



JURIES LAW FIRM

Advocates & Solicitors



RAJU.K.A, B.A., LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 14.02.2024

Place: Bangalore

To,

**M/s. SUYUG CONSTRUCTIONS,
represented by its designated Partner Mr. S.Yathish**

Sub: Legal Opinion in respect of **Sy.No. 27/1, measuring 2 Acres 2 Guntas**, Duly converted from Agriculture to Non Agricultural Residential Purpose vide Official Memorandum bearing No. ALN (A)(S)/SR-189/2012-13, Dated: 03.01.2013, issued by the Deputy Commissioner, Bangalore, Situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

And

In respect of **Sy.No.27/2, measuring 5 Guntas**, Situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the **New Sy.No. 27/1, measuring 2 Acres 2 Guntas**, Duly converted from Agriculture to Non Agricultural Residential Purpose vide Official Memorandum bearing No. ALN (A)(S)/SR-189/2012-13, Dated: 03.01.2013, issued by the Deputy Commissioner, Bangalore, Situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and Bounded on the

East by : Land in Sy.No.27/1,
West By : Land in Sy.No.37,
North By : Road,
South By : Land in Sy.No.27/2 and kadaagrahara Road.

Present Owners: Mr. Mohan.S.N, Mrs. Rajini.R, Mrs. Janavi Reddy, Mr. Manohar.S.N, Mr. Manjula.H.R, Mr. Hitanshi.M.Reddy, Mrs. Rajini.R and Mrs. Manjula.H.R

All the piece and parcel of the **Sy.No.27/2, measuring 5 Guntas**, Duly Converted vide Official Memorandum Order No. ALN(A)(S)SR 358/2011-12, dated: 12.04.2012, issued by Deputy Commissioner, Bangalore, Situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and Bounded on the

East by : Property belongs to Mrs. Vandana,
West By : Property belongs to Narayana Reddy,
North By : Property in Sy.No.27/1,
South By : Road and Kada Agrahara Village.





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Present Owners: M/s. SUYUG CONSTRUCTIONS, represented by its designated Partner Mr. S.Yathish.

II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

DEEDS / DOCUMENTS:

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Sale Deed	Doc No.1510/26-27, Dated: 07.04.1927, executed by Imamsab in favour of Mr. Muniga, S/o. Basava, in respect of Sy.No. 27, measuring 4 Acres 28 Guntas.	Photocopy	
2	Sale Deed	Doc No. 1080/37-38, Dated: 27.01.1938, executed by Toti Muniga, S/o. Basava, in favour of Madappa, S/o. Venkatappa, in respect of Sy.No. 27, measuring an extent of 4 Acres 28 Guntas.	Photocopy	
3.	Sale Deed	Doc No. 272/45-46, Dated: 06.08.1945, executed by Madappa, S/o. Venkatappa, in favour of Siddareddy, S/o. Channappa, in respect of in respect of Sy.No. 27, measuring an extent of 4 Acres 28 Guntas.	Photocopy	
4	Sale Deed	Doc No. 1534/45-46, Dated: 01.04.1946, executed by Siddareddy, S/o. Channappa, in favour of Madappa, S/o. Venkatappa, in respect of Sy.No. 27, measuring an extent of 4 Acres 28 Guntas.	Photocopy	
5	Panchayat Partition	Dated:07.06.1983, between, Mrs. Venkatamma, W/o. Late. Madappa, Mrs. Lakshamma, W/o.Late. Srinivasareddy, Mr. Mahadevareddy, S/o. Late. Madappa, Mr. S.M.Jayaramareddy, S/o. Late. Madappa and Mr. S.M.Narayanareddy, S/o. Late. Madappa, as per partition deed Mrs. Lakshamma and Mr. Babu Reddy, family members of Late. Srinivasareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'A' Schedule.	Photocopy	





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		Mr. S.M.Jayaramareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'C' Schedule. Mr. S.M.Narayanareddy was allotted 2 Acres 27 Guntas in Sy.No.27 along with other properties as 'D' Schedule		
6	Unregistered Partition Deed	Dated: 27.06.1990, between, Mrs. Venkatamma, W/o. Late. Madappa, Mrs. Lakshamma, W/o.Late. Srinivasareddy, Mr. Mahadevareddy, S/o. Late. Madappa, Mr. S.M.Jayaramareddy, S/o. Late. Madappa and Mr. S.M.Narayanareddy, S/o. Late. Madappa, as per partition deed Mrs. Lakshamma and Mr. Babu Reddy, family members of Late. Srinivasareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'A' Schedule. Mr. S.M.Jayaramareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'C' Schedule. Mr. S.M.Narayanareddy was allotted 2 Acres 27 Guntas in Sy.No.27 along with other properties as 'D' Schedule.	Photocopy	
7	Release Deed	Doc No. CMP-4-00386-2014-15, of Book No. 4, Stored in CD No. CMPD123, Dated: 14.11.2014, registered in the office of Sub Register Chamarajpet, executed by Mrs. Shanthamma, Mrs. S.M.Lakshmidevi, Mrs. Indramma, Mr. Chandramouli, Mrs. Padmavathi, Mrs. Lalita and Mrs. Vani in favour of Mrs. Lakshamma, Mrs. Mamatha, Mr. Babureddy, Mrs. Aruna, Mr. S.M.Mahadevappa, Mrs. Bharathamma, Mr. Mohan and Mr. Manohar in respect of Sy.No.27/1, measuring 2 Acres 10 Guntas, Sy.No.27/2, measuring 5 Guntas, Sy.No.27/3, measuring 5 Guntas, Sy.No.27/4, measuring 5 Guntas, Sy.No.27/5, measuring an extent of 2 Acres 2 Guntas along with other properties.	Photocopy	





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8	Sale Deed	Doc No. ANK-1-04181-2004-05, of Book No.1, Stored in CD No. ANKD32, Dated: 10.06.2004, registered in the office of Sub Registrar Anekal, executed by Mr. Narayanareddy, Master. Mohan and Master. Manohar, in favour of Mrs. Anithakamath, in respect of Sy.NO.27, measuring 5 Guntas out of 2 Acres 27 Guntas.	Photocopy	
9	Sale Deed	Doc No. 9829/2002-03, of Book NO.1, Stored in CD No. 24/02-03, Dated:05.04.2003, registered in the office of Sub Registrar Anekal, executed by Mr. Narayanareddy, Master. Mohan and Master. Manohar, in favour of Mr. K.Vijaya Kumar, in respect of Sy.no.27, measuring 20 Guntas.	Photocopy	
10	Rectification Deed	Doc No. ANK-1-09180-2004-05, of Book No.1, Stored in CD No. ANKD36, Dated: 12.08.2004, registered in the office of Sub Registrar Anekal, executed by Mr. Narayana Reddy, in favour of Mrs. Anitha Kamath, in respect of Sale Deed No. 4181/04-05, 10.06.2004.	Photocopy	
11	Sale Deed	Doc No. ANK-1-11233-2005-06, of Book NO.1, Stored in CD No. ANKD86, Dated: 26.11.2005, registered in the office of Sub Registrar Anekal, Executed by Mrs. Anitha Kamath in favour of Mr. A.N.Nagaraju, in respect of Sy.No.27/2, measuring 5 Guntas.	Photocopy	
12	Sale Deed	Doc No. ANK-1-23858-2006-07, of book No.1, Stored in CD No. ANKD168, Dated: 18.10.2006, registered in the office of Sub Registrar Anekal, executed by Mr. A.N.Nagaraju, in favour of Mr. Y.Sriramulu, in respect of Sy.No.27/2, measuring 5 Guntas.	Photocopy	
13	Sale Deed	Doc No. SRJ-1-01452-2007-08, of Book No.1, Stored in CD No. SRJD5, Dated: 05.09.2007, registered in the office of Sub	Photocopy	





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		Registrar Sarjapura, executed by Mr. Y.Sriramulu, in favour of Mr. C.R. Manohar, in respect of Sy.No.27/2, measuring 5 Guntas.		
14	Sale Deed	Doc No. SRJ-1-03915-2010-11, of book No.1, Stored in CD No. SRJD56, Dated: 19.01.2011, registered in the office of Sub registrar Sarjapura, executed by Mr. C.R.Manohar, in favour of Mr. K.C.Soma Shekar, in respect of Sy.No.27/2, measuring 5 Guntas	Photocopy	
15	Gift Deed	Doc No. SRJ-1-06694-2012-13, of Book No.1, Stored in CD No. SRJD120, Dated: 14.03.2013, registered in the office of Sub Registrar Sarjapura, executed by Mr. K.C.Soma Shekar, in favour of Mr. K.C.Jayaprakash, in respect of Sy.No.27/2, measuring 5 Guntas.	Photocopy	
16	Sale Deed	Doc no. SRJ-1-05431-2023-24, of book No.1, Dated: 21.09.2023, registered in the office of Sub Register Sarjapura, executed by K.C.Jayaprakash, in favour of M/s. Suyug Constructions, represented by its designated Partner Mr. S.Yathish, in respect of Sy.No.27/2, measuring 5 Guntas.	Photocopy	
17	Release Deed	Doc.No.SRJ-1-8075-2023-24, of Book No.1, Dated : 04-12-2023, registered in the office of Sub Registrar Sarjapura, executed by Mrs. Bharathi @ Bharathamma in Favour of Mr.Mohan.S.N and Mr. Manohar.S.N, in respect of Old Sy.No.27/5, New Sy.No.27/1, measuring 2 Acres 2 Guntas.	Photocopy	
18	General Power of Attorney	Doc no. SRJ-4-00506-2023-24, of Book No.4, Dated: 05.12.2023, registered in the office of Sub Registrar Sarjapura, executed by Mohan.S.N, Rajini.R, Janavi Reddy, Manohar.S.N, Manjula.H.R, HItanshi.M.Reddy, Rajini.R and Manjula.H.R in favour of M/s. Suyug	Photocopy	





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		Constructions, represented by its Partner Mr. S.Yathish, in respect of Sy.No.27/5, New Sy.No.27/1, measuring 2 Acres 2 Guntas.		
19	Joint Development Agreement	Doc No. SRJ-1-08082-2023-24, of Book No.1, Dated: 05.12.2023, registered in the office of Sub Register Sarjapura, executed by Mohan.S.N, Rajini.R, Janavi Reddy, Manohar.S.N, Manjula.H.R, Hltanshi.M.Reddy, Rajini.R and Manjula.H.R in favour of M/s. Suyug Constructions, represented by its Partner Mr. S.Yathish, in respect of Sy.No.27/5, New Sy.No.27/1, measuring 2 Acres 2 Guntas.	Photocopy	

Record of Rights, Tenancy and Crops (RTC):

Duration	Entries
1969-70 to 1983-84	Madappa, S/o. Venkatappa
1989-90 to 1993-94	Madappa S.M.Narayanareddy - 2 A 27 G
1994-95 to 1996-97	S.M.Narayanareddy - 2A 27 G Lakshmamma - 1 A S.M.Jayaramreddy - 1A
1997-98 to 2001-02	S.M.Narayanareddy Lakshmamma, Babu Reddy - 1 A S.M.Jayaramreddy - 1A M.Balaji - 01.01 G
Sy.No.27/1 2005-06 to 2007-08	Babu Reddy - 00 S.M.Narayanareddy - 1 A 2 G S.M.Jayaramreddy - 1 A Lakshmamma - 1 A Jayamma - 1 G Vandana - 20 G
Sy.No.27/1 2008-09	Babu Reddy - 00 S.M.Narayanareddy - 2 A 2 G S.M.Jayaramreddy - 35 G Lakshmamma - 1 A Jayamma - 1 G Vandana - 20 G





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Sy.No.27/1 2009-10	Babu Reddy - 00 S.M.Narayanareddy - 2 A 2 G S.M.Jayaramreddy - 34 G Lakshamma - 1 A Jayamma - 1 G Vandana - 20 G H.G.Bhagyama - 5 G
Sy.No.27/1 2010-11	S.M.Narayanareddy - 2 A 2 G S.M.Jayaramreddy - 34 G Babu - 1 A Jayamma - 1 G Vandana - 20 G H.G.Bhagyama - 5 G
Sy.No.27/1 2021-22 to 2022-23	S.M.Jayaramreddy - 34 G Babu - 1 A Vandana - 20 G Indramma - 3 G Mahesh - 1 G Ravindra - 5 G Ravindra - 5 G Bharathi, Mohan, Manohar - 2 A 2 G
Sy.No.27/2 2000-01 to 2005-06	Anitha Kamath - 5 G
Sy.No.27/2 2006-07	Y.Sriramulu - 5 G
Sy.No.27/2 2007-08 to 2010-11	C.R.Manohar - 5 G
Sy.No.27/2 2011-12 2018-19 to 2019-20 2022-23	K.C.Somashekar - 5 G
Sy.No.27/5 2011-12	H.G.Bhagyamma
Sy.No.27/5 2011-12 to 2019-20	Bharathi, Mohan, Manohar - 2 A 2 G

Encumbrance Certificate:

Duration	Entries / Description
Sy.No.27, Sy.No.27/5 01.04.1920 to 31.03.2004	1.Doc No.157, 14.05.1927 2.Doc No.1080,26.01.1938



No.678, Ground Floor, 9th Main, 7th Sector, HSR Layout, Opp. MRF Show Room, Bangalore - 560102.



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SA No. 5435/2021-22, 13.07.2021	3.Doc No.272, 08.08.1945 4.Doc No.1534, 08.04.1946 5.Doc No.175, 14.05.1981 6.Doc No.176, 14.05.1981 7.Doc No.182, 07.05.1984 8.Doc No.1216, 10.10.1984 9. Doc No.1771, 121.07.997 10. Doc No.2913, 16.09.2000 11. Doc NO.91, 17.03.2003.
Sy.No.27/2 01.04.2004 to 25.10.2022 ANK-EC-A-0023900-2022-23, 25.10.2022	1.SRJ-1-06694-2012-13 2.SRJ-1-03915-2010-11 3.SRJ-1-01452-2007-08 4.ANK-1-23858-2006-07 5.ANK-1-11233-2005-06
Sy.No.27/5 01.04.2004 to 13.07.2021 SA No.5248/21-22	1.SRJ-1-04019-2011-12 2.ANK-1-09180-2004-05 3.ANK-1-04824-2004-05 4.ANK-1-04181-2004-05 5.ANK-1-02229-2004-05
Sy.No.27/1. 01.04.2004 to 22.06.2023 SRJ-EC-A-318026-2023-24	1.Sale Deed, SRJ-1-02420-2007-08 2.Sale Deed, SRJ-1-00835-2008-09 3.Agreement, SRJ-1-03160-2009-10 4.Sale Deed, SRJ-1-02128-2010-11 5.Sale Deed, ANK-1-32119-2006-07 6.Release Deed, SRJ-1-01577-2018-19 7.Sale Deed, SRJ-1-01347-2019-20 8.Rectification Deed, SRJ-1-02428-2019-20 9.Declaration agreement, SRJ-1-02427-2019-20 10.Sale Deed, SRJ-1-06629-2019-20 11.Cancellation Deed, ABL-1-07296-2018-19 12.Lease Deed, SRJ-1-09006-2022-23. 13.Sale Deed, ABL-1-08392-2021-22 14.Sale Deed, JGN-1-07318-2019-20 15. Sale Deed, JGN-1-07318-2019-20 16.Sale Deed, JGN-1-09262-2019-20





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Mutation Register:

No.	Entries / Description
12/93-94	As per partition Deed, Dated: 27.08.1983, 'D' Schedule allotted to S.M.Narayanareddy, Sy.no.27, 2 Acres 27 Guntas.
6/96-97	As per partition Deed, Dated: 27.06.1990, Lakshamma and Babureddy was allotted 1 Acre in Sy.No.27 along with other properties and S.M.Jayaramareddy was allotted 1 Acre in SY.no.27 along with other properties.
2/97-98	Sale Deed No.1771/97-98, Dated: 21.07.1997, executed by S.M.Jayaramareddy in favour of M.Balaji, Sy.No.27, measuring 1.01 Guntas.
24/2010-11, 25.05.2011	Pavathi Katha, Sy.No.27/1, from S.M.Narayanareddy to the name of Bharathi, Mohan, Manohar - 2 Acres 2 Guntas.
T5/2019-20, 05.09.2019	Release Deed, Doc No. SRJ-1-03073-2018-19, 01.10.2018.
46/2004-05, 03.03.2005	Sale Deed, No.4824, 17.06.2004, executed by D.V.Bhuvanesh in favour of Vandana.
H5/2018-19, 17.09.2018	Release Deed, No.SRJ-1-01577-2018-19, 10.07.2018, from S.M.Jayaramareddy, in favour of Indramma.
H75/2019-20, 13.03.2020	Tahasildar Order, RRT, 05.03.2020, change of name, from Jayamma, to Mahesh
29/2011-12, 09.03.2012	Sale Deed, No. SRJ-1-04019-2011-12, executed by H.G Bhagyamma, in favour of Ravindra.K, in respect of Sy.No.27/3 and 27/5
28/2010-11, 06.04.2011	Sale Deed, SRJ-1-03915-2010-11, 20.01.2011
25/2006-07, 26.04.2007	Sale Deed, ANK-1-23858-2006-07, 18.10.2006
6/2008-09, 21.01.2009	Sale Deed, SRJ-1-00835-2008-09, 19.08.2008
T1/2019-2020, 22.08.2019	Release Deed, SRJ-1-03073-2018-19, 01.10.2018
19/2010-11, 10.02.2011	Sale Deed, SRJ-1-02128-2010-11





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Survey Records:

Document	Entries / Description
Khetuvaru, RR, Karda	In respect of sy.No.27
Tippani, Hissa Tippani	In respect of Sy.No.27/1
Akarbandh	In respect of Sy.No.27/5, 27/1, 27,

Other Documents:

Document	Entries / Description
Death Certificate of Mr. S.M.Narayanareddy	Reg.no.3/09, Died on 06.07.2009
Family Tree of Late. Narayanareddy	No. RD0038028185496
Notarized Family Tree of Madappa	Dated: 17.10.2014
Village map	Of Sompura
Death Certificate	Of Madappa, Died on 15.02.1972

Endorsement:

Sl.No.	Document	Description
1	Conversion Order No. ALN(A)(S)SR189/12-13, 03.01.2013.	Issued by Deputy Commissioner, Bangalore, in respect of Sy.no.27/5, measuring 2 Acres 2 Guntas, in favour of Bharathi, Mohan, Manohar.
2	Endorsement, 20.06.2023	Issued by Tahasildar, Anekal, stating that IL and Preliminary vahi, in respect of SY.No.27 is not available.
3	NOC from KHB, 23.06.2023	In Respect of Sy.No.27/1, measuring 2 Acres 2 Guntas in favour of Bharathi, Mohan, Manohar.
4	NOC from KIADB, 01.07.2023	In Respect of Sy.No.27/1, measuring 2 Acres 2 Guntas in favour of Bharathi, Mohan, Manohar.
5	Endorsement, 26.06.2023	Issued by Deputy Commissioner, stating that there is no Case pending before them under 79(A)(B) Act, in respect of Sy.No.27/1, measuring 2 Acres 2 Guntas.
6	Endorsement, 26.06.2023	Issued by Deputy Commissioner, stating that there is no Case pending before them under PTCL Act, in respect of Sy.No.27/1, measuring 2 Acres 2 Guntas.





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7	Endorsement,	Issued by Special Tahasildar, Anekal, stating that MR 13/84-85, in respect of Sy.No.27 is not available.
8	Conversion Order No. ALN(A)(S)SR 358/2011-12, Dated: 12.04.2012 Intimation Letter, Fees Paid Challan, Conversion Sketch.	Issued by Deputy Commissioner, Bangalore, in respect of Sy.No.27/2, measuring 5 Guntas in favour of Mr. K.C.Somashekar.

CASES:

Case No.	Authority	Description
Appeal No.08/2018-19	Deputy Director of Land Records, Bangalore	Phodi is cancelled and the hissa made in Sy.No.27/1, was merged in to single Sy.No.27/1. On basis of Compromise Petition memo.

III. MORTGAGE AND RELEASE DEED:

Whereas one Mr. Seenappa, S/o. Madappa, executed Mortgage Deed in favour of Seri Culturists Cum formers service co-operative Bank Limited, Sarjapura, vide Doc No. 176/81-82, Volume SF44, Page No.163, Book No.1, Dated: 14.05.1981, in respect of Sy.No.27, measuring 4 Acres 27 Guntas.

Whereas Mr. Seenappa, S/o. Madappa, executed Continuing Mortgage Deed, in favour of Seri Culturists Cum formers service co-operative Bank Limited, Sarjapura, vide Doc No. 175/81-82, Volume SF 44, Pages 163, of book No.,1 Dated: 14.05.1981, in respect of Sy.No.27, measuring 4 Acres 27 Guntas.

Whereas Mr. Seenappa, S/o. Madappa, executed Continuing Mortgage Deed, in favour of Seri Culturists Cum formers service co-operative Bank Limited, Sarjapura, vide Doc No. 182/84-85, Volume SF 72, Pages 199, of book No.,1 Dated: 07.05.1984, in respect of Sy.No.27, measuring 4 Acres 27 Guntas.

Whereas Mr. Seenappa, S/o. Madappa, executed Continuing Mortgage Deed, in favour of Seri Culturists Cum formers service co-operative Bank Limited, Sarjapura, vide Doc No. 1216/84-85, Volume SF 77, Pages 175, of book No.,1 Dated: 10.10.1984, in respect of Sy.No.27, measuring 4 Acres 27 Guntas.





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In turn Seri Culturists Cum formers service co-operative Bank Limited, Sarjapura, has executed Release / Redemption Deed in favour of Mr. Seenappa, S/o. Madappa and Mr. Narayana Reddy, S/o. Madappa, in respect of Mortgage Deeds No. 176/81-82, 175/81-82, 182/84-85 and 1216/84-85, vide Release deed No. 2913/2000-01, of book NO.1, Volume AD 2165, Pages 126-130, Dated: 18.09.2000, registered in the office of Sub Registrar Anekal.

IV. TRACING THE TITLE

Originally the land bearing Sy.No. 27, measuring an extent of 4 Acres 28 Guntas of Sompura Village, Sarjapura Hobli, Anekal Taluk were belongings to one Mr. Imam Sabi, S/o. Mustan Sab. He has sold the entire extent of 4 Acres 28 Guntas, in Sy.No.27, in favour of one Mr. Muniga, S/o. Thotibasava, vide doc No., 1510/26-27, of Book No.1, volume 316, Pages 12-15, Dated: 07.04.1927.

Whereas the said Mr. Thoti Muniga @ Kaka, S/o. Thotibasava, sold the entire extent of 4 Acres 28 Guntas in Sy.No.27 of Sompura Village, Sarjapura Hobli, Anekal Taluk in favour of Mr. Madappa, S/o. Venkatappa, vide doc No. 1080/37-38, of Book NO.1, Volume 448, Pages 15-16, Dated: 27.01.1938.

Whereas the said Mr. Madappa, S/o. Venkatappa, executed registered sale deed in respect of 4 Acres 28 Guntas in Sy.No.27, in favour of Mr. Siddareddy, S/o. Channappa, vide doc No. 272/1975-76, of Book No. 1, Volume 545, Pages 33-34, Dated: 06.08.1945.

Whereas the said Mr. Siddareddy, S/o. Channappa, inturn executed sale deed in favour of Mr. Madappa, S/o. Venkatappa, vide doc No.1534/46-47, of Book No.1, Volume 553, Pages 140-142, Dated: 08.04.1946. in respect of Sy.No.27, measuring 4 Acres 28 Guntas.

Whereas the above said Madappa died on 15.02.1972, leaving behind his wife Mrs. Venkatamma and Children namely Mr. Srinivasa Reddy, Mrs. Kanakamma, Mrs. S.M.Shanthamma, Mr. S.M.Madhavareddy, Mr. S.M.Jayarama Reddy, Mr. S.M.Narayanareddy, Mrs. Indramma, Mrs. Lakshmiddevamma to succeed his estates.

Subsequently first son namely Srinivasa Reddy also died leaving behind his wife Mrs. Lakshamma and children namely Mrs. Mamtha, Mr. Babu and Mrs. Aruna to succeed his estates.

Whereas Mrs. Venkatamma, W/o. Late. Madappa, Mrs. Lakshamma, W/o.Late. Srinivasareddy, Mr. Mahadevareddy, S/o. Late. Madappa, Mr. S.M.Jayaramareddy, S/o. Late.





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Madappa and Mr. S.M.Narayanareddy, S/o. Late. Madappa jointly entered into Panchayat Partition, Dated: 07.06.1983, as per partition deed

Mrs. Lakshamma and Mr. Babu Reddy, family members of Late. Srinivasareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'A' Schedule.

Mr. S.M.Jayaramareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'C' Schedule.

Mr. S.M.Narayanareddy was allotted 2 Acres 27 Guntas in Sy.No.27 along with other properties as 'D' Schedule.

Even after entering into Panchayat Partition, katha of the property was not changed in the revenue records for the years. Once again all the parties entered into one more partition deed as mentioned below for same extent as mentioned in the previous Partition.

The said Mrs. Venkatamma, W/o. Late. Madappa, Mrs. Lakshamma, W/o.Late. Srinivasareddy, Mr. Mahadevareddy, S/o. Late. Madappa, Mr. S.M.Jayaramareddy, S/o. Late. Madappa and Mr. S.M.Narayanareddy, S/o. Late. Madappa jointly entered into Partition Deed, Dated: 27.06.1990, as per partition deed

Mrs. Lakshamma and Mr. Babu Reddy, family members of Late. Srinivasareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'A' Schedule.

Mr. S.M.Jayaramareddy was allotted 1 Acre in Sy.No.27, along with other properties as 'C' Schedule.

Mr. S.M.Narayanareddy was allotted 2 Acres 27 Guntas in Sy.No.27 along with other properties as 'D' Schedule.

Accordingly katha of the property was mutated in the name of

Mr. S.M.Narayanareddy, vide Mutation Registrar No. 12/93-94.

Mrs. Lakshamma and Mr. Babu Reddy, Vide Mutation Registrar No. 6/96-97.

Mr. S.M.Jayarama Reddy, vide Mutation Registrar No. 6/96-97.

Whereas the said Mr. S.M.Narayanareddy and his sons namely Master. Mohan and Master. Manohar, executed registered sale deed in favour of Mr. K.Vijaya Kumar, in respect of Sy.No.27, 20 Guntas out of 2 Acres 27 Guntas vide Doc No. BNG(U)ANKL.9829/2002-03, Dated: 13.03.2003, registered in the office of Sub Registrar Anekal. **(Not Subject Property)**.

Whereas the said S.M.Narayanareddy being absolute owner in possession and enjoyment of the property bearing Sy.No.27, measuring 2 Acres 07 Guntas, Mr. S.M.Narayanareddy and his minor sons namely Mohan and Manohar represented by their father Mr. Narayanareddy, conveyed 5 Guntas out of 2 Acres 27 Guntas in favour of Mrs. Anitha Kamath, and retain 2 Acres 22 Guntas in Sy.no.27, vide Sale Deed No. Doc No. ANK-1-04181-2004-05, of Book No.1, Stored in CD No. ANKD32, Dated: 10.06.2004, registered in the office of Sub Registrar Anekal. Accordingly katha of the property was mutated in the name of Mrs. Anitha Kamath vide Mutation Register No. 14/2004-05.





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Whereas Sy.No.27 was phoded and renumbered as Sy.No.27/1 and 27/2, Sy.No.27/1, measuring 4 Acres 22 Guntas was assigned in the name of Mr. babu Reddy, Mr. S.M.Narayana Reddy, Mr. S.M.Jayaramreddy, Mrs. Lakshamma and others. And Sy.No.27/2, measuring 5 Guntas was assigned in the name of Mrs. Anitha Kamath.

Subsequently the said S.M.Narayanareddy died on 06.07.2009, leaving behind his wife Mrs. Bharathamma and children namely Mr. Mohan and Mr. Manohar to succeed his estates, accordingly katha of the property was mutated in their name jointly, vide Mutation Registrar no. 24/2010-11.

In the meantime Sy.No.27/1 was phoded and renumbered as Sy.No. 27/1, 27/3, 27/4 and 27/5. Sy.No.27/5, measuring 2 Acres 2 Guntas, was assigned in the name of Mrs. Bharathamma, Mr. Mohan and Mr. Manohar.

Whereas Daughters and their children of Late. Madappa, namely Mrs. Shanthamma, Mrs. S.M.Lakshmid devi, Mrs. Indramma, Mr. Chandramouli, Mrs. Padmavathi, Mrs. Lalita and Mrs. Vani have jointly executed Release Deed in favour of Mrs. Lakshamma, Mrs. Mamatha, Mr. Babureddy, Mrs. Aruna, Mr. S.M.Mahadevappa, Mrs. Bharathamma, Mr. Mohan and Mr. Manohar, releasing their right, title and interest over their ancestor property belongs to Late. Madappa, vide Release Deed No. CMP-4-00386-2014-15, of Book No. 4, Stored in CD No. CMPD123, Dated: 14.11.2014, registered in the office of Sub Register Chamarajpet, in respect of Sy.No.27/1, measuring 2 Acres 10 Guntas, Sy.No.27/2, measuring 5 Guntas, Sy.No.27/3, measuring 5 Guntas, Sy.No.27/4, measuring 5 Guntas, Sy.No.27/5, measuring an extent of 2 Acres 2 Guntas along with other properties.

Whereas said Mrs. Bharathamma, Mr. Mohan and Mr. Manohar being absolute owners of the property bearing Sy.No.27/5, measuring 2 Acres 2 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Official memorandum Order No. ALN(A)(S)SR 189/12-13, Dated: 03.01.2013, issued by Deputy Commissioner, Bangalore.

Whereas one Mrs. Vandana filed appeal before DDLR, Bangalore praying for cancellation of phodi in respect of Sy.no.27/1,27/3,27/4,27/5 and the said appeal was allowed and ordered and directed to Assistant Director, Land Reforms, Anekal and Tahasildar, Anekal to cancel the phodi to compile the hissa numbers into mother hissa number i.e., Sy.No.27/1.

Whereas Mrs. Bharathi @ Bharathamma, w/o Late. Narayanareddy, executed registered Release Deed in favour of Mr.Mohan.S.N and Mr.Manohar.S.N, in respect of Old Sy.No.27/5, New Sy.No.27/1, measuring 2 Acres 2 Guntas, vide Doc SRJ-1-8075-2023-24, of Book No.1, Dated: 04.12.2023, registered in the office of Sub Registrar Sarjapura.





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Whereas Mohan.S.N, Rajini.R, Janavi Reddy, Manohar.S.N, Manjula.H.R, Hltanshi.M.Reddy, Rajini.R and Manjula.H.R, executed registered General Power of Attorney in favour of **M/s. Suyug Constructions, represented by its Partner Mr. S.Yathish**, in respect of Sy.No.27/5, New Sy.No.27/1, measuring 2 Acres 2 Guntas, vide Doc SRJ-4-00506-2023-24, of Book No.4, Dated: 05.12.2023, registered in the office of Sub Registrar Sarjapura.

Whereas the above said Mohan.S.N, Rajini.R, Janavi Reddy, Manohar.S.N, Manjula.H.R, Hltanshi.M.Reddy, Rajini.R and Manjula.H.R, executed registered Joint Development Agreement in favour of **M/s. Suyug Constructions, represented by its Partner Mr. S.Yathish**, in respect of Sy.No.27/5, New Sy.No.27/1, measuring 2 Acres 2 Guntas, Doc No. SRJ-1-08082-2023-24, of Book No.1, Dated: 05.12.2023, registered in the office of Sub Register Sarjapura.

In respect of Sy.No.27/2, measuring 5 Guntas, Situated at: Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Whereas the said S.M.Narayanareddy being absolute owner in possession and enjoyment of the property bearing Sy.No.27, measuring 2 Acres 27 Guntas, Mr. S.M.Narayanareddy and his minor sons namely Mohan and Manohar represented by their father Mr. Narayanareddy, conveyed 5 Guntas out of 2 Acres 27 Guntas in favour of Mrs. Anitha Kamath, and retain 2 Acres 22 Guntas in Sy.no.27, vide Sale Deed No. Doc No. ANK-1-04181-2004-05, of Book No.1, Stored in CD No. ANKD32, Dated: 10.06.2004, registered in the office of Sub Registrar Anekal. Accordingly katha of the property was mutated in the name of Mrs. Anitha Kamath vide Mutation Register No. 14/2004-05.

Whereas Sy.No.27 was phoded and renumbered as Sy.No.27/1 and 27/2, Sy.No.27/1, measuring 4 Acres 22 Guntas was assigned in the name of Mr. babu Reddy, Mr. S.M.Narayana Reddy, Mr. S.M.Jayaramreddy, Mrs. Lakshamma and others. And Sy.No.27/2, measuring 5 Guntas was assigned in the name of Mrs. Anitha Kamath.

Whereas the said Mrs. Anitha Kamath sold 5 Guntas in Sy.No.27/2, in favour of Mr. A.N.Nagaraju, vide Sale Deed No. ANK-1-11233-2005-06, of book No.1, Stored in CD No. ANKD86, Dated: 26.11.2005, registered in the office of Sub Registrar Anekal. Accordingly katha of the property was mutated in the name of Mr. A.N.Nagaraju.

Whereas said Mr. A.N.Nagaraju executed registered sale deed in favour of Mr. Y.Sriramulu, in respect of 5 Guntas in Sy.No.27/2, vide Sale Deed No. ANK-1-23858-2006-07, of Book No.1, Stored in CD No. ANKD168, Dated: 18.10.2006, registered in the office of Sub Registrar Anekal, accordingly katha of the property was mutated in the name of Mr. Y.Sriramulu, vide Mutation Register No.25/2006-07.





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Whereas said Mr. Y.Sriramulu executed registered sale deed in favour of Mr. C.R.Manohar, in respect of 5 Guntas in Sy.No.27/2, vide Sale Deed No. SRJ-1-01452-2007-08, of book No.1, Stored in CD No. SRJD5, Dated: 05.09.2007, registered in the office of Sub Registrar Sarjapura, accordingly katha of the property was mutated in the name of Mr. C.R.Manohar, vide Mutation Registrar No. 22/2007-08.

Further said Mr. C.R.Manohar, executed registered sale deed in favour of Mr. K.C.Somashekar, in respect of 5 Guntas in Sy.No.27/2, vide Sale Deed No. SRJ-1-03915-2010-11, of Book No.1, Stored in CD No. SRJD56, Dated: 20.01.2011, registered in the office of Sub Registrar Sarjapura, accordingly katha of the property was mutated in the name of Mr. K.C.Somashekar, vide Mutation register No. 28/2010-11.

Subsequently said Mr. K.C.Somashekar, being absolute owner in possession and enjoyment of property bearing Sy.No.27/5, measuring 5 Guntas applied for conversion from agriculture to non agricultural residential purpose and got converted vide Official Memorandum order No. ALN(A)(S)SR 358/2011-12, dated: 12.04.2012, issued by Deputy Commissioner, Bangalore.

Whereas said Mr. K.C.Somashekar, executed registered Gift deed in favour of Mr. K.C.Jayaprakash, vide Sale deed No. SRJ-1-06694-2012-13, of Book No.1, Stored in CD NO. SRJD120, Dated: 14.03.2013, registered in the office of sub Registrar Sarjapura, in respect of Converted Sy.No.27/2, measuring 5 Guntas.

Whereas Said K.C.Jayaprakash executed registered sale deed in favour of **M/s. Suyug Constructions, represented by its designated partner Mr. S.Yathish**, vide Doc no. SRJ-1-05431-2023-24, of book No.1, Dated: 21.09.2023, registered in the office of Sub Register Sarjapura, in respect of Sy.No.27/2, measuring 5 Guntas.

V. OPINION:

Sy.No.27/2: 5 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Suyug Constructions, represented by its designated partner Mr. S.Yathish**, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.





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Sy.No.27/1, Old Sy.No.27/5: 2 Acres 2 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Suyug Constructions, represented by its designated partner Mr. S.Yathish**, is rights, title and interest over the **63% of Undivided share** of constructed area in the property described above and **Mohan.S.N, Rajini.R, Janavi Reddy, Manohar.S.N, Manjula.H.R, Hltanshi.M.Reddy, Rajini.R and Manjula.H.R** are the absolute owners and rights, title and interest over the **37% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property

Thanking you,
Yours Faithfully,

K.A.RAJU


ADVOCATE
KAR-272/2011

Sri. K.A.Raju,
Juries Law Firm.

