

**ASHOKA K
ADVOCATE**



**Off: No. 626/97, Opp Coffee
Day Dr. Rajkumar Road,
Rajajinagar,
Bangalore-560010
PH: 6366306298**

LEGAL OPINION

To,

Date:27.03.2025

M/s ARATT ALCHEMY ESSENCE LLP.,

Represented by its Designated partner;
Having its office at No.39, Ulsoor Road,
Sivan Chetty Gardens, Bangalore-560 042.

Dear Sir,

I. DESCRIPTION OF THE PROPERTY:

Item No.1:

All that piece and parcel Converted land bearing **New Sy.No.110/1** (Old Sy.No.110) to an extent of **1 acre 10 guntas** (which is converted for non agricultural residential purpose as per O.M.No.ALN(EBB) SR 102/24-25 Sl.No.675822 dated:4.7.2024 issued by the Deputy Commissioner, Bangalore District), which is situated at **DODDAGUBBI VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, which is bounded on;

East by : Land in Sy.No.116
West by : Land bearing Sy.No.110/2
North by : Land in Sy.No.23
South by : Road and Land in Sy.No.111/2

Item No.2:

All that piece and parcel Converted land bearing **New Sy.No.111/2** (Old Sy.No.111) to an extent of **1 acre 10 guntas** (which is converted for non agricultural residential purpose as per O.M.No.ALN(EBB) SR 101/24-25 Sl.No.675823 dated:4.7.2024 issued by the Deputy Commissioner, Bangalore District), which is situated at **DODDAGUBBI VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, which is bounded on;

East by : Land in Sy.No.116
West by : Land bearing Sy.No.111/1
North by : Land in Sy.No.110/1
South by : Road and Land in Sy.No.14

II. LIST OF DOCUMENTS SCRUTINIZED (XEROX COPIES)

1. Copy of certified copy of sale dated: 17.8.1953, which was duly executed by Sri.Venkatiga S/o Kaki Muniga in favour of Sri.G.S.Venkateshaiah S/o Sheshappa for valuable consideration and the said sale deed was duly registered as Document No.2039/1953-54, Book No.1, Volume No.786, at page 13 in the office of the Sub-registrar; Hoskote in respect of 1 acre of land in Sy.No.110 of Doddagubbi Village.
2. Copy of certified copy of sale dated: 4.10.1953, which was duly executed by Sri.Venkatiga S/o Kaki Muniga in favour of Sri.G.S.Venkateshaiah S/o Sheshappa for valuable consideration and the said sale deed was duly registered as Document No.2947/1953-54, Book No.1, Volume No.791, at pages 94-95 in the office of the Sub-registrar; Hoskote in respect of 1 acre of land in Sy.No.110 of Doddagubbi Village.
3. Copy of certified copy of sale deed dated: 30.1.1954, which was duly executed by Sri.Muniga S/o Late A.K.Kadarappa in favour of Sri.G.S.Venkateshaiah S/o Sheshappa for valuable consideration and the said sale deed was duly registered as Document No.3857/1953-54, Book No.1, Volume No.793, at pages 179 to 180 in the office of the Sub-registrar; Hoskote in respect of 2 acres of land in Sy.No.111 of Doddagubbi Village.
4. Index of land and record of rights pertains to land in Sy.No.110 and 111 of said Village
5. RTC extracts from 1974-75 till 2022-23 pertains to lands in Sy.No.110 and 111 of said Village.
6. Copy of certified copy of released deed dated: 5.1.1980 duly executed by Sri.G.V.Nagaraja Rao S/o G.S.Venkateshaiah in favour of Sri.G.V.Raju S/o G.S.Venkateshaiah and his mother-Smt.Leelamaniamma, which was duly registered as Document No.2047/1979-80, in Book No.1, Volume No.1573 pages 233 to 234, in the office of the Sub-registrar, Hoskote,
7. Copy of M.R.No.14/83-84
8. Copy of M.R.No.14/93-94
9. Copy of M.R.No.T10/2022-23
10. Copy of M.R.No.T34/23-24



11. Akarbandh, Hissa Tippani, Hissa Survey pakka Book for both survey numbers and village Map of Doddagubbi Village.
12. Nil Tenancy certificate issued by teh office of the Tahsildar, Bangalore East Taluk.
13. Copy of O.M.No.ALN(EBB) SR 102/24-25 Sl.No.675822 dated:4.7.2024 issued by the Deputy Commissioner, Bangalore District, in respect of Item No.1 property;
14. Copy of O.M.No.ALN(EBB) SR 101/24-25 Sl.No.675823 dated:4.7.2024 issued by the Deputy Commissioner, Bangalore District, in respect of Item No.2 property;
15. Family Tree of Late G.S.Venkateshaiah.
16. Encumbrance Certificate for the period from 01.04.1920 to 31.7.1986
17. Encumbrance Certificate for the period from 1.6.1989 till 31.3.2004
18. Encumbrance Certificate for the period from 1.4.2004 till 28.3.2024

III. TRACING THE TITLE:

ON careful scrutiny of the Document Nos.1 and 2 i.e, the copy of certified copies of the sale deed dated: 17.8.1953 and 4.10.1953 reflects the fact that, one Sri.G.S.venkateshaiah S/o Sheshappa has derived the absolute right, title, interest and possession over 2 acres of land bearing Sy.No.110 of Doddagubbi Village having purchased the same from its predecessor in title-Sri.Venkatiga S/o Kaki Muniga. Similarly, the Document No.3 i.e., the copy of the certified copy of the sale deed dated: 30.1.1954 would reflect the fact that said Sri.G.S.Venkateshaiah S/o Sheshappa had also purchased an extent of 2 acres in land bearing Sy.No.111 of Doddagubbi Village from its predecessor in title-Sri.Muniga S/o Late A.K.Kadarappa, which is followed by mutation of names of Sri.G.S.Venkateshaiah S/o Sheshappa in Index of land and R.T.C. Extracts produced at Document Nos.4 and 5 respectively.



The recitals of Document No.6 i.e., the copy of the registered release deed dated: 5.1.1980 reflects the fact that, Sri.G.S.Venkateshaiah died on 11.11.1975 and leaving behind one son Sri.G.V.Nagaraja Rao, born to his first wife and another son Sri.G.V.Raju born to his second wife. The Recitals further throws light on the fact that, there was a panchayathi division took place on 3.1.1976 and according to which, the lands in Sy.No.110 and 111 of Doddagubbi Village have been divided amongst Sri.G.V.Nagaraja Rao and Sri.G.V.Raju. Accordingly, registered released deed dated: 5.1.1980 was entered into between Sri.G.V.Nagaraja Rao and Sri.G.V.Raju and his mother Smt.Leelamaniamma and accordingly, an extent of 1 acre 20 guntas (i.e., western portion of 30 guntas each) in both Sy.No.110 and Sy.No.111 has been retained by Sri.G.V.Nagaraja Rao and right, title, interest and possession over remaining extent of 2 acres 20 guntas on eastern portion in Sy.No.110 and 111 i.e., 1 acre 10 guntas each in both survey numbers have been released and renounced in favour of Sri.G.V.Raju and his mother-Smt.Leelamaniamma., which is followed by mutation of the name of Sri.G.V.Raju in revenue records as per Document Nos.7 and 8.

The document No.9 i.e., M.R.No.T10/2022-23 goes to show that the land in Sy.No.110 has been phoded and divided as Sy.No.110/1 to an extent of 1 acre 10 guntas in the name of G.V.Raju and as Sy.No.110/2 to an extent of 30 guntas. Similarly, as per Document No.10 referred above, an extent of 1 acre 10 guntas in Sy.No.111 has been phoded and renumbered as Sy.No.111/2 and the remaining 30 guntas in the said survey number is renumbered as Sy.No.111/1.

The Documents referred at Sl.No.11 are the survey documents, which would go to show the identity and location of lands in Sy.No.110 and 111 of Doddagubbi Village.

The Document No.12 is the Nil Tenancy Certificate issued by the office of the Tahsildar, Bangalore East Taluk stating that there are no tenancy claims in respect of the said survey number.

The Documents referred at Sl.Nos.13 and 14 are the conversion orders issued by the office of the Deputy Commissioner, Bangalore District, which



reflects that the lands in Sy.No.110/1 (item No.1 property) and land in Sy.No.111/2 (Item No.2 property) have been converted for non agricultural residential purposes. The Document No.15 is the family Tree of G.V.Raju

IV. ENCUMBRANCE CERTIFICATE:

The encumbrance certificates produced vide Document Nos. 15 to 17 reflects the execution of above referred registered documents and there are no subsisting encumbrances over the schedule property for the period mentioned therein.

O P I N I O N:

After careful scrutiny of the documents produced, I am of the opinion that; **Sri.G.V.Raju S/o Late G.S.Venkateshaiah** is the owner in possession and enjoyment over a) the land bearing **Sy.No.110/1 to an extent of 1 acre 10 guntas** (Item No.1 property) and b) the land bearing **Sy.No.111/2 to an extent of 1 acre 10 guntas** (Item No.2 property), both are situated at **DODDAGUBBI VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and;

The above opinion is given on the basis of Photostat copies of documents furnished to me till the date of encumbrance certificate furnished, which is however subject to obtaining uptodate encumbrance certificate for the said lands and subject to verification of original documents.



ADVOCATE
(ASHOKA K)