converted from agricultural to non-agricultural Layou-residential purpose as detailed hereinbelow:

- a) Official memorandum bearing No.ALN.SR 82/2024-25, Sl.No.705029 dated 04/12/2024 with respect to Item No.1, in the name of Mrs.Rajamma.
- b) Official memorandum bearing No.ALN.SR 83/2024-25, Sl.No.705028 dated 04/12/2024 with respect to Item No.2, in the name of Mrs.Neelamma

13) Plan sanction has been obtained from Bangalore Development Authority on 28/04/2026 for construction of residential apartments comprising of Basement, Ground and four upper floors.

From the above, I am of the opinion that Mrs.Rajamma is the sole and absolute owner of the land bearing Sy.No.15/10 measuring 20 Guntas and Mrs.Neelamma is the sole and absolute owner of the land bearing Sy.No.15/12, Item No.1 and 2 respectively.

DISCLAIMER:

The information in this title report is derived solely from a review of the available documents and the information furnished to me and has not been independently validated in any statutory or other offices. This report is generated based on an examination of photocopies of various documents denoted herein and does not certify the authenticity of such documents. This report is issued subject to the production and perusal of the documents mentioned above and additional Observations set out above. The report is limited to certifying the legal right, title and interest of the present owners based and does not in any way certify the physical location, topography and other physical encumbrances upon the property. No search has been conducted to determine if any litigation/s or acquisition proceeding/s is/are pending in respect of the properties which are the subject matter of this opinion.

Opined accordingly,



Kasturi Rajeeva