



Date: 26.09.2023

INTERIM LEGAL SCRUTINY REPORT
File No.234/2023

M/S.PARISARA BUILDERS AND DEVELOPERS, represented by its Partner Mr.H.S.Hariprasad requested for Legal Opinion in respect of Vacant undeveloped residentially converted Lands bearing Sy.No.19/1 measuring 29 Guntas, duly converted for non- agricultural layout-Residential use vide Official Memorandum dated 17.01.2023, bearing No.430388, issued by The Deputy Commissioner, Bangalore Rural District, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, which is more fully described in the Schedule hereunder and hereinafter referred to as the **Subject Property** for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

1. Computerized Village Map of Kamenahalli Village, Kundana Hobli, Devanahalli Taluk
2. Sale Deed dated 06.01.1966 executed by Sri.Anjinappa son of Sri.Muniyappa in favour of Smt.Basamma wife of Sri.Emmeru Appayanna, registered as document No.2971/1965-66, Page 1, Volume 951, Book-I in the Office of the Sub-Registrar, Devanahalli, in respect of Portion of Survey No.19/1 measuring 2 Acres 17 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural,
3. G-Tree of Sri.Thamanappa and showing his wife and children and grandchildren.
4. Mutation Register Extract bearing No.14/98-99 in the joint names of Sri.A.Munishamappa and Smt.Basamma wife of Late Appayanna, in respect of land bearing Survey No.19/1 measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, pursuant to Panchayat Partition on 10.12.1998.
5. Partition Deed dated 04.12.2000 registered on 07.12.2000, entered into between Sri.A.Munishamappa son of Sri.Emmeru Thamanappa and Smt.Basamma wife of late.Sri.Appayanna registered as document No.1423/2000-01, at pages 171-181, Volume 1854 of Book-I, in the Office of Sub-Registrar Devanahalli, in terms of partition, Survey Number 19/1 measuring 4 Acre 29 Guntas and 11 Guntas Kharba situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk was allotted to Sri. A.Munishamappa son of Sri.Emmeru Thamanappa.



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6. Mutation Register bearing No.5/2000-2001, made out in the name of Sri.A.Munishamappa, in respect of Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, pursuant to the Partition Deed dated 07.12.2000 registered as document No.1423/2000-01.
7. Complaint dated 15.01.2001 in O.S. No.63/2001 in the Court of the Civil Judge Senior Division at Bangalore filed by Sri.Munianjinappa A son of Sri.Munishamappa against Sri.A.Munishamappa son of Late Thamanappa and others for partition and separate possession with regards to Sy.No.19/1 measuring 5 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk. (Compromise Petition is not furnished).
8. Will dated 16.08.2006 executed by Mr. Emmeru Munishamappa (80 years) son of Late Mr. Thammanna in favour of his sons namely **1. Mr. Munianjinappa, 2. Mr. Thammanna, 3. Mr. M. Govindaswamy, 4. Mr. Narayanaswamy, 5. Hanumantha Gowda** registered as Document No.DNH-3-00046-2006-07, stored in CD.No.DNHD103, of Book 3, before the Office of the Sub Registrar, Devanahalli, Bangalore, Sy.No.19/1, measuring 5 Acres including 11 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, was allotted to the share of **Mr. Narayanaswamy**, Sy.No.39/1 measuring 20 Guntas situated at Thindlu Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District was allotted to the share of Smt.Akkayamma daughter of Sri.A.Munishamappa.
9. Death Certificate of Sri.Munishamappa son of Sri.Thammanappa issued by Chief Register Birth and Deaths, died on 07.05.2009.
10. Mutation Register Extract bearing No.16/2011-12, made out in the name of Mr. Narayanaswamy son of Mr. Late Mr. Emmeru Munishamappa, in respect of the Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, pursuant to the Will dated 16.08.2006.
11. Complaint in O.S.No.51/2012 in the Court of the Senior Civil Judge at Bangalore, filed by Mrs.Akkayamma daughter of Late A.Munishamappa against Sri.Munianjinappa son of Late A.Munishamappa and others, for partition of several lands including Sy.No.19/1 measuring 4 Acres 29 Guntas of Kamenahalli Village and Registered Partition Deed dated 04.12.2000 and Will dated 04.12.2000 are not binding on plaintiff.
12. Compromise Petition in O.S.No.51/2012 dated 07.11.2020 and Order Sheet in O.S. No.51/2012.



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13. Compromise Decree dated 27.11.2020 in O.S. No.51/2012 registered as Document No.2349/2022-23 stored in C.D.No.DNHD1544 of Book 1, in the Office of Sub-Registrar Devanahalli, in respect of share allotted to Smt.Shanthamma and Sri.Shiva Prasad B.H, Schedule-F Land bearing Sy.No.19/1 measuring 29 Guntas and 11 Guntas kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
14. Mutation Register Extract bearing No.H16/2021-22 in the name of Sri.Narayanaswamy son of Sri.Emmeru Munishamappa in respect of Survey No.19/1 measuring 4 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, as per decree in O.S 51/2012.
15. Sale Deed dated 25.08.2022 executed by Smt.Shanthamma wife of Sri.T.M.Hanumanthegowda, Ms.Anusha T.H, Mr.Monish T.H children of Sri.T.M.Hanumanthegowda, Sri.Shivaprasad B.H son of Sri.B.A.Hanumantha Rayappa, Smt.Shwetha H wife of Sri.Shivaprasad B.H, Ms.Charvi B.S and Ms.Bindya.B.S daughters of Sri.Shivaprasad B.H, minors represented by their father/natural guardian Sri.Shivaprasad B.H and Sri.T.M.Hanumanthegowda son of Late A.Munishamappa, Sri.H.S.Hariprasand son of Late H.S.Shivalingaiah as confirming parties, in favour of Sri.Parasmal M Jain son of Sri.Moolchand Jain, Sri.Vishal M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, registered as document No.DNH-1-06283/2022-23 stored in CD No.DNHD1613, Book-1 in the Office of the Sub-Registrar, Devanahalli, in respect of Land bearing Survey No.19/1 measuring 29 Guntas and 6 Guntas kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural.
16. Mutation Register Extract bearing No.H9/2022-23 in the names of Sri.Parasmal M Jain son of Sri.Moolchand Jain, Sri.Vishal M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, in respect of land bearing Sy.No.19/1 measuring 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, pursuant to Sale Deed dated 25.08.2022 registered as document No.DNH-1-06283/2022-23.
17. RTC for the period from 1968-69 to 1970-71, 1973-74 to 1980-81, 1982-83 to 1987-88, 1997-98 to 2001-02, 2002-03 to 2017-18, 2018-19 to 2021-22 in respect of Sy.No.19/1 measuring 4 Acres 29 Guntas and 11 Guntas kharab situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
18. Akarbandh in respect of Sy.No.19/1 measuring 4 Acres 29 Guntas and 11 Guntas Kharab situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.



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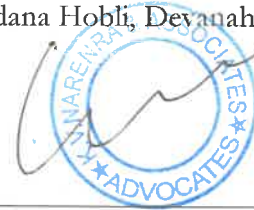
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19. RTC for the period 2022-23 in respect of Sy.No.19/1 measuring 29 Guntas and 6 Guntas Kharab situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
20. Official Memorandum dated 17.01.2023 bearing No.430388 issued by the Deputy Commissioner, Bangalore Rural District, in the names of Sri.Parasmal M Jain son of Sri.Moolchand Jain, Sri.Vishal M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, for conversion from Agricultural to non-agricultural Residential Layout purpose, the Land in Sy.No.19/1 measuring 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural.
21. Mutation Register Extract bearing No.T26/2022-23, pursuant to conversion.
22. Joint Development Agreement dated 10.04.2023 entered into between Sri.Parasmal M.Jain son of Sri.Moolchand Jain, Sri.Vishal.M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, Sri.Karan P.Jain son of Sri.Parasmal M Jain, Sri.Gaurav Vimal Jain son of Sri.Vimalchand with M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) registered as document No.DNH-1-00716/2023-24 stored in C.D.No.DNHD1785 of Book-I, in the Office of Senior Sub-Registrar Devanahalli, in respect of Survey Number 19/1 measuring 29 Guntas and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk and Ratio 40%:60% of approved sites between owners and developers.
23. General Power of Attorney dated 10.04.2023 executed by Sri.Parasmal M.Jain son of Sri.Moolchand Jain, Sri.Vishal.M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, Sri.Karan P.Jain son of Sri.Parasmal M Jain, Sri.Gaurav Vimal Jain son of Sri.Vimalchand in favour of M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) registered as document No.DNH-4-00054/2023-24 stored in C.D.No.DNHD1785 of Book-IV, in the Office of Senior Sub-Registrar Devanahalli, in respect of Survey Number 19/1 measuring 29 Guntas and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
24. Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 in respect of Survey No.19/1 measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
25. Encumbrance Certificate for 25.08.2022 to 25.08.2022 in respect of Survey No.19/1 measuring 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.



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II. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of Land bearing Vacant undeveloped residentially converted Lands bearing Sy.No.19/1 measuring 29 Guntas, duly converted for non- agricultural layout-Residential use vide Official Memorandum dated 17.01.2023, bearing No.430388, issued by The Deputy Commissioner, Bangalore Rural District, situated at Kamenahalli Village, Kundana Hobli, Devenahalli Taluk, bounded on -

East by : Land bearing Sy.No.19/3;
West by : Land bearing Sy.No.17 & 46;
North by : Private Road and Land bearing Sy.No.18;
South by : Land bearing Sy.No.19/2.

III. GENESIS OF TITLE:

A perusal of the documents referred to above would indicate that one Sri.Anjinappa son of Sri.Muniyappa was the absolute of Portion of Survey No.19/1 measuring 2 Acres 17 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, this evidenced by Revenue records.

The said Sri.Anjinappa son of Sri.Muniyappa conveyed Portion of Survey No.19/1 measuring 2 Acres 17 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural in favour of Smt.Basamma wife of Sri.Emmeru Appayanna vide Sale Deed dated 06.01.1966 registered as document No.2971/1965-66, Page 1, Volume 951, Book-I in the Office of the Sub-Registrar, Devanahalli.

The said Sri.A.Munishamappa was the absolute of another Portion of Survey No.19/1 measuring 2 Acres 12 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural.

Subsequently, the said Sri.A.Munishamappa, Smt.Basamma wife of Late Appayanna and Sri.Narayanappa partitioned their joint family properties vide panchayath parikath dated 10.12.1998, in term of panchayath parikath, Sy.No.19/1 measuring 4 Acre 29 Guntas situated at Kamenahalli Village, Kundana Hobli, Devenahalli Taluk and other properties was allotted to Sri.A.Munishamappa and Smt.Basamma wife of Late Appayanna and the revenue records came to be mutated in their respective names.



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Further, Sri.A.Munishamappa son of Sri.Emmeru Thamannappa and Smt.Basamma wife of late.Sri.Appayanna partition their joint family properties vide Partition Deed dated 04.12.2000 registered on 07.12.2000 registered as document No.1423/2000-01, at pages 171-181, Volume 1854 of Book-I, in the Office of Sub-Registrar Devanahalli, in terms of partition, Survey Number 19/1 measuring 4 Acre 29 Guntas and 11 Guntas Kharba situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk was allotted to Sri. A.Munishamappa son of Sri.Emmeru Thamannappa.

Pursuant to the partition, the revenue records came to be transferred in the name of Sri.A.Munishamappa in respect of Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk vide MR.No.5/2000-2001.

It is observed that Sri.Munianjinappa A son of Sri.Munishamappa filed a suit in O.S 63/2001, in the Court of the Civil Judge Senior Division at Bangalore, against Sri.A.Munishamappa son of Late Thamanappa and others for partition of several lands including Sy.No.19/1 measuring 5 Acres, and the said suit came to be Compromised.

(Compromise Decree Copy is not furnished)

Pursuant thereto, Sri.Munianjinappa A son of Sri.Munishamappa bequeathed the lands bearing Sy.No.19/1, measuring 5 Acres including 11 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk in favour of his son Mr. Narayanaswamy, vide Will dated 16.08.2006, registered as Document No.DNH-3-00046-2006-07, stored in CD.No.DNHD103, of Book-3, before the Office of the Sub Registrar, Devanahalli, Bangalore.

After the death of Mr. Emmeru Munishamappa, the revenue records came to be transferred in the name of their son Mr. Narayanaswamy son of Mr. Late Mr. Emmeru Munishamappa, in respect of the Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, vide MR.No.16/2011-12.

It is observed that Mrs.Akkayamma daughter of Late A.Munishamappa filed a suit in O.S.No.51/2012, in the Court of the Civil Judge Senior Division at Bangalore, against Sri.Munianjinappa son of Late A.Munishamappa and others for partition of several lands including measuring 4 Acres 29 Guntas of Kamenahalli Village, and the said suit came to be compromised vide Compromise Decree dated 27.11.2020 in O.S. No.51/2012 registered as Document No.2349/2022-23 of Book 1 stored in C.D.No.DNHD1544 of Book 1, in the Office of Sub-Registrar Devanahalli, in respect of share allotted to Smt.Shanthamma and Sri.Shiva Prasad B.H, Schedule-F Land bearing Sy.No.19/1 measuring 29 Guntas and 11 Guntas kharab,



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situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk and the revenue records came to be mutated in their respective names vide MR No.H16/2021-22.

Thereafter, Smt.Shanthamma wife of Sri.T.M.Hanumanthegowda, Ms.Anusha T.H, Mr.Monish T.H children of Sri.T.M.Hanumanthegowda, Sri.Shivaprasad B.H son of Sri.B.A.Hanumantha Rayappa, Smt.Shwetha H wife of Sri.Shivaprasad B.H, Ms.Charvi B.S and Ms.Bindya.B.S daughters of Sri.Shivaprasad B.H, minors represented by their father/natural guardian Sri.Shivaprasad B.H and Sri.T.M.Hanumanthegowda son of Late A.Munishamappa, Sri.H.S.Hariprasad son of Late H.S.Shivalingaiah as confirming parties conveyed in respect of Land bearing Survey No.19/1 measuring 29 Guntas and 6 Guntas kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural in favour of Sri.Parasmal M Jain son of Sri.Moolchand Jain, Sri.Vishal M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand vide Sale Deed dated 25.08.2022 registered as document No.DNH-1-06283/2022-23 stored in CD No.DNHD1613, Book-1 in the Office of the Sub-Registrar, Devanahalli and the revenue records came to be mutated in their respective names vide MR.No.H9/2022-23.

We have the benefit of examining the RTC for the period 1968-69 to 1970-71, 1973 74 to 1980-81, 1982-83 to 1987-88, 1997-98 to 2001-02, 2002-03 to 2017-18, 2018-19 to 2021-22 and 2022-23 in respect of Sy.No.19/1 measuring 4 Acres 29 Guntas and 11 Guntas kharab situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani, Hissa Tippani and Akarbandh, which would depict the location, shape and assessment of the said land.

The land bearing Sy.No.19/1 measuring 29 Guntas situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, came to be converted from Agricultural to non-agricultural Residential Layout purpose vide Official Memorandum dated 17.01.2023 bearing No.430388 issued by the Deputy Commissioner, Bangalore Rural District and revenue records came to be mutated in his name vide MR. No.T26/2022-23.

The present owners desirous of developing the Property bearing Survey Number 19/1 measuring 29 Guntas and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, entered into Joint Development Agreement with M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) vide Joint Development Agreement dated 10.04.2023 registered as



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document No.DNH-1-00716/2023-24 stored in C.D.No.DNHD1785 of Book-I, in the Office of Senior Sub-Registrar Devanahalli, subsequently the Owners, executed General Power of Attorney dated 10.04.2023, registered as document No.DNH-4-00054/2023-24 stored in C.D.No.DNHD1785 of Book-IV, in the Office of Senior Sub-Registrar Devanahalli in favour of M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah), interalia empowering the said Developer to develop the said Property.

IV. ENCUMBRANCES:

There are no encumbrances or minor claims over the Subject Property for the period 01.04.1970 to 31.03.2004 and 25.08.2022 to 25.08.2022. However, it is advised to obtain Encumbrance Certificate for the period 01.04.2004 till date.

V. CERTIFICATE:

We certify that Sri.Parasmal M Jain son of Sri.Moolchand Jain, Sri.Vishal M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand are the owners of the Subject Property and their title is clear, good and marketable, subject to verification of EC for the period 01.04.2004 till date.

M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah), are empowered to develop the Subject Property and sell the Developer's share in the Subject Property. Prospective purchasers will derive valid title over the same.

Proposed Purchaser/s on purchase of the Site/Villas either falling to the share of the Developer or the share retained by the Owner shall derive right, title, interest over the same.


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M/S.PARISARA BUILDERS AND DEVELOPERS, represented by its Partner Mr.H.S.Hariprasad requested for Legal Opinion in respect of Vacant undeveloped residentially converted Lands bearing Sy.No.20/1 measuring 2 Acres 24 Guntas and 09 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devenahalli Taluk, duly converted for non- agricultural layout-Residential use vide Official Memorandum dated 13.03.2023, bearing No. 485805, issued by the Deputy Commissioner, Bengaluru, which is more fully described in the Schedule hereunder and hereinafter referred to as the **Subject Property** for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

1. Computerized Village Map of Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
2. G-Tree of Sri.Thamanappa and showing his wife and children and grandchildren.
3. Mutation Register Extract bearing No.14/98-99 in the joint names of Sri.A.Munishamappa and Smt.Basamma wife of Late Appayanna, in respect of land bearing Survey No.20/1 measuring 2 Acre 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, pursuant to Panchayat Partition on 10.12.1998.
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5. Mutation Register bearing No.5/2000-2001, made out in the name of Sri.A.Munishamappa, in respect of Sy.No.20/1, measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, pursuant to the Partition Deed dated 07.12.2000 registered as document No.1423/2000-01.
6. Will dated 04.12.2000 executed by Smt.Basamma wife of late.Sri.Appayanna in favour of Sri.Thamanna son of Sri.A. Munishamappa, registered as document No.93/2000-01, in the Office of Sub-Registrar Devanahalli, bequeathing Sy.No.20/1 measuring 2 Acres 24 Guntas situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.

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7. Complaint dated 15.01.2001 in O.S. No.63/2001 in the Court of the Civil Judge Senior Division at Bangalore filed by Sri.Munianjinappa A son of Sri.Munishamappa against Sri.A.Munishamappa son of Late Thamanappa and others for partition and separate possession with regards to Sy.No.20/1 measuring 2 Acre 33 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk. (Compromise Petition is not furnished).
8. Mutation Register bearing No.19/2011-2012, made out in the name of Sri.Thamannappa son of Sri.A.Munishamappa, in respect of Sy.No.20/1, measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, pursuant to Will and Testament dated 04.12.2000.
9. Complaint in O.S.No.51/2012 in the Court of the Senior Civil Judge at Bangalore, filed by Mrs.Akkayamma daughter of Late A.Munishamappa against Sri.Munianjinappa son of Late A.Munishamappa and others, for partition of several lands including Sy.No.20/1 measuring 2 Acres 33 Guntas including 9 Guntas Kharab of Kamenahalli Village and Registered Partition Deed dated 04.12.2000 and Will dated 04.12.2000 are not binding on plaintiff.
10. Compromise Petition in O.S.No.51/2012 dated 07.11.2020 and Order Sheet in O.S. No.51/2012.
11. Memorandum of Compromise Petition dated 07.11.2020, bearing O.S.No.51/2012, in the Court of the Principal Senior Civil Judge & JMFC, at Devanahalli, filed by Mrs. Akkayamma daughter of Late Mr. A. Munishmappa and wife of Mr. B. S. Anjinappa against Mr. Munianjinappa, Mr. Thammanappa, Mr. Govindaswamy, Mr. Narayanaswamy, Mr. Hanumantha Gowda all sons of Late Mr. A. Munishmappa and Mrs. Shanthamma wife of Mr. Hanumantha Gowda, Mr. Shiva Prasad B.H son of Mr. Hanumantharayappa, registered as document No.11157/2022-03, stored in CD.No.DNHD1517, before the Office of the Sub Registrar, Devanahalli, Bangalore. Order and decreed that the suit of the Plaintiff is decreed in terms of the Compromise Petition, the land bearing Sy.No.20/1, measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore is allotted to the share of Mr. Thamannappa.
12. Mutation Register bearing No.H3/2022-23, made out in the name of Mr.Thammanappa son of Late Mr.A Munishamappa, in respect of Sy.No.20/1, measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk pursuant to

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the Final Decree in OS No.51/2012, dated 07.11.2020 passed by the court of the principal senior civil judge & JMFC at Devanahalli.

13. G-Tree of Sri.Thamannappa son of Sri.A.Munishamappa and showing his wife and children.
14. Sale Deed dated 08.01.2023, executed by 1. Mr.Thammanappa son of Late Mr. A Munishamappa, 2. Mr.Girish T son of Mr. Thamanappa, 2a. Master Nishaan Gowda minor represented by their natural guardian and father Mr.Girish T, 3.Mr.Mahesh T.T son of Mr.Thamanappa, 3a.Kumari Manhitha minor represented by her natural guardian and father Mr.Mahesh T T, 4.Mrs.Shwetha daughter of Mr.Thamanappa, and Mr.Hariprasad son of Late Mr.H S Shivalingaiah, in favour of 1.Mr.Karan P Jain son of Mr.Parasmal M Jain, 2.Mr.Gaurav Vimal Jain son of Mr.Vimalchand, registered as Document NO.DNH-1-13233-2022-23, stored in CD No.DNHD1725 of Book I, before the Office of the Sub Registrar, Devanahalli in respect of Sy.No.20/1, measuring 2 Acres 24 Guntas and 9 Guntas of Karab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
15. Mutation Register bearing No.H20/2022-23, made out in the name of .Mr.Karan P Jain son of Mr.Parasmal M Jain, and Mr.Gaurav Vimal Jain son of Mr.Vimalchand, in respect of Sy.No.20/1, measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, pursuant to Sale dated 18.01.2023.
16. RTC for the period from 1968- 1982, 1983-1986, 1997-2020,2022-2023 in respect of Sy.No.20/1 measuring 2 Acres 24 Guntas and 09 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
17. Official Memorandum dated 13.03.2023, bearing No. 485805, issued by the Deputy Commissioner, Bengaluru in the name of Mr.Karan P Jain son of Mr.Parasmal M Jain and Mr.Gaurav Vimal Jain son of Mr.Vimalchand, subjected to the conversion of the land from agricultural purpose to Residential purpose, in respect of the land bearing Sy.No.20/1 measuring 2 Acres 24 Guntas out of 2 Acres 33 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
18. Joint Development Agreement dated 10.04.2023 entered into between Sri.Parasmal M.Jain son of Sri.Moolchand Jain, Sri.Vishal.M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, Sri.Karan P.Jain son of Sri.Parasmal M Jain, Sri.Gaurav Vimal Jain son of Sri.Vimalchand with M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) registered as document No.DNH-1-00716/2023-24 stored in C.D.No.DNHD1785 of Book-I, in the Office of Senior Sub-Registrar Devanahalli, in respect of Survey Number 20/1 measuring 2 Acre 24 Guntas and other Survey Numbers, situated at Kamenahalli Village,

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Kundana Hobli, Devanahalli Taluk and Ratio 40%:60% of approved sites between owners and developers,

19. General Power of Attorney dated 10.04.2023 executed by Sri.Parasmal M.Jain son of Sri.Moolchand Jain, Sri.Vishal.M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, Sri.Karan P.Jain son of Sri.Parasmal M Jain, Sri.Gaurav Vimal Jain son of Sri.Vimalchand in favour of M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) registered as document No.DNH-4-00054/2023-24 stored in C.D.No.DNHD1785 of Book-IV, in the Office of Senior Sub-Registrar Devanahalli, in respect of Survey Number 20/1 measuring 2 Acre 24 Guntas and 09 Guntas Kharab and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk
20. Tax Paid receipts dated 13.12.2022, bearing No.0715753, issued by Government of Revenue Department in the name of Mr.Thammanappa son of Late Mr. A Munishamappa for the year of 2022-23 in respect of Survey Number 20/1 of Kamenahalli Village.
21. Encumbrance Certificate for a period from 01.04.1952 to 31.03.2004, in respect of Sy.No. 20/1, measuring 2 Acre 33 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
22. Encumbrance Certificate for a period from 28.10.2022 to 08.12.2022, in respect of Sy.No. 20/1, measuring 2 Acre 33 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
23. Encumbrance Certificate for a period from 01.12.2022 to 04.01.2023, in respect of Sy.No. 20/1, measuring 2 Acre 33 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.

II. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of Land bearing Vacant undeveloped residentially converted Lands bearing Sy.No.20/1 measuring 2 Acres 24 Guntas and 09 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, duly converted for non-agricultural layout-Residential use vide Official Memorandum dated 13.03.2023, bearing No. 485805, issued by the Deputy Commissioner, Bengaluru, bounded on -

East by : Halla;
West by : Land bearing Survey Numbers 19/1;
North by : Land belonging to Sri.Armugam;
South by : Land belonging to Sri.Anjinappa.



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III. GENESIS OF TITLE:

A perusal of the documents referred to above would indicate that Sri.A.Munishamappa, Smt.Basamma wife of late.Sri.Appayanappa and Sri.Narayanappa were the absolute of Owners of Survey No.20/1 measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural and evidenced by the Revenue Records.

Subsequently, the said Sri.A.Munishamappa, Smt.Basamma wife of Late Appayanna and Sri.Narayanappa partitioned their joint family properties vide panchayath parikath dated 10.12.1998, in term of panchayath parikath, Sy.No.20/1 measuring 2 Acre 24 Guntas situated at Kamenahalli Village, Kundana Hobli, Devenahalli Taluk and other properties was allotted to Smt.Basamma wife of Late Appayanna and the revenue records came to be mutated in her name.

Further, Sri.A.Munishamappa son of Sri.Emmeru Thamannappa and Smt.Basamma wife of late.Sri.Appayanna partition their joint family properties vide Partition Deed dated 04.12.2000 registered on 07.12.2000 registered as document No.1423/2000-01, at pages 171-181, Volume 1854 of Book-I, in the Office of Sub-Registrar Devanahalli, in terms of partition, Survey Number 20/1 measuring 2 Acre 24 Guntas situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk was allotted to Smt.Basamma wife of late.Sri.Appayanappa.

Pursuant to the partition, the revenue records came to be transferred in the name of Smt.Basamma wife of late.Sri.Appayanappa. in respect of Sy.No.20/1, measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk vide MR.No.5/2000-2001.

Pursuant thereto, Smt.Basamma wife of late.Sri.Appayanappa bequeathed the land Sy.No.20/1 measuring 2 Acres 24 Guntas situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk in favour of her brother in -law son Sri.Thamanappa vide Will dated 04.12.2000 registered as document No.93/2000-01, in the Office of Sub-Registrar Devanahalli,

It is observed that Sri.Munianjinappa A son of Sri.Munishamappa filed a suit in O.S 63/2001, in the Court of the Civil Judge Senior Division at Bangalore, against Sri.A.Munishamappa son of Late Thamanappa and others for partition of several lands including Sy.No.19/1 measuring 5 Acres, and the said suit came to be Compromised.

After the death of Smt.Basamma wife of late.Sri.Appayanappa the revenue records came to be transferred in the name of Sri.Thamannappa son of Mr. Late Mr. Emmeru Munishamappa, in respect of Sy.No.20/1, measuring 2 Acre 24 Guntas, situated at

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Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, vide MR.No.19/2011-12.

It is observed that Mrs.Akkayamma daughter of Late A.Munishamappa filed a suit in O.S.No.51/2012, in the Court of the Civil Judge Senior Division at Bangalore, against Sri.Munianjinappa son of Late A.Munishamappa and others for partition of several lands including measuring 4 Acres 29 Guntas of Kamenahalli Village, and the said suit came to be compromised vide Compromise Decree dated 27.11.2020 in O.S. No.51/2021 registered as document No.11157/2022-03, stored in CD.No.DNHD1517, before the Office of the Sub Registrar, Devanahalli, Bangalore, in terms of compromise, the land bearing Sy.No.20/1, measuring 2 Acres 24 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore is allotted to the share of Sri.Thamanappa and the revenue records came to be mutated in their respective names vide MR No.H3/2022-23.

Thereafter, 1. Mr.Thammanappa son of Late Mr. A Munishamappa, 2. Mr.Girish T son of Mr. Thamanappa, 2a. Master Nishaan Gowda minor represented by their natural guardian and father Mr.Girish T, 3.Mr.Mahesh T.T son of Mr.Thamanappa, 3a.Kumari Manhitha minor represented by her natural guardian and father Mr.Mahesh T T, 4.Mrs.Shwetha daughter of Mr.Thamanappa, and Mr.Hariprasad son of Late Mr.H S Shivalingaiah, conveyed Sy.No.20/1, measuring 2 Acres 24 Guntas and 9 Guntas of Karab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mr.Karan P Jain son of Mr.Parasmal M Jain, 2.Mr.Gaurav Vimal Jain son of Mr.Vimalchand,, vide Sale Deed dated 08.01.2023 registered as Document NO.DNH-1-13233-2022-23, stored in CD No.DNHD1725 of Book I, before the Office of the Sub Registrar, Devanahalli and the revenue records came to be mutated in their respective names vide MR.No.H20/2022-23.

We have the benefit of examining the RTC for the period 1968- 1982, 1983-1986, 1997-2020,2022-2023 in respect of Sy.No.20/1 measuring 2 Acres 24 Guntas and 09 Guntas kharab situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani, Hissa Tippani and Akarbandh, which would depict the location, shape and assessment of the said land.

The land bearing Sy.No.20/1 measuring 2 Acres 24 Guntas situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, came to be converted from Agricultural to non-agricultural Residential Layout purpose vide Official Memorandum dated 13.03.2023, bearing No. 485805, issued by the Deputy Commissioner, Bengaluru.



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The present owners desirous of developing the Property bearing Survey Number 20/1 measuring 2 Acres 24 Guntas and 09 Guntas Kharab and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, entered into Joint Development Agreement with M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) vide Joint Development Agreement dated 10.04.2023 registered as document No.DNH-1-00716/2023-24 stored in C.D.No.DNHD1785 of Book-I, in the Office of Senior Sub-Registrar Devanahalli, subsequently the Owners, executed General Power of Attorney dated 10.04.2023, registered as document No.DNH-4-00054/2023-24 stored in C.D.No.DNHD1785 of Book-IV, in the Office of Senior Sub-Registrar Devanahalli in favour of M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah), interalia empowering the said Developer to develop the said Property.

IV. ENCUMBRANCES:

There are no encumbrances or minor claims over the Subject Property for the period 01.04.1952 to 31.03.2004, 28.10.2022 to 08.12.2022 and 01.12.2022 to 04.01.2023. However, it is advised to obtain Encumbrance Certificate for the period 01.04.2004 till date.

V. CERTIFICATE:

We certify that Mr.Karan P Jain son of Mr.Parasmal M Jain and Mr.Gaurav Vimal Jain son of Mr.Vimalchand are the owners of the Subject Property and their title is clear, good and marketable, subject to verification of EC for the period 01.04.2004 till date.

M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah), are empowered to develop the Subject Property and sell the Developer's share in the Subject Property. Prospective purchasers will derive valid title over the same.

Proposed Purchaser/s on purchase of the Site/Villas either falling to the share of the Developer or the share retained by the Owner shall derive right, title, interest over the same.

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Advocates

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Date: 26.09.2023

INTERIM LEGAL SCRUTINY REPORT
File No.234/2023

M/S.PARISARA BUILDERS AND DEVELOPERS, represented by its Partner Mr.H.S.Hariprasad requested for Legal Opinion in respect of Vacant undeveloped residentially converted Lands bearing Sy.No.19/3 measuring 4 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, duly converted for non-agricultural layout-Residential use vide Official Memorandum dated 17.01.2023, bearing No.430384, issued by the Deputy Commissioner, Bangalore, which is more fully described in the Schedule hereunder and hereinafter referred to as the **Subject Property** for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

1. Computerized Village Map of Kamenahalli Village, Kundana Hobli, Devanahalli Taluk
2. Sale Deed dated 06.01.1966 executed by Sri.Anjinappa son of Sri.Muniyappa in favour of Smt.Basamma wife of Sri.Emmeru Appayanna, registered as document No.2971/1965-66, Page 1, Volume 951, Book-I in the Office of the Sub-Registrar, Devanahalli, in respect of Portion of Survey No.19/1 measuring 2 Acres 17 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural,
3. G-Tree of Sri.Thamanappa and showing his wife and children and grandchildren.
4. Mutation Register Extract bearing No.14/98-99 in the joint names of Sri.A.Munishamappa and Smt.Basamma wife of Late Appayanna, in respect of land bearing Survey No.19/1 measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, pursuant to Panchayat Partition on 10.12.1998.
5. Partition Deed dated 04.12.2000 registered on 07.12.2000, entered into between Sri.A.Munishamappa son of Sri.Emmeru Thamannappa and Smt.Basamma wife of late.Sri.Appayanna registered as document No.1423/2000-01, at pages 171-181, Volume 1854 of Book-I, in the Office of Sub-Registrar Devanahalli, in terms of partition, Survey Number 19/1 measuring 4 Acre 29 Guntas and 11 Guntas Kharba situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk was allotted to Sri. A.Munishamappa son of Sri.Emmeru Thamannappa.



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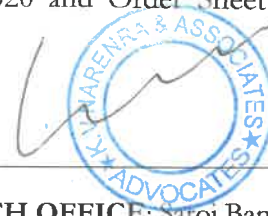
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6. Mutation Register bearing No.5/2000-2001, made out in the name of Sri.A.Munishamappa, in respect of Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, pursuant to the Partition Deed dated 07.12.2000 registered as document No.1423/2000-01.
7. Plaint dated 15.01.2001 in O.S. No.63/2001 in the Court of the Civil Judge Senior Division at Bangalore filed by Sri.Munianjinappa A son of Sri.Munishamappa against Sri.A.Munishamappa son of Late Thamanappa and others for partition and separate possession with regards to Sy.No.19/1 measuring 5 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
8. Will dated 16.08.2006 executed by Mr. Emmeru Munishamappa (80 years) son of Late Mr. Thammanna in favour of his sons namely 1. Mr. Munianjinappa, 2. Mr. Thammanappa, 3. Mr. M. Govindaswamy, 4. Mr. Narayanaswamy, 5. Hanumantha Gowda registered as Document No.DNH-3-00046-2006-07, stored in CD.No.DNHD103, of Book 3, before the Office of the Sub Registrar, Devanahalli, Bangalore, Sy.No.19/1, measuring 5 Acres including 11 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, was allotted to the share of **Mr. Narayanaswamy**, Sy.No.39/1 measuring 20 Guntas situated at Thindlu Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District was allotted to the share of Smt.Akkayamma daughter of Sri.A.Munishamappa.
9. Death Certificate of Sri.Munishamappa son of Sri.Thammanappa issued by Chief Register Birth and Deaths, died on 07.05.2009.
10. Mutation Register Extract bearing No.16/2011-12, made out in the name of Mr. Narayanaswamy son of Mr. Late Mr. Emmeru Munishamappa, in respect of the Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, pursuant to the Will dated 16.08.2006.
11. ~~Plaint in O.S.No.51/2012 in the Court of the Senior Civil Judge at Bangalore, filed by Mrs.Akkayamma daughter of Late A.Munishamappa against Sri.Munianjinappa son of Late A.Munishamappa and others, for partition of several lands including Sy.No.19/1 measuring 4 Acres 29 Guntas of Kamenahalli Village and Registered Partition Deed dated 04.12.2000 and Will dated 04.12.2000 are not binding on plaintiff.~~
12. Compromise Petition in O.S.No.51/2012 dated 07.11.2020 and Order Sheet in O.S. No.51/2012.



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13. Memorandum of Compromise Petition dated 07.11.2020, bearing O.S.No.51/2012, in the Court of the Principal Senior Civil Judge & JMFC, at Devanahalli, filed by Mrs. Akkayamma daughter of Late Mr. A. Munishmappa and wife of Mr. B. S. Anjinappa against Mr. Munianjinappa, Mr. Thammanappa, Mr. Govindaswamy, Mr. Narayanaswamy, Mr. Hanumantha Gowda all sons of Late Mr. A. Munishmappa and Mrs. Shanthamma wife of Mr. Hanumantha Gowda, Mr. Shiva Prasad B.H son of Mr. Hanumantharayappa, registered as Document No.DNH-1-00786-2022-23, stored in CD.No.DNHD1517, before the Office of the Sub Registrar, Devanahalli, Bangalore. Order and decreed that the suit of the Plaintiff is decreed in terms of the Compromise Petition, the land bearing Sy.No.19/1, measuring 4 Acres out of 4 Acres 29 Guntas and 11 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore is allotted to the share of Mrs. Akkayamma
14. Mutation Register Extract bearing No.H16/2021-22, made out in the name of Mrs. Akkayamma daughter of Late Mr. A. Munishmappa, in respect of the Sy.No.19/1, measuring 4 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore, pursuant to the compromise/partition dated 07.11.2020.
15. Sale Deed dated 21.07.2022 executed by Mrs. Akkayamma daughter of Late Mr. A. Munishmappa and wife of Mr. B. S. Anjinappa, Mr. A. Raja Gopala, Mr. A. Ananda Reddy, Mr. Ashoka B.A, Mr. Suresh B.A and Mrs. Suguna all children of Mr. B. S. Anjinappa, along with Mr. B. S. Anjinappa son of Late Mr. A. Subbanna and husband of Mrs. Akkayamma, Mr. H. S. Hariprasad son of Late Mr. H.S. Shivalingaiah as confirming parties in favour of Mr. Parasmal M Jain son of Mr. Moolchand Jain, Mr. Vishal. M son of Mr. Mahaveer Chand Bohra and Mrs. Pawan Kumar wife of Mr. Vimal Chand, registered as Document No.DNH-1-04841-2022-2023, stored in CD.No.DNHD1587, before the Office of the Sub Registrar, Devanahalli, Bangalore, in respect of the dry land bearing Sy.No.19/3 (formerly part of Sy.No.19/1), measuring 4 Acres and 5 Guntas of Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore.
16. Mutation Register Extract bearing No.H2/2022-23, made out in the names of Mr. Parasmal M Jain son of Mr. Moolchand Jain, Mr. Vishal. M son of Mr. Mahaveer Chand Bohra and Mrs. Pawan Kumar wife of Mr. Vimal Chand, in respect of the Sy.No.19/3, measuring 4 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore, pursuant to the Sale Deed dated 21.07.2022.
17. RTC for the period from 1968-69 to 1970-71, 1973-74 to 1980-81, 1982-83 to 1987-88, 1997-98 to 2001-02, 2002-03 to 2017-18, 2018-19 to 2021-22 in respect of Sy.No.19/1 measuring 4 Acres 29 Guntas and 11 Guntas kharab situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.

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18. Akarbandh in respect of Sy.No.19/1 measuring 4 Acres 29 Guntas and 11 Guntas kharab situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
19. RTC for 2021-2022 to 2022-2023 in respect of the Sy.No.19/3 (formerly part of Sy.No.19/1), measuring 4 Acres and 05 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural.
20. Official Memorandum dated 17.01.2023, bearing No.430384, issued by the Deputy Commissioner, Bangalore in the names of Mr. Parasmal M Jain son of Mr. Moolchand Jain, Mr. Vishal. M son of Mr. Mahaveer Chand Bohra and Mrs. Pawan Kumar wife of Mr. Vimal Chand, for the conversion of the land bearing Sy.No.19/3, measuring 4 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore from Agricultural to Master Plan i.e., Residential Layout purpose.
21. Mutation Register Extract bearing No.T27/2022-23, made out in the names of Mr. Parasmal M Jain son of Mr. Moolchand Jain, Mr. Vishal. M son of Mr. Mahaveer Chand Bohra and Mrs. Pawan Kumar wife of Mr. Vimal Chand, in respect of the Sy.No.19/3, measuring 4 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore, pursuant to the Official Memorandum dated 17.01.2023, bearing No.430384.
22. Encumbrance Certificates for the period from 21.04.2022 to 21.04.2022 in respect of the Sy.No.19/3 (formerly part of Sy.No.19/1), measuring 4 Acres and 05 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural.
23. Joint Development Agreement dated 10.04.2023 entered into between Sri.Parasmal M.Jain son of Sri.Moolchand Jain, Sri.Vishal.M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, Sri.Karan P.Jain son of Sri.Parasmal M Jain, Sri.Gaurav Vimal Jain son of Sri.Vimalchand with M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) registered as document No.DNH-1-00716/2023-24 stored in C.D.No.DNHD1785 of Book-I, in the Office of Senior Sub-Registrar Devanahalli, in respect of Survey Number 19/3 measuring 4 Acres and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk and Ratio 40%:60% of approved sites between owners and developers.
24. General Power of Attorney dated 10.04.2023 executed by Sri.Parasmal M.Jain son of Sri.Moolchand Jain, Sri.Vishal.M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand, Sri.Karan P.Jain son of Sri.Parasmal M Jain, Sri.Gaurav Vimal Jain son of Sri.Vimalchand in favour of M/s.Parisara Builders and Developers

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(represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiyah) registered as document No.DNH-4-00054/2023-24 stored in C.D.No.DNHD1785 of Book-IV, in the Office of Senior Sub-Registrar Devanahalli, in respect of Survey Number 19/3 measuring 4 Acres and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.

25. Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 in respect of Survey No.19/1 measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.
26. Encumbrance Certificate for 25.08.2022 to 25.08.2022 in respect of Survey No.19/1 measuring 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk.

II. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of Land bearing Vacant undeveloped residentially converted Lands bearing Sy.No.19/3 (old Sy.No.19/1) measuring 4 Acres, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, duly converted for non- agricultural layout-Residential use vide Official Memorandum dated 17.01.2023, bearing No.430384, issued by the Deputy Commissioner, Bangalore, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, bounded on -

East by : Land bearing Sy.No.20/1;
West by : Land bearing Sy.No.19/1;
North by : Private Road and Land bearing Sy.No.18;
South by : Land bearing Sy.No.19/2.

III. GENESIS OF TITLE:

A perusal of the documents referred to above would indicate that one Sri.Anjinappa son of Sri.Muniyappa was the absolute of Portion of Survey No.19/1 measuring 2 Acres 17 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, this evidenced by Revenue records.

The said Sri.Anjinappa son of Sri.Muniyappa conveyed Portion of Survey No.19/1 measuring 2 Acres 17 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural in favour of Smt.Basamma wife of Sri.Emmeru Appayanna vide Sale Deed dated 06.01.1966 registered as document No.2971/1965-66, Page 1, Volume 951, Book-I in the Office of the Sub-Registrar, Devanahalli.



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The said Sri.A.Munishamappa was the absolute of another Portion of Survey No.19/1 measuring 2 Acres 12 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural.

Subsequently, the said Sri.A.Munishamappa, Smt.Basamma wife of Late Appayanna and Sri.Narayanappa partitioned their joint family properties vide panchayath parikath dated 10.12.1998, in term of panchayath parikath, Sy.No.19/1 measuring 4 Acre 29 Guntas situated at Kamenahalli Village, Kundana Hobli, Devenahalli Taluk and other properties was allotted to Sri.A.Munishamappa and Smt.Basamma wife of Late Appayanna and the revenue records came to be mutated in their respective names.

Further, Sri.A.Munishamappa son of Sri.Emmeru Thamannappa and Smt.Basamma wife of late.Sri.Appayanna partition their joint family properties vide Partition Deed dated 04.12.2000 registered on 07.12.2000 registered as document No.1423/2000-01, at pages 171-181, Volume 1854 of Book-I, in the Office of Sub-Registrar Devanahalli, in terms of partition, Survey Number 19/1 measuring 4 Acre 29 Guntas and 11 Guntas Kharba situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk was allotted to Sri. A.Munishamappa son of Sri.Emmeru Thamannappa.

Pursuant to the partition, the revenue records came to be transferred in the name of Sri.A.Munishamappa in respect of Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk vide MR.No.5/2000-2001.

It is observed that Sri.Munianjinappa A son of Sri.Munishamappa filed a suit in O.S 63/2001, in the Court of the Civil Judge Senior Division at Bangalore, against Sri.A.Munishamappa son of Late Thamanappa and others for partition of several lands including Sy.No.19/1 measuring 5 Acres, and the said suit came to be Compromised.

Pursuant thereto, Sri.Munianjinappa A son of Sri.Munishamappa bequeathed the lands bearing Sy.No.19/1, measuring 5 Acres including 11 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk in favour of his son Mr. Narayanaswamy, vide Will dated 16.08.2006, registered as Document No.DNH-3-00046-2006-07, stored in CD.No.DNHD103, of Book-3, before the Office of the Sub Registrar, Devanahalli, Bangalore.

After the death of Mr. Emmeru Munishamappa, the revenue records came to be transferred in the name of their son Mr. Narayanaswamy son of Mr. Late Mr. Emmeru Munishamappa, in respect of the Sy.No.19/1, measuring 4 Acres 29 Guntas, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, vide MR.No.16/2011-12.

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It is observed that Mrs.Akkayamma daughter of Late A.Munishamappa filed a suit in O.S.No.51/2012, in the Court of the Civil Judge Senior Division at Bangalore, against Sri.Munianjinappa son of Late A.Munishamappa and others for partition of several lands including measuring 4 Acres 29 Guntas of Kamenahalli Village, and the said suit came to be compromised vide Compromise Decree dated 27.11.2020 in O.S. No.51/2021 registered as Document No.DNH-1-00786-2022-23, stored in CD.No.DNHD1517, before the Office of the Sub Registrar, Devanahalli, in terms of compromise, the land bearing Sy.No.19/1, measuring 4 Acres out of 4 Acres 29 Guntas and 11 Guntas Kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore is allotted to the share of Mrs. Akkayamma and the revenue records came to be mutated in their respective names vide MR No.H16/2021-22.

Thereafter, Mrs. Akkayamma daughter of Late Mr. A. Munishmappa and wife of Mr. B. S. Anjinappa, Mr. A. Raja Gopala, Mr. A. Ananda Reddy, Mr. Ashoka B.A, Mr. Suresh B.A and Mrs. Suguna all children of Mr. B. S. Anjinappa, along with Mr. B. S. Anjinappa son of Late Mr. A. Subbanna and husband of Mrs. Akkayamma, Mr. H. S. Hariprasad son of Late Mr. H.S. Shivalingaiah as confirming parties conveyed in respect of Land bearing Survey No.19/1 measuring 29 Guntas and 6 Guntas kharab, situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural in favour of Mr. Parasmal M Jain son of Mr. Moolchand Jain, Mr. Vishal. M son of Mr. Mahaveer Chand Bohra and Mrs. Pawan Kumar wife of Mr. Vimal Chand, vide Sale Deed dated 25.08.2022 registered as Document No.DNH-1-04841-2022-2023, stored in CD.No.DNHD1587, before the Office of the Sub Registrar, Devanahalli, Bangalore and the revenue records came to be mutated in their respective names vide MR.No.H2/2022-23.

We have the benefit of examining the RTC for the period 1968-69 to 1970-71, 1973 74 to 1980-81, 1982-83 to 1987-88, 1997-98 to 2001-02, 2002-03 to 2017-18, 2018-19 to 2021-22 and 2022-23 in respect of Sy.No.19/1 measuring 4 Acres 29 Guntas and 11 Guntas kharab and New Sy.Nos.19/1 and 19/3 situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani, Hissa Tippani and Akarbandh, which would depict the location, shape and assessment of the said land.

The land bearing Sy.No.19/3 measuring 4 Acres situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural, came to be converted from Agricultural to non-agricultural Residential Layout purpose vide Official Memorandum dated 17.01.2023, bearing No.430384, issued by the Deputy Commissioner, Bangalore and revenue records came to be mutated in his name vide MR. No.T27/2022-23.

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The present owners desirous of developing the Property bearing Survey Number 19/3 measuring 4 Acres and other Survey Numbers situated at Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, entered into Joint Development Agreement with M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah) vide Joint Development Agreement dated 10.04.2023 registered as document No.DNH-1-00716/2023-24 stored in C.D.No.DNHD1785 of Book-I, in the Office of Senior Sub-Registrar Devanahalli, subsequently the Owners, executed General Power of Attorney dated 10.04.2023, registered as document No.DNH-4-00054/2023-24 stored in C.D.No.DNHD1785 of Book-IV, in the Office of Senior Sub-Registrar Devanahalli in favour of M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah), interalia empowering the said Developer to develop the said Property.

IV. ENCUMBRANCES:

There are no encumbrances or minor claims over the Subject Property for the period 01.04.1970 to 31.03.2004 and 25.08.2022 to 25.08.2022 However, it is advised to obtain Encumbrance Certificate for the period 01.04.2004 till date.

V. CERTIFICATE:

We certify that Sri.Parasmal M Jain son of Sri.Moolchand Jain, Sri.Vishal M son of Sri.Mahaveer Chand Bohra, Smt.Pawan Kumari wife of Sri.Vimal Chand are the owners of the Subject Property and their title is clear, good and marketable, subject to verification of EC for the period 01.04.2004 till date.

M/s.Parisara Builders and Developers (represented by its partner Sri.H.S.Hariprasad son of Sri.H.S.Shivalingaiah), are empowered to develop the Subject Property and sell the Developer's share in the Subject Property. Prospective purchasers will derive valid title over the same.

Proposed Purchaser/s on purchase of the Site/Villas either falling to the share of the Developer or the share retained by the Owner shall derive right, title, interest over the same.

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