Office: NGR LAYOUT ROOPENA AGARAHARA
Bangalore

**SAGAR M B**
**ADVOCATE**

**Mob 9449313926**

TO,

Date:15-03-2024

**TO WHOM EVER CONCERN**

Sir/ s,

Sub: Legal opinion regarding marketable title of the following property

Residentially Converted Land bearing Sy. No. 406, measuring to an extent of 2 Acres 35 Guntas plus 35 Guntas Kharab, Situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Converted from Agricultural purposes to Non-Agricultural Residential purposes vide Official Memorandum dated 28.05.2011, bearing No. ALN(A)(S) SR 272/2010-11, issued by the Special Deputy Commissioner, Bangalore District

1. **Name of the Title Holder/land owner**

**1. Sri. V. BALAIAH NAIDU,**
S/o Sri. Venunaidu V.,
Aged About 52 Years,
Residing at No. 118, 10th Cross,
Manjunath Layout, Munnekolala,
Marathahalli Post, Bangalore -560 037.

**2. SMT. BINDU NEELAKANTA,**
W/o. Sri. B. Neelakanta,
Aged About 51 Years,
Residing at No. 139, 4 th Main S.B.M. Colony,
Anand Nagar, H A Farm, Bangalore 560 024.

**3. SRI. K.V. NARASIMHULU NAIDU,**
S/o. Sri. Munuswamy Naidu K,
Aged about 67 Years,
Residing at No. 16, Thamarai Street,
Ambal Nagar, Porur Post, Tiruvallur, Tamilnadu-600 116.

**4. SRI. JAYESH THAKER,**
S/o. Sri. Amritlal N Thaker,
Aged About 57 Years,
Residing at No. 620/20, 5 Main Road,
4th Block, Behind Spandana Nursing Home,
Bangalore-560 010.

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**5. SRI. D. PRAKASH,**

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S/o. Sri. B.V. Doddegoudda B V,
Aged about 56 Years,
Residing at No. Bijjawara,
Bijjawara, Bangalore Rural- 562 110

2. **Description of the property**

All that piece and parcel of the Residentially Converted Land bearing Sy. No. 406, measuring to an extent of 2 Acres 35 Guntas plus 35 Guntas Kharab, Situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Converted from Agricultural purposes to Non Agricultural Residential purposes vide Official Memorandum dated 28.05.2011, bearing No. ALN(A)(S) SR 272/2010-11, issued by the Special Deputy Commissioner, Bangalore District, and bounded on the:

East by : Land in Survey No. 407;
West by : Road;
North by : Remaining Land retained by D V Bhuvanesh;
South by : Land in Sy. NO. 405/1.



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| LIST OF DOCUMENTS | | | |
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| **Sl. No.** | **Date of Documents** | **Description of the Document** | **Whether Certified/ Photocopies** |
| 1. | 26.06.1946 | Sale deed Registered sale Deed 26.06.1946, registered as document No. 32/1946-47, Book 1, Pages 44-46, in the Office of the Sub Registrar, Anekal. Executed by, Bileshwara Society, Sarjapura Represented by its Secretary, Sri. A. Srinivasaiah, in favour of Smt. Ammaiayamma in respect of Sy.No.406 an extent of measuring 3 Acres of Sarjapura Village, Sarjapura Hobli, Anekal Taluk, | Photocopy |
| 2. | 14.04.1975 | Sale deed Registered dated 14.04.1975, registered as document No. 139/1975-76, Book 1, Pages 184-186, Vol. 1230, in the Office of the Sub Registrar, Anekal. Executed by, Smt. Gundamma, Sri. Chikkagundappa, and Sri. Chikkamunishami, in favour of Sri. Gullappa in respect of Sy.No.406 an extent of measuring 30 Guntas of Sarjapura Village, Sarjapura Hobli, Anekal Taluk. | Photocopy |
| 3. | 11.09.1980 | Sale deed Registered dated 11.09.1980, registered as document No. 983/1980-81, Book 1, Vol. 1314, pages 56-59, in the Office of the Sub Registrar, Anekal. Executed by, Sri. Doddagundappa, in favour of Smt. Lingamma in respect of Sy.No.406 an extent of measuring 30 Guntas of Sarjapura Village, Sarjapura Hobli, Anekal Taluk. | Photocopy |
| 4. | | Inheritance Certificate bearing No. 2/95-96 | Photocopy |
| 5. | 29.12.2004 | Sale deed Registered dated 29.12.2004, registered as document No. ANK-1-20976-2004-05, Book 1, Stored in C.D No. ANKD46, in the Office of the Sub Registrar, Anekal. Executed by, Sri. Y. Venkataswamy and others, in favour of Smt. Sri. D.V. Bhuvanesh, in respect of Sy.No.406 an extent of measuring 1 Acres of Sarjapura Village, Sarjapura Hobli, Anekal Taluk. | Photocopy |

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| 6. | | Mutation Register bearing No. 8/2007-08. | Photocopy |
| 7. | 04.01.1982 | Unregistered Agreement Sell dated 04.01.1982 Executed by Smt. Lingamma in favour of Sri. Gullappa with respect to the land measuring to an extent of 1 Acre in Sy No.406, situated at Sarjapura Village, Sarjapura Hobli. Anekal Taluk, Bangalore Urban Dist, | Photocopy |
| 8. | 25.08.2010 | Confirmation Deed dated 25.08.2010, registered as document No. SRJ-1-01920-2010-11, Stored in C D No. SRJD43, in the Office of the Sub Registrar, Sarjapura, executed by Sri. Gullappa along with his wife and children viz, Mrs. Gullamma, Mrs. Chandramma, Mr. Ramesh, Son of Mr. Gullappa, along with his children viz., Kum. Indu, and Master Akhil, and Mr. Suresh, Son of Mr. Gullappa, Mr. Shankarappa, S/o. Mr. Gullappa, Mr. Ashok, S/o. Mr. Gullappain in favour of Sri. D. V. Bhuvanesh, with respect to the land measuring to an extent of 1 Acre in Sy No.406, situated at Sarjapura Village, Sarjapura Hobli. Anekal Taluk, Bangalore Urban Dist, | Photocopy |
| 9. | 17.09.2013 | Confirmation Deed dated 17.09.2013, registered as document No. SRJ-1-02363-2013-14, Stored in CD No. SRJD131, in the Office of the Sub Registrar, Sarjapura, executed by Smt. S. V. Nagashree and Smt. S.V. Shwetha along with Mr. Yashas S/o. Y. Venkataswamy, in favour of Sri. D.V. Bhuvanesh, in respect of land bearing Sy. No. 406, measuring to an extent of 1 Acre, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk. | Photocopy |
| 10. | 11.11.1980 | Partition Deed dated: 11.11.1980, registered as document No. 1841/80-81, Book 1, in the Office of the Sub Registrar, Anekal, Among the Sri. Dodda Gundappa and Sri. Chikka Gundappa . | Photocopy |
| 11. | | Mutation Register No. 31/81-82. | Photocopy |
| 12. | | Mutation Register 56/2005-06. | Photocopy |
| 13. | 26.09.2006, | Sale Deed dated 26.10.2005, registered on 26.09.2006, as document No. ANK-1-21689-2006-07, Stored in C.D No. ANKD162, in the | Photocopy |

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| | | land measuring to an extent of 3 Acre 15 Guntas and 1 Acre 07 Guntas karab in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk. | |
| 21. | 28.05.2011 | conversion order in Official Memorandum bearing No. ALN (A) (S) S.R/272/2010-11, dated 28.05.2011, issued by the Deputy Commissioner, Bangalore District. | Photocopy |
| | | Mutation Register bearing No. T 14/2013-14 & M.R. No. H 19/2014-15 | Photocopy |
| 22. | 26.02.2014 | Sale Deed dated 26.02.2014, registered as document No. ABL-1-07091-2013-14, Stored in CD No. ABLD191, in the Office of the Sub Registrar, Attibele, Executed by Mr. D. V. Bhuvanesh in favour of Sri. V. BALAIAH NAIDU, SMT. BINDU NEELAKANTA, SRI. K.V. NARASIMHULU NAIDU, SRI. JAYESH THAKER & SRI. D. PRAKASH. | Photocopy |
| 23. | 06/03/2018 | Rectification Deed dated 06/03/2018 registered as Document No. ANK-1-07095-2017-18 stored in CD No. ANKD435 in the office of Sub Registrar Anekal Executed by Mr. D. V. Bhuvanesh in favour of Sri. V. BALAIAH NAIDU, SMT. BINDU NEELAKANTA, SRI. K.V. NARASIMHULU NAIDU, SRI. JAYESH THAKER & SRI. D. PRAKASH. | Photocopy |
| 24. | 09/02/2015 | Joint Development Agreement Dated 09/02/2015, Registered as Document No.ABL-1-08148-2014-15, stored in C.D No. ABLD232, registered before the sub-registrar, Basavanagudi (Attibele) between Sri. V. BALAIAH NAIDU, and others with M/s Sheela Avenues Pvt Ltd, Rep by one of its director Mrs. Chilagani Sheela Rani. | Photocopy |
| 25. | 09/02/2015 | General Power of Attorney dated: 09.02.2015 registered document bearing No.ABL-4-00423-2014-15, stored in C.D No. ABLD232, a registered before the sub-registrar, Basavanagudi (Attibele), executed by Sri. V. BALAIAH NAIDU, and others in favour of M/s Sheela Avenues Pvt Ltd, Rep by one of its director Mrs. Chilagani Sheela Rani. | Photocopy |
| 26. | 06.11.2023 | Deed of cancellation of Joint Development Agreement dated 06.11.2023 vide document | Photocopy |

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| | | bearing No. ABL-1-09978-2023-24 registered before the sub-registrar, Attibele. | |
| 27. | 06.11.2023 | Cancellation of General Power of Attorney Dated 06.11.2023, vide document No ABL-4-00222-2023-24, registered before the sub-registrar, Attibele. | Photocopy |
| 28. | 06.11.2023 | Joint Development Agreement dated 06.11.2023 vide document bearing No. ABL-1-09979-2023-24 registered before the sub-registrar, Attibele BALAIAH NAIDU, and others entered with N Raghavendra. | Photocopy |
| 29. | 06.11.2023 | General Power of Attorney Date 06.11.2023 vide registered document bearing NoABL-4-00223-2023-24, registered before the sub-registrar, Attibele. | Photocopy |
| 30. | | RTC from 1969-2024 | Photocopy |
| 31. | | Encumbrance Survey No.406, measuring 3 Acres 15 guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban<br>1-4-1920 to 31-3-1940,<br>1-4-1940 to 31-03-2004,<br>01-4-2003 to 03-11-2023,<br>01-04-2022 to 10-11-2023.<br>01-11-2023 to 01-03-2024 | Photocopy |
| 32. | | copy of the Akharband | Photocopy |
| 33. | | copy of the Village map. | Photocopy |
| 34. | | The copy of endorsement dated 19/06/2006, non-availability of I L and R R | Photocopy |
| 35. | 13.06.2014 | The copy of endorsement dated 13/06/2014, non-availability of M R No. 43/84-85. | Photocopy |
| 36. | 13.06.2014 | The copy of endorsement dated 13/06/2014, non-availability of M R No. 52/81-82. | Photocopy |
| 37. | 10.07.2014 | The Xerox copy of the Endorsement dated: 10.07.2014, Nil tenancy. | Photocopy |
| 38. | 11.06.2014 | The Xerox copy of the Endorsement dated: 11.06.2014, Nil section 79 a & b of land reforms act. | Photocopy |
| 39. | 10.06.2014 | The Xerox copy of the Asst. Commissioner, Bangalore South, Sub-Division Endorsement dated: 10.06.2014, Nil PTCL. | Photocopy |

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| | | Office of the Sub Registrar, Anekal, Executed by Smt. Lingamma in favour of Sri. D. V. Bhuvanesh, | |
| 14. | | Mutation Register bearing No.100/2006-07 | Photocopy |
| 15. | 04.03.2011 | Confirmation deed dated 04.03.2011 registered as Document No. SRJ- 1-04568-2010-11, Book 1, Stored in C D No. SRJD60, in the Office of the Sub Registrar, Sarjapura, executed by Mrs. Yellamma, Mr. Narayanaswamy, Mr. Manjesh Kumar, Ms Chandrakala, and N. Manjunath in favour of Sri. D. V. Bhuvanesh. | Photocopy |
| 16. | 16.06.2006 | Sale Deed dated 16.06.2006, registered as document No. ANK-1- 09414-2006-07, Book 1, Stored in C D No. ANKD132, in the Office of the Sub Registrar, Anekal, Executed by Mr. Chikkagundappa, and others in favour of Sri. D. V. Bhuvanesh, in respect of the land measuring to an extent of 13 Guntas in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, | Photocopy |
| 17. | | Mutation Register bearing No.146/2006-07 | Photocopy |
| 18. | 04.07.2006 | Confirmation Deed dated 04.07.2006, registered as document No. ANK-1-11854-2006-07, Stored in C D No. ANKD138, in the Office of the Sub Registrar, Anekal, executed by Mr. Srinivas in favour of Mr. D.V. Bhuvanesh. | Photocopy |
| 19. | 07.02.2014 | Confirmation deed dated 07.02.2014 registered as Document No. ANK-1-04865-2013-14, Book 1, Stored in CD No. ANKD368, in the Office of the Sub Registrar, Anekal, executed by Mr. Muniraju in favour of Sri. D. V. Bhuvanesh, with respect to the land bearing Sy. No. 406, measuring to an extent of 4 Acre 22 Guntas, including 1 Acre 07 Guntas of Kharab land, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk. | Photocopy |
| 20. | 16.01.2014 | Deed of Confirmation/Supplement Sale Deed dated 16.01.2014, registered as document No. SRJ-1-04268-2013-14, Stored in CD No. SRJD140, in the Office of the Sub Registrar, Sarjapura. Executed by Mr. Gullappa, and others in favour of Sri. D. V. Bhuvanesh, with respect to | Photocopy |

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| 40. | | Department of Survey Settlement and land Record | Photocopy |
| 41. | 11/09/2013 | Copy of order sheet and compromise petition of O S 496/2006 before the Prl. Civil Judge (Jr. Dn.) and JMFC at Anekal, Dated 11/09/2013 | Photocopy |
| 42. | 17/09/2013 | Copy of order sheet of O S 637/2010 before the Senior Civil Judge and JMFC at Anekal, Dated 17/09/2013 | Photocopy |
| 43. | 28/10/2013 | Copy of order sheet, Compromise petition of O S 333/2012 before the Senior Civil Judge and JMFC at Anekal dated 28/10/2013 | Photocopy |
| 44. | 14/02/2014 | Copy of order sheet, Compromise petition of O S 385/2012 before the Senior Civil Judge and JMFC at Anekal Dated 14/02/2014 | Photocopy |
| 45. | 11/02/2014 | Copy of order sheet, Memo and Plaint of O S 158/2013 before the Prl. Civil Judge and JMFC at Anekal dated 11/02/2014 | Photocopy |

Originally the Said land is part of larger extent of Land measuring 3 Acres, in Sy. No. 406/1, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, belonged to Bileshwara Society, Sarjapura, Bangalore. Thereafter, Bileshwara Society, Sarjapura Represented by its Secretary, Sri. A. Srinivasaiah, has sold in favour of Smt. Ammaiayamma through Registered sale Deed 26.06.1946, registered as document No. 32/1946-47, Book 1, Pages 44-46, in the Office of the Sub Registrar, Anekal.

Unfortunately, Smt. Ammaiayamma expired leaving behind her legal heirs Smt. Gundamma, Sri. Doddagundappa, Chikkagundappa, and Sri. Chikkamunishami, succeeded to the intestate estate of the deceased

Smt. Gundamma, Sri. Chikkagundappa, and Sri. Chikkamunishami, who are children of Ammaiayamma, has sold the land measuring to an extent of 30 Guntas in the land bearing Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, in favour of Sri. Gullappa, through Sale Deed dated 14.04.1975, registered as document No. 139/1975-76, Book 1, Pages 184-186, Vol. 1230, in the Office of the Sub Registrar, Anekal. But after the afore said transaction the khata was not mutated to the name of Sri. Gullappa and the RTC and other revenue records continued to reflect the name of Smt. Gundamma, Sri. Chikkagundappa, and Sri. Chikkamunishami.

Meanwhile, Sri. Doddagundappa, S/o. Late Ammaiayamma, sold the land bearing Sy. No. 406, measuring to an extent of 1 Acre situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk in favour of Smt. Lingamma through Sale Deed dated 11.09.1980, registered as document No. 983/1980-81, Book 1, Vol. 1314, pages 56-59, in the Office of the Sub Registrar, Anekal.

Unfortunately, Smt. Lingamma expired leaving behind her legal heirs Y. Venkataswamy and Chandrakumar to succeed to the intestate estate of the deceased and thereafter the

khata was mutated to the name of Smt. Sunandamma, W/o. Sri. Y. Venkataswamy, vide Inheritance Certificate bearing No. 2/95-96, for which Sri. Y. Venkataswamy, Sri. Chandrakumar & Smt. Shanthamma had given their consent and no objection for the khata being mutated to the name of Smt. Sunandamma W/o. Sri. Y. Venkataswamy.

Thereafter Sri. Y. Venkataswamy along with wife and Children viz., Smt. Sunandamma, Smt. S.V. Geetha Lakshmi, Miss S.V. Shylaja, Miss. S.V. Shashikala, Miss Nagashree, Miss S.V. Swetha, Master Yashas, and Sri Chandrakumar along with his wife and children viz., Master Prajwal and Kum. Vyshnavi, sold the land measuring to an extent of 1 Acre, in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli. Anekal Taluk, in favour of Sri. D.V. Bhuvanesh, through Sale Deed dated 29.12.2004, registered as document No. ANK-1-20976-2004-05, Book 1, Stored in C.D No. ANKD46, in the Office of the Sub Registrar, Anekal. Subsequently the khata was mutated to the name of Sri. D.V. Bhuvanesh, vide Mutation Register bearing No. 8/2007-08.

But Smt. Lingamma had entered into an Unregistered Agreement Sell dated 04.01.1982 with Sri. Gullappa with respect to the land measuring to an extent of 1 Acre in Sy No.406, situated at Sarjapura Village, Sarjapura Hobli. Anekal Taluk, Bangalore Urban Dist, accordingly Sri. Gullappa along with his wife and children viz, Mrs. Gullamma, Mrs. Chandramma, Mr. Ramesh, Son of Mr. Gullappa, along with his children viz., Kum. Indu, and Master Akhil, and Mr. Suresh, Son of Mr. Gullappa, Mr. Shankarappa, S/o. Mr. Gullappa, Mr. Ashok, S/o. Mr. Gullappa, executed a Confirmation Deed dated 25.08.2010, registered as document No. SRJ-1-01920-2010-11, Stored in C D No. SRJD43, in the Office of the Sub Registrar, Sarjapura, in favour of Sri. D. V. Bhuvanesh, with respect to the land measuring to an extent of 1 Acre out of 3 Acre 15 Guntas, excluding 1 acre 07 guntas of Kharab land in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, and also have confirmed that they doesn't have any kind of right, title, interest over the land bearing Sy. No. 406, measuring to an extent of 1 Acre, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, and have also confirmed and ratified the Sale Deed dated 29.12.2004, registered as document No. ANK-1-20976-2004-05, Book 1, Stored in CD No. ANKD46, in the Office of the Sub Registrar, Anekal.

Thereafter, Smt. S. V. Nagashree and Smt. S.V. Shwetha, Daughters of Venkataswamy, filed a suit for partition and separate possession 2/6th share each of them with respect to the land bearing Sy. No. 406, measuring to an extent of 1 Acre, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk in O. S. No. 637/2010, against Y Venkataswamy, Sri. D. V. Bhuvanesh and Others, before the Court of the Senior Civil Judge at Anekal. After the intervention of the well-wishers that the matter is settled out of Court after receiving the necessary amount from Sri. Y. Venkataswamy, hence the said suit came to be dismissed as settled before the Lok Adalat in the interest of justice and equity, and in pursuance thereof Smt. S. V. Nagashree and Smt. S.V. Shwetha along with Mr. Yashas S/o. Y. Venkataswamy, executed a Confirmation Deed dated 17.09.2013, registered as document No. SRJ-1-02363-2013-14, Stored in CD No. SRJD131, in the Office of the Sub Registrar, Sarjapura, in favour of Sri. D.V. Bhuvanesh, in order to perfect the right, title and interest of Sri. D.V. Bhuvanesh and also have confirmed that they don't have any kind right, title,

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interest over the land bearing Sy. No. 406, measuring to an extent of 1 Acre, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk.

Sri. Doddagundappa and Sri. Chikka Gundappa, the legal heirs of Late Ammaiayamma effected a partition amongst themselves vide Partition Deed dated: 11.11.1980, registered as document No. 1841/80-81, Book 1, in the Office of the Sub Registrar, Anekal, wherein the land measuring to an extent of 2 Acre 15 Guntas in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, was allotted to the share of Sri. Dodda Gundappa and the remaining extent of land measuring to extent of 13 Guntas in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, was allotted to the share of Sri. Chikka Gundappa, accordingly the khata was mutated to the name of Sri. Dodda Gundappa with respect to the land measuring to an extent of 2 Acre 15 Guntas and Sri. Childka Gundappa with respect to the land measuring to an extent of 13 Guntas in Sy. No. 406, situated at Darjapura Village, Sarjapura Hobli, Anekal Taluk vide Mutation Register bearing No. 31/81-82.

Sri. Dodda Gundappa died leaving behind his wife viz., Smt. Lingamma. Sri. Shivaramaiah, Sri Ramakrishnappa, Sri. Muniraju, Sri. Narayanaswamy, to succeed to the intestate estate of the deceased, accordingly the khata was mutated to the name of Smt. Lingamma, W/o. Dodda Gundappa, vide Mutation Register bearing No. 56/2005-06, with respect to the land measuring to an extent of 2 Acre 02 Guntas in Sy. No. 406, situated at Sarjapura Village. Sarjapura Hobli, Anekal Taluk.

Smt. Lingamma, along with her legal heirs viz., Sri. Venkataswamy, S/o. Late Doddagundappa, along with his legal heirs viz., Sri. Naryanaswamy, Sri Ramesh, and Sri. Lokesh, Sri. Shivaramaiah, S/o. late Doddagundappa, along with his legal heirs viz., Sri. Ramaiah, Sri. Harish, and Sri. Venkatesh, Sri. Ramakrishnappa, S/o. Late Doddagundappa, along with his legal heirs viz., Sri. Harish, Sri. Nethravathi, Sri. Ashok, Sri. Muniraju, S/o. Late Doddagundappa, along with his legal heirs viz., Sri. Rakesh and Sri. Rajesh, and Sri. Narayanaswamy, S/o. Late Doddagundappa, along with his legal heirs viz., Sri. Hemanth Kumar, Smt. Sowjanaya, and Sri. Mohan, absolutely conveyed the land measuring to an extent of 2 Acre 02 Guntas with 1 Acre 07 guntas of kharab in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, in favour of Sri. D. V. Bhuvanesh, vide Sale Deed dated 26.10.2005, registered on 26.09.2006, as document No. ANK-1-21689-2006-07, Stored in C.D No. ANKD162, in the Office of the Sub Registrar, Anekal, subsequently the khata was mutated to the name of Sri. D.V. Bhuvanesh, vide Mutation Register bearing No.100/2006-07.

Sri. Narayanaswamy, S/o. Venkataswamy filed a suit for partition and separate allotment of 1/4th share out of 1/7 share in the land bearing Sy. No. 406, measuring to an extent of 2 Acre 02 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, in O. S. No. 496/2006 before the Hon'ble Civil Judge (Junior Division) and JMFC at Anekal against Smt. Muniyamma, W/o. Late Doddagundappa, and others, along with Sri. D. V. Bhuvanesh. After the intervention of the well-wishers the plaintiff viz, Sri. Narayanaswamy, S/o. Venkataswamy have filed a Compromise Petition before the Hon'ble Civil Judge (Junior

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Division) and JMFC at Anekal on 11.09.2013, under Order VII Rule 1 of the Code of Civil Procedure, with respect to Land bearing Sy. No. 406, measuring to an extent of 2 Acre 02 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, accordingly the suit was dismissed in terms of the Compromise Petition. Subsequently, Mrs. Yellamma, Mr. Narayanaswamy, Mr. Manjesh Kumar. Ms. Chandrakala, & N. Manjunath have executed a Confirmation deed dated 04.03.2011 in favour of Sri. D. V. Bhuvanesh, in order to perfect the title of Mr. D. V. Bhuvanesh, over the above said land, which is registered as Document No. SRJ- 1-04568-2010-11, Book 1, Stored in C D No. SRJD60, in the Office of the Sub Registrar, Sarjapura, with respect to the Land bearing Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk. Hence the Legal heirs of Narayanaswamy have confirmed that they have no right, title, interest over the above said land.

Sri. Harish, Smt. Nethravathi, Sri. Ashok R., the Legal heirs of Late Ramakrishnappa filed a suit for partition in O. S. No. 333/2012 before the Court of the Civil Judge (Senior Division) at Anekal, against Sri. Shivaramaiah and others, along with Sri. D. V. Bhuvanesh, with respect to the land bearing Sy. No. 406, measuring to an extent of 2 Acres 02 guntas, out of 3 Acre 15 Guntas, excluding kharab land, situated at Sarjapura Village, Sarjapoura Hobli, Anekal Taluk. Sri. Harish and others after receiving the necessary amount from Shivaramaiah and others and Sri. D.V. Bhuvanesh, have filed a joint memo before the Court of the Civil Judge (Senior Division) at Anekal, for dismissal of the said suit.

Mr. Chikkagundappa, along with his legal heirs viz., Nanjamma, W/o. Late Ramaswamy, Rammurthy, Manjunath, Ramya, the legal heirs of Late Ramaswamy. Smt. Sarojamma, D/o. Mr. Chilkagundappa, Mr. Amarish, S/o. Mr. Chikkagundappa, Master Srinivas, Ravi Chandra, the legal heirs of Mr. Amarish, Mr. Anand, S/o. Mr. Chikkagundappa, Mrs. Divyashree, D/o. Anand, Yellamma, D/o. Chikkagundappa, Shoba & Gopal, Joythi, the legal heirs of Chikka gundappa, & Master Shashidhar, S/o. Mr. Gopal, S.R. Ramesh, S/o. Late Ramaswamy absolutely conveyed the land measuring to an extent of 13 Guntas in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, in favour of Sri. D. V. Bhuvanesh, vide Sale Deed dated 16.06.2006, registered as document No. ANK-1- 09414-2006-07, Book 1, Stored in C D No. ANKD132, in the Office of the Sub Registrar, Anekal, subsequently the khata was mutated to the name of Sri. D. V. Bhuvanesh, vide Mutation Register bearing No.146/2006-07.

Mr. Srinivas, S/o. Mr. Amarish, was minor at time of the execution of the Sale Deed dated 16.06.2006, registered as document No. ANK-1-09414-2006-07, Book 1, Stored in CD No. ANKD132, in the Office of the Sub Registrar, Anekal and after attaining the age of majority, Mr. Srinivas executed a Registered Confirmation Deed dated 04.07.2006, registered as document No. ANK-1-11854-2006-07, Stored in C D No. ANKD138, in the Office of the Sub Registrar, Anekal, in favour of Mr. D.V. Bhuvanesh, as abundant caution and has confirmed and ratified the Sale Deed dated 16.06.2006, registered as document No. ANK-1-09414-2006-07, Book 1, Stored in CD No. ANKD132, in the Office of the Sub Registrar, Anekal.

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Mr. Muniraju, S/o. Late Chikkamuniswamy, filed a suit for partition and separate possession of the land bearing Sy. No. 406, measuring to an extent of 4 Acre 22 Guntas, including 1 Acre 07 Guntas of Kharab land, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, in O.S. No. 385/2012, before the Court of the Senior Civil Judge at Anekal against Smt. Lingamma and others, along with Sri. D. Lingamma and others, along with Sri. D. V. Bhuvanesh. After the intervention of the well-wishers the plaintiff viz., Sri. Smt. Lingamma, have filed a Compromise Petition before the Court of the Senior Civil Judge at Anekal on 14.02.2014, under Order 23 Rule 3 Read with Section 151 of the Code of Civil Procedure, with respect to land bearing Sy. No. 406, measuring to an extent of 4 Acre 22 Guntas, including 1 Acre 07 Guntas of Kharab land, situated at Sarjapura Village, Sarjapura Hobli, Aneka! Taluk, accordingly the suit was dismissed in terms of the Compromise Petition. Subsequently, Sri. Muniraju executed a Confirmation deed dated 07.02.2014 in favour of Sri. D. V. Bhuvanesh, in order to perfect the title of Mr. D. V. Bhuvanesh, over the above said land, which is registered as Document No. ANK-1-04865-2013-14, Book 1, Stored in CD No. ANKD368, in the Office of the Sub Registrar, Anekal, with respect to the land bearing Sy. No. 406, measuring to an extent of 4 Acre 22 Guntas, including 1 Acre 07 Guntas of Kharab land, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk. Hence Sri. Muniraju, S/o. Late Chikkamuniswamy have confirmed that he has no right, title, interest over the above said land.

Mr. D.V. Bhuvanesh, S/o. Late A. Veerabadraiah, filed a suit for temporary injunction in O. S. No. 158/2013 before the Prl. Civil Judge at Anekal against Sri. Gullappa and others, with respect to the land bearing Sy. No. 406, measuring to an extent of 4 Acre 22 Guntas, including 1 Acre 07 Guntas of Kharab land. After the intervention of the well- wishers the plaintiff viz., Sri. D.V. Bhuvanesh, have filed a Compromise Petition before the Court of the Civil Judge Senior Division and JMFC at Anekal under Order 23 Rule 3 of the Code of Civil Procedure, with respect to the above-mentioned land, accordingly the suit is decreed in terms of the Compromise Petition.

Mr. D.V. Bhuvanesh, S/o. Late A. Veerabadraiah, filed a suit for permanent injunction in O. S. No. 842/2013 before the Court of the Civil Judge Senior Division and JMFC at Anekal against Sri. Chikkagundappa and others, with respect to the land bearing Sy. No. 406, measuring to an extent of 4 Acre 22 Guntas, including 1 Acre 07 Guntas of Kharab land, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk. After the intervention of the well-wishers the plaintiff viz., Sri. D.V. Bhuvanesh, have filed a Compromise Petition before the Court of the Civil Judge Senior Division and JMFC at Anekal on 30.11.2013, under Order 23 Rule 3 of the Code of Civil Procedure, with respect to the above-mentioned land, accordingly the suit is decreed in terms of the Compromise Petition.

Mr. Gullappa, Mrs. Chandramma, Mr. Ramesh, MR. Suresh, and Mr. Shankar, and Mr. Ashok, and others absolutely conveyed the land measuring to an extent of 3 Acre 15 Guntas and 1 Acre 07 Guntas karab in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, in favour of Sri. D. V. Bhuvanesh, vide Deed of Confirmation/Supplement Sale Deed dated 16.01.2014 registered as document No. SRJ-1-04268-2013-14, Stored in CD No. SRJD140, in the Office of the Sub Registrar, Sarjapura.

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MR. D. V. Bhuvanesh, got the land measuring to an extent of 3 Acre 15 Guntas in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk,converted from Agricultural to Non Agricultural /Residential purposes vide Official Memorandum dated 28.05.2011, bearing No. ALN (A) (S) SR 272/2010-11, issued by the Deputy Commissioner, Bangalore District and the Conversion Order details is being reflected in the Mutation Register bearing No. T 14/2013-14 & M.R. No. H 19/2014-15, in the revenue records of the concerned department.

Mr. D. V. Bhuvanesh absolutely conveyed the Residentially Converted Land measuring to an extent of 2 Acre 35 Guntas,+ 35 Guntas kharab in Sy. No. 406, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, converted from Agriculture to Non-Agricultural Residential purposes vide Official Memorandum dated 28.05.2011, bearing No. ALN(A)(S) SR 272/2010-11, issued by the Special Deputy Commissioner, Bangalore District, in favour of Sri. V. BALAIAH NAIDU, SMT. BINDU NEELAKANTA, SRI. K.V. NARASIMHULU NAIDU, SRI. JAYESH THAKER & SRI. D. PRAKASH, vide Sale Deed dated 26.02.2014, registered as document No. ABL-1-07091-2013-14, Stored in CD No. ABLD191, in the Office of the Sub Registrar, Attibele, for which M/s. Citilight Estates Private Limited., Represented by one of its Authorized Signatory Mr. Arun Balakrishnan, represented by his SPA Holder viz., Safinaz, is being made as the Confirming Party to the above-mentioned Sale Deed as abundant caution.

After the registration of aforesaid Sale Deed dated 26.02.2014, Sri. V. BALAIAH NAIDU, SMT. BINDU NEELAKANTA, SRI. K.V. NARASIMHULU NAIDU, SRI. JAYESH THAKER & SRI. D. PRAKASH, find out the clerical mistake and error/incorrect mentioned in the description of the proportions of the ownership of each of the owner in the said sale Deed dated 26.02.2014. then rectified through Registered Ratification Deed dated 06.03.2018, document No. ANK-1-07095-2017-18, Stored in C D No. ANKD435, in the Office of the Sub Registrar, Anekal,

After the Ratification Mr. Balaiah Naidu become the absolute owner of 31.13 % undivided right, title and interest in the said property, Mrs. Bindu Neelakanta become the absolute owner of 12.08 % undivided right, title and interest in the said property, Mr. Narasimhulu Naidu become the absolute owner of 7.98 % undivided right, title and interest in the said property, Mr. Jayesh Thaker become the Absolute owner of 36.73 % undivided right, title and interest in the said Property, Mr. D. Prakash become the Absolute Owner of 12.08 % undivided right, title and interest in the said Property.

Sri. V. BALAIAH NAIDU, SMT. BINDU NEELAKANTA, SRI. K.V. NARASIMHULU NAIDU, SRI. JAYESH THAKER & SRI. D. PRAKASH, with the view of develop and better the said land have entered into a registered Joint Development Agreement for developing with M/s Sheela Avenues Pvt Ltd, Rep by one of its director Mrs. Chilagani Sheela Rani for the purpose of developing the schedule property vide registered document bearing No.ABL-1-08148-2014-15, dated: 09.02.2015, stored in C.D No. ABLD232, registered before the sub-registrar, Basavanagudi (Attibele) and on the same day they have also executed a General Power of Attorney vide registered document bearing No.ABL-4-00423-2014-15,

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stored in C.D No. ABLD232, dated: 09.02.2015, registered before the sub-registrar, Basavanagudi (Attibele).

the Sri. V. BALAIAH NAIDU, SMT. BINDU NEELAKANTA, SRI. K.V. NARASIMHULU NAIDU, SRI. JAYESH THAKER & SRI. D. PRAKASH have cancelled the aforeside registered Joint Development Agreement dated 09.02.2015, through registered Deed of Cancellation of Joint Development Agreement Date 06.11.2023, vide document bearing No ABL-1-09978-2023-24 registered before the sub-registrar, Basavanagudi (Attibele). And same day they have also cancelled the aforesaid registered General Power of Attorney dated 06.11.2023 vide document No. ABL-4-00222-2023-24 registered before the sub-registrar, Basavanagudi (Attibele).

Thereafter Sri. V. Balaiah Naidu, Smt. Bindu Neelakanta, Sri. K.v. Narasimhulu Naidu, Sri. Jayesh Thaker & Sri. D. Prakash have entered into a Registered Joint Development Agreement dated 06.11.2023 vide document bearing No. ABL-1-09979-2023-24 registered before the sub-registrar, Attibele and General Power of Attorney Date 06.11.2023 vide registered document bearing No. ABL-4-00223-2023-24, registered before the sub-registrar, Attibele. with the Developers/promoters M/S. Pruthvi Projects, Rep. by N. Raghavendra A Partnership Firm, for development of Projects.

**::: OPINION:::**

I am of the opinion that SRI. V. BALAIAH NAIDU, SMT. BINDU NEELAKANTA, SRI. K.V. NARASIMHULU NAIDU, SRI. JAYESH THAKER & SRI. D. PRAKASH, is the Absolute owner in possession of Residentially Converted Land bearing Sy. No. 406, measuring to an extent of 2 Acres 35 Guntas plus 35 Guntas Kharab, Situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Converted from Agricultural purposes to Non-Agricultural Residential purposes vide Official Memorandum dated 28.05.2011, bearing No. ALN(A)(S) SR 272/2010-11, issued by the Special Deputy Commissioner, Bangalore District, having marketable title and herein said landowners have executed registered Joint development agreement and general power of Attorney in the favour M/S. Pruthvi Projects, Rep. by N. Raghavendra.

**:::DISCLAIMER:::**

The above opinion has been given on the basis of the facts and documents submitted to me by M/S. Pruthvi Projects, Rep. by N. Raghavendra., and understanding of the relevant statutes and case laws. This opinion given by me is not binding on the statutory authorities or any other person/s or entities as they may take a contrary view. Therefore, I shall not be liable for any claim or loss which may be incurred by my client or any other person/s or entities if he/she/they choose to act on the basis of this opinion.

With this opinion the documents referred to above are enclosed herewith and returned.

Kind regards,

**Advocate**

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