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TITLE REPORT

20th October, 2025
Our Ref: SLF/MRINF/2/2025

To,

**M/s.RAINVAS INFRAA,
Bangalore.**

Dear Sir,

The photp copies of the following documents have been furnished to me for scrutiny in respect of residential converted land bearing Sy.No.15/1 (Old Sy.No.15), measuring 4 acres 28 guntas, situated at Vasanthapura, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, which is more fully described in the schedule hereto and to opine on the marketability of title to the schedule property.

I. DOCUMENTS FURNISHED:-

Sl.No.	Date	Description of document
1.		Village Map of Uttarahalli Village
2.		Index of Lands and Record of Rights for Sy.No.15
3.		Mysore Revision Settlement register extract for Sy.No.15
4.		Order copy of the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No.27/1960-61
5.		Register VIII issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore
6.	19.01.1963	Lavani Faisal Patrike



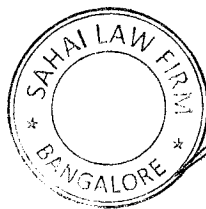
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Continuation sheet

Sahai Kumar BA.LLB
Advocate

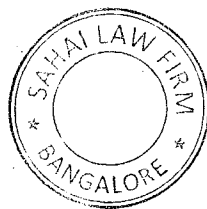
7.		Tippani Copy of Sy.No.15
8.		Akarbandh for Sy.No.15, issued by Tahsildar, Bangalore South Taluk
9.	29.06.1965	Registered Partition Deed executed amongst Mr.Lingegowda and his family members, registered as Document No.1654, of Book I, Volume 533, at pages 30-41, in the office Sub-Registrar, Bangalore South Taluk
10.	26.12.1974	Registered Rectification Deed executed by Mr.Lingegowda and his family members registered as Document No.7635, of Book I, Volume 1122, at pages 15-123, in the office of the Sub-Registrar, Bangalore South Taluk
11.		Certified copy of RTC/Pahani from 1975-76 to 1999-2000 for Sy.No.15
12.	23.04.1984	Sale Agreement executed by Mr.M.L.Ramachandra Gowda in favour of Sri Maruthi House Building Co-operative Society Ltd. For the sale of Sy.No.15 & 16
13.	23.04.1991	Sale Agreement executed by Mr.M.L.Ramachandra Gowda in favour of Mr.M.Krishnappa, Managing Partner of Rajendra Enterprises.
14.	11.08.1993	Supplementary Agreement executed by Mr.M.L.Ramachandre Gowda in favour of Mr.M.Krishnappa, Managing Partner of Rajendra Enterprises.
15.	21.06.1999	Judgement and Decree in O.S.No.2734/1998 passed by the 11 th Additional City Civil Judge, Bangalore



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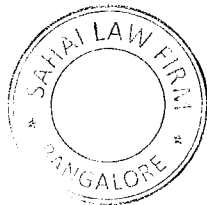


16.	02.10.2009	Death Certificate of Mr.M.L.Ramachandra Gowda issued by the Medical Officer of Health, Birth & Death Section, Basavanagudi Range
17.	26.08.1993	Genealogical Tree of Mr.M.S.Linge Gowda issued by Village Accountant, Subramanyapura Panchayath, Uttarahalli Hobli.
18.	20.01.2015	Genealogical Tree of Mr.M.L.Ramachandra Gowda, duly issued by Deputy Tahsildar, Bangalore South Taluk
19.	07.08.2013	Joint Memo filed before the Hon'ble High Court of Karnataka
20.	18.06.2014	Judgement copy in RFA.No.529/2007 passed by the Hon'ble High Court of Karnataka
21.	26.03.1976	Copy of the Endorsement issued by the Deputy Commissioner, Bangalore District bearing No.DVS(A)CR46/85-86, with regard to the non-availability of record pertaining the order bearing No.DVS(A)/502/71-72, with list of survey numbers in Vasanthapura Village
22.	26.03.1976	Order copy of the Special Deputy Commissioner, Bangalore District, bearing No.DVS(A)502/71-72 , addressed to the Tahsildar, Bangalore South Taluk
23.	21.11.1998	Order copy of the Writ Petition bearing W.P.No.9690/1993 passed by the Hon'ble High Court of Karnataka
24.	19.09.2000	Order copy of the Writ Petition bearing W.P.No.27217/2000 passed by the Hon'ble High Court of Karnataka





25.	28.02.2001	Order copy of the Appeal No.288/2000 passed by the Karnataka Appellate Tribunal, Bangalore
26.	18.02.2003	Order copy of the Special Deputy Commissioner, Bangalore District, in INA.CR.75/199-2000, r/w RRT.CR.180/90-91.
27.	23.05.2003	Endorsement issued by Joint Director of Land Records bearing No.JDLR.STRV(1)MSC.48/75-76.
28.		Computerised RTC/Pahani for the year 2002-03 for Sy.No.15
29.		Computerised Mutation Register extract M.R.3/2003-04
30.		RTC/Pahani from 2003-04 to 2013-14 for Sy.No.15
31.	21.07.2010	Death Certificate of Mrs.Gowramma issued by Office of the Medical Officer, Birth and Death Section, Chickpet Zone
32.		Computerised Mutation Register extract bearing M.R.No.H11/2014-15, M.R.No.H8/2014-15, M.R.No.2/2010-11
33.	19.08.2020	Computerised Mutation register extract bearing M.R.No.H1/2015-16
34.		RTC/Pahani for the years 2015-16, 2016-17 for Sy.No.15
35.		RTC/Pahani from 2016-17 to 2019-20 for Sy.No.15
36.	30.01.2017	Babthu Nakshe or Survey Sketch of the land bearing Sy.No.15 issued by the Surveyor, Bangalore South Taluk
37.		Tippani, Re.Survey Phodi survey sketch, L.R.Pakka Book for Sy.No.15



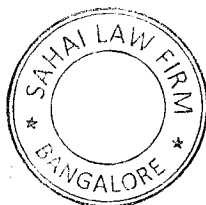


38.	27.05.2020	Sale Deed executed by Mr.B.R.Rajendra Prasad and others in favour of Mr.Ramesh.B.K, registered as Document No.539, of Book I, stored in CD.No.CMPD573, registered on 08.06.2020, in the office of the Sub-Registrar, Chamarajpet, [Sy.No.15, 0-38 guntas]
39.	27.05.2020	Sale Deed executed by Mr.B.R.Rajendra Prasad and others in favour of Mr.N.Srinivasa Reddy, registered as Document No.822, of Book I, stored in CD.No.CMPD573, registered on 20.06.2020, in the office of the Sub-Registrar, Chamarajpet, [Sy.No.15, 0-14 guntas]
40.	19.09.2025	Hissa Tippani for Sy.No.15/1, issued by Superintendent, Bangalore South Taluk.
41.	19.09.2025	Gramada Pakka Book (Left and Right hand side) for Sy.No.15/1 issued by Superintendent, Bangalore South Taluk.
42.		Akarbandh for Sy.No.15/1 issued by Supervisor, Bangalore South Taluk.
43.	11.11.2021	Computerised Mutation Register extract bearing M.R.No.H8/2019-20
44.		Computerised RTC/Pahani 2020-21 to 2024-25 for Sy.No.15/1
45.	16.12.2020	Conversion order in Official Memorandum bearing Application No.176643, issued by Deputy Commissioner, Bangalore Urban District, in respect of Sy.No.15/1.
46.	04.12.2020	Conversion fee, Phodi fee Remittance K2 challan



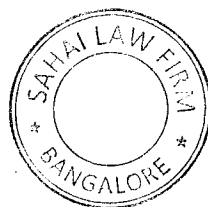


47.	10.11.2020	Letter issued by Assistant Commissioner, Land Acquisition, Bangalore Development Authority addressed to the Deputy Commissioner, Bangalore District.
48.	29.09.2020	Letter issued by Special Land Acquisition Officer, Bangalore addressed to the Deputy Commissioner, Bangalore District.
49.	25.09.2020	Letter issued by Special Land Acquisition Officer, Karnataka Industrial Areas Development Board addressed to the Deputy Commissioner, Bangalore District in respect of Sy.No.15/1.
50.	24.09.2020	Letter issued by Special Land Acquisition Officer, Karnataka Housing Board addressed to the Deputy Commissioner, Bangalore District, in respect of Sy.No.15/1.
51		Computerised Mutation register extract bearing M.R.No.T1/2020/2021 (Conversion of land bearing Sy.No.15/1)
52		Computerised RTC/Pahani for the year 2024-25 to 2025-26, for Sy.No.15/1.
53		Release Deed executed by Mr.B.R.Rajendra Prasad and others in favour of Mrs.B.R.Vijaya Lakshmi, registered as Document No.10403, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Banashankari, for Sy.No.15/1, 0-05 guntas
54	19.02.2024	Joint Development Agreement executed by Mr.B.R.Rajendra Prasad and others in favour of M/s.Rainvas Infraa, registered as Document



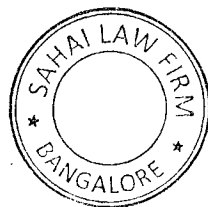


		No.10416, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Banashankari), for Sy.No.15/1, 4 acres 28 guntas.
55	19.02.2024	General Power of Attorney executed by Mr.B.R.Rajendra Prasad and others in favour of M/s.Rainvas Infraa, registered as Document No.256, of Book IV, stored in Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Banashankari), for Sy.No.15/1, 4 acres 28 guntas
56	19.02.2024	Confirmation Deed Mr.D.Vishruth Aryan to M/s. Rainvas Infraa, registered as Document No.16622, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Banashankari), for Sy.No.15/1, 4 acres 28 guntas
57	20.03.2024	Nil PTCL Claims Endorsement issued by Assistant Commissioner, Bangalore South Sub-Division, for Sy.No.15/1
58	23.07.2021	Computerised Nil Tenancy Endorsement issued by Tahsildar, Bangalore South Taluk in respect of 15
59	23.07.2021	Endorsement for non-availability of Kethuvaru register, issued by Tahsildar, Bangalore South Taluk, in respect of Sy.No.15.
60	19.06.2024	Special Notice for tax assessment and Katha Registrar, issued by Bruhath Bangalore Mahanagara Palike, bearing Ref.PR.KTR 1189/2023-24
61	24.07.2024	Katha Certificate and Extract issued by BBMP
62	06.03.2025	Sketch copy of the actual physical possession of the present owners in the Schedule Property issued





		by the Additional Assistant Commission, Bangalore Development Authority
63	30.05.2025	Residential single plot plan sanction order bearing No.BDA/TPM/PRL-308/2024-25/1093/2025-26 and Plan issued by the Bangalore Development Authority.
64	09.07.2019	Registered Relinquishment Deed executed by Mrs.B.R.Vijayalakshmi and others in favour of Commissioner, Bruhat Bangalore Mahanagara Palike, registered as Document No.4945, of Book I, stored in CD.No.BSKD599, in the office of the Sub-Registrar, Banashankari
65	23.08.2021	Encumbrance Certificate for 34 years, from 15.02.1957 to 31.05.1989 issued by the office of 94the Sub-Registrar, Bommanahalli, in Form No.15, in respect of Sy.No.15
66		Encumbrance Certificate for 15 years from 01.06.1989 to 31.03.2004 issued by the office of the Sub-Registrar, Kengeri in Form No.16, in respect of Sy.No.15
67	09.12.2020	Encumbrance Certificate for 15 years from 01.04.2004 to 08.12.2020 issued by the office of the Sub-Registrar, Banashankari, in Form No.15, in respect of Sy.No.15
68	20.02.2024	Encumbrance Certificate for 20 years from 01.04.2004 to 20.02.2024 issued by the office of the Sub-Registrar, Banashankari, in Form No.15, in respect of Sy.No.15/1





69	20.09.2025	Encumbrance Certificate for 2 years from 01.02.2024 to 18.09.2025 issued by the office of the Sub-Registrar, Banashankari, in Form No.15, in respect of Sy.No.15/1
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II. SCHEDULE

All that piece and parcel of residential converted land bearing **Sy.No.15/1 (Old Sy.No.15)**, measuring **4 Acre 28 guntas**, situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, (Converted vide conversion order in **Official Memorandum bearing Application No.176643, dated 16.12.2020, issued by Deputy Commissioner, Bangalore Urban District**) with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on:

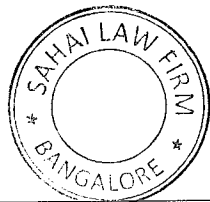
East by: Land bearing Sy.No.17 and Bikasipura Boundary,
West by: Land bearing Sy.No.5,
North by: Land bearing Sy.No.6 & 61,
South by: Land bearing Sy.No.15/2;

III. PRESENT OWNERS:

1.Mrs. B.R.VIJAYA LAKSHMI,
Wife of Mr. K. Veeranna Gowda,
Residing at #127/8, Bull Temple Road,
Kempegowda Nagar,
Bangalore-560019.

1a.Mrs. K.V.HARINI,
Wife of Mr.Mr.Ravishankar,
Residing at #127/7, Bull Temple Road,
Kempegowda Nagar,
Bangalore-560019.

2.Mr. B.R.RAJENDRA PRASAD,
S/o. Late. M. L. Ramachandra Gowda,
Residing at No. 127/12,
Bull Temple Road,



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Kempegowda Nagar,
Bangalore-560019.

3. Mr. B.R.SRIDHAR,
S/o. Late. M. L. Ramachandra Gowda,

3a. Ms. ARHATHA SRIDHAR,
Daughter of Mr. B.R. Sridhar,
Sl.No.3 & 3a are residing at No.4/4,
Flat No. 401, 4th Floor,
Suprabhat's Shreem Brezee,
Vasanthapura Main Road,
Opp. Rays Montessori School,
Bangalore-560061.

4.Mr. B. R.DILIP KUMAR,
S/o. Late. M. L. Ramachandra Gowda,

4a. Mr. D.VISHRUTH ARYAN,
S/o. Mr. B. R. Dilip Kumar,
Aadhaar No.8223 9052 3627.

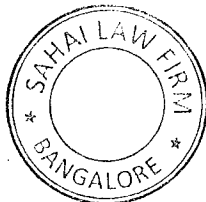
4b. Master.D.VIHAAN,
Aged about 13 years,
S/o. Mr. B. R. Dilip Kumar,
Since Sl.No.4b are minor,

Sl.No.4, 4a & 4b are residing at
No. 4/5, Vasanthapura Main Road,
Opp. Niveditha School,
Bikasipura,
Bangalore-560061.

IV. TRACING OF TITLE:-

1. As per the scrutiny of the records and documents furnished for verification, it is observed that the immovable property bearing Survey No.15/1 (Old Survey No.15), situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District, is the subject matter of the present examination. The land in Survey No.15/1 is a *phoded* portion duly carved out from the larger extent of land bearing Survey No.15, which in turn was formed out of the old unsettled Survey No.51 of the said village. The

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delineation, configuration, and extent of the Schedule Property are clearly discernible from the revenue and title documents produced, more particularly from the documents marked as **Document Nos.1, 6, 7, and 8**, and further corroborated by **Document Nos.36, 37, 40 to 42, and 62**. These documents collectively establish the derivation, demarcation, and physical features of the said land, thereby substantiating its identity, location, and continuity of title from the parent survey numbers.

2. It is observed from the available records that Vasanthapura Village, situated in Uttarahalli Hobli, Bangalore South Taluk, was originally classified as an *unsettled Jodi Inam Village* and was under the lawful possession and enjoyment of one **Mr. M. S. Lingegowda**. The said Vasanthapura Village comprised of *unsettled Survey Numbers 1 to 28*, aggregating to an extent of approximately **340 acres**, which Mr. M. S. Lingegowda had acquired by virtue of a duly executed **Settlement Deed** from his father **Mr. Shamegowda**, thereby vesting in him possessory and hereditary rights over the said lands. Consequent upon the promulgation of the **Mysore (Personal and Miscellaneous) Inams Abolition Act**, Mr. M. S. Lingegowda, being the occupant and holder of the said Inam lands, submitted an application dated **31st July 1959** before the **Special Deputy Commissioner for Inam Abolition**, seeking conferment of **occupancy rights** in respect of the aforesaid *unsettled Survey Numbers 1 to 28*. During the process of such Inam Abolition proceedings and the ensuing revenue settlement, the *unsettled lands* comprised in Survey Nos.1 to 28 were taken up for *survey and settlement operations* and were accordingly assigned **temporary Inam Field Survey Numbers ranging from 1 to 74**, thereby regularizing their identification for subsequent revenue and administrative purposes.

3. Pursuant to the application submitted by **Mr. M. S. Lingegowda** under the provisions of the *Mysore (Personal and Miscellaneous) Inams Abolition Act*, the Special Deputy Commissioner for Abolition of Inams, after due enquiry and verification of records, was pleased to confer occupancy rights in favour of **Mr.**





M. S. Lingegowda in respect of the *temporary Inam Field Survey Numbers 1 to 74* situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk, by virtue of a reasoned order passed in **Case No. R.C.27/1960-61**, dated 19th August 1961 (Document No.4). Consequent upon such conferment, and after the completion of the detailed *survey and settlement operations* in respect of the said Vasanthapura Village in the year 1963, the temporary field survey numbers 1 to 74 were duly reconstituted and assigned permanent survey numbers from 1 to 63. The said assignment and settlement of survey numbers stand evidenced by the entries recorded in the Lavani Faisal Patrike and the Mysore Revision Settlement Register Extracts (**Document Nos.3 and 6**), which collectively establish the continuity of title, recognition of occupancy rights, and the formal regularization of the land records pertaining to the said village.

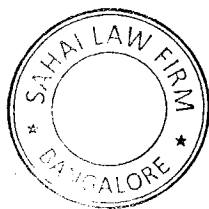
4. During the course of the *survey and settlement operations* undertaken subsequent to the conferment of occupancy rights under the *Mysore (Personal and Miscellaneous) Inams Abolition Act*, it is observed that while assigning the temporary Inam Field Survey Numbers 1 to 74 in respect of Vasanthapura Village, the land corresponding to the cadastral settlement (present) Survey No.15 was originally included as part of the temporary Inam Field Survey No.51. This correlation and derivation between the temporary field and the present survey numbering system is clearly evidenced from **Document No.21 & 22**. Consequent upon the said settlement proceedings and the order of occupancy rights conferred in favour of Mr. M. S. Lingegowda, his name came to be duly entered in Register No. VIII maintained by the *Office of the Special Deputy Commissioner for Abolition of Inams*, thereby formally recording his ownership and possession over the granted lands. Further, corresponding entries reflecting the name of Mr. M. S. Lingegowda are also found in the Index of Lands and the Record of Rights, specifically against the settled Survey No.15, thereby confirming the recognition of his title and lawful possession under the revenue records. The same is evidenced from **Document Nos.5 and 2** respectively.





5. It is observed that one Mr. Munimarappa had preferred an appeal challenging the order of the Special Deputy Commissioner for Abolition of Inams, dated 19th August 1961, before the Mysore Revenue Appellate Tribunal. The said Tribunal, upon hearing the parties, was pleased to pass an order dated 13th March 1964, whereby the matter was remanded to the Special Deputy Commissioner for fresh enquiry and disposal in accordance with law. However, as the Mysore Revenue Appellate Tribunal has since been abolished and is no longer in existence, the certified copy of the said order could not be made available or produced by the present landlord for verification. Pursuant to such remand, the Special Deputy Commissioner for Abolition of Inams, after conducting a fresh enquiry, was pleased to reconfirm and confer the occupancy rights in favour of Mr. M. S. Lingegowda by a subsequent order dated 7th May 1965, in respect of all the *temporary Inam Field Survey Numbers from 1 to 74*, except the *temporary Field Survey Numbers 8, 39, 40, 43, 50, 51, and 53*. It is pertinent to note that while passing the said order, the Special Deputy Commissioner continued to refer to the *temporary field survey numbers* and did not adopt the *new survey settlement numbers* assigned to the lands in Vasanthapura Village following the settlement operations. Nevertheless, the revenue records and subsequent entries continued to reflect the reconstituted *survey settlement numbers*, including Survey No.15, thereby establishing the continuity of title and records in favour of Mr. M. S. Lingegowda notwithstanding the variation in survey numbering.

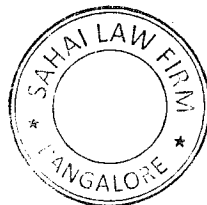
6. Aggrieved by the order dated 7th May 1965 passed by the Special Deputy Commissioner for Abolition of Inams, Mr. M. S. Lingegowda preferred an appeal before the Karnataka Appellate Tribunal, registered as Appeal No. 2076/1965. The said Tribunal, after examining the records and hearing the parties, was pleased to pass its order dated 26th April 1967, whereby it modified the order of the Special Deputy Commissioner and held that Mr. M. S. Lingegowda shall stand registered as Occupant in respect of all the Survey Numbers, *except the*





Inam Field Survey No.8, and further remanded the matter for fresh enquiry in respect of Field Survey Nos.39, 40, 43, 50, 51, and 53, for reconsideration and appropriate orders by the competent authority. The present landlords have appraised that despite their diligent efforts, they were unable to procure a certified copy of the said appellate order, as the connected records were transferred from the lower authority to higher adjudicating forums during subsequent proceedings, and due to lack of clarity and proper indexing of archival entries, the present location or custodian authority of the original records could not be ascertained.

7. When such being the factual and legal position, Mr. M. S. Lingegowda, along with his children namely Mr. M. L. Ramachandra Gowda, Mr. M. L. Krishna, Mr. M. L. Shankar, Mr. M. L. Gopalakrishna, Mrs. M. L. Sreerangamma, Mrs. M. L. Vimala, and Ms. M. L. Shakunthala, effected a partition of the joint family properties situated at Vasanthapura, Bikasipura, Basavanagudi, and other locations, by executing a registered Partition Deed dated 29th June 1965, registered as Document No.1654, Book I, Volume 523, at pages 30 to 41, in the office of the Sub-Registrar, Bangalore South Taluk. Under the said partition, Mr. M. L. Ramachandra Gowda was allotted the lands comprised in Survey No.15, measuring 6 acres and 06 guntas, situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk. Subsequently, in order to rectify and clarify certain descriptions and allocations under the earlier partition, the parties thereto, namely Mr. M. S. Lingegowda and his children, executed a Rectification Deed dated 30th December 1974, which was duly registered as Document No.7635, Book I, Volume 1122, at pages 115 to 123, in the office of the Sub-Registrar, Bangalore South Taluk. The existence and authenticity of the aforesaid instruments are duly substantiated by **Document Nos.9, 10, and 11** produced for verification. From the date of the said partition, Mr. M. L. Ramachandra Gowda has been the absolute and lawful owner in peaceful possession and enjoyment of the land bearing Survey No.15, along with other survey numbers allotted to his share, and his name continues

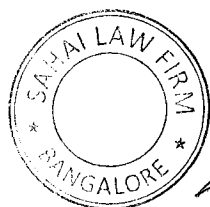




to be reflected in the revenue records and mutation extracts, thereby evidencing uninterrupted ownership and possession.

8. It is further revealed from the documents furnished that Mr. M. L. Ramachandra Gowda, being the absolute owner in possession of the lands bearing Survey No.15, situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk, had entered into a Sale Agreement dated 23rd April 1984 with Sri Maruthi House Building Co-operative Society Limited, for the proposed sale of the aforesaid lands in favour of the said Society. However, as the Society, being a registered co-operative entity, was not eligible to directly acquire agricultural lands under the provisions of the Karnataka Land Reforms Act, 1961, the said transaction could not be completed in its original form. Consequently, one Mr. M. Krishnappa, acting as the Managing Partner of M/s. Rajendra Enterprises, and representing the interests of Sri Maruthi House Building Co-operative Society Limited, entered into a subsequent Sale Agreement dated 23rd April 1991 with Mr. M. L. Ramachandra Gowda, for the purchase of the lands comprised in Survey No.15 and other adjoining survey numbers. Pursuant thereto, and upon part payment of the sale consideration as stipulated under the terms of the said agreement, a Supplementary Agreement dated 11th August 1993 was executed by Mr. M. L. Ramachandra Gowda in favour of Mr. M. Krishnappa, further confirming and supplementing the earlier contractual obligations. The above series of transactions are duly substantiated by the **Document Nos.12, 13, and 14** produced for verification, which collectively establish the chain of contractual arrangements between the owner and the representatives of the Society.

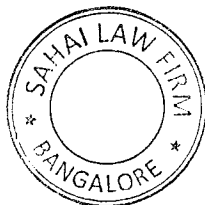
9. Upon failure to execute the registered Sale Deeds in favour of Mr.M.Krishnappa representing the said Society, Mr.M.Krishnappa had filed a Civil Suit for specific performance in O.S.No.2734/1998 before the Hon'ble City Civil Judge, Bangalore, and the said suit came to be decreed in favour of the said Society on 21.12.2006. The same could be evidenced from **Document**





No.15. Aggrieved by the said Judgement and decree in O.S.No.2734/1998, the said Mr. Ramachandra Gowda had preferred an appeal in RFA.529/2007, and during the pendency of the said appeal Mr. Ramachandra Gowda had expired intestate leaving behind his wife Mrs.Gowramma and Children Mrs.B.R.Vijaya Lakshmi, Mr.B.R.Rajendra Prasad, Mr.B.R.Sridhar, Mr.B.R.Dilip Kumar as his legal heirs to succeed to his family estate. The Legal heirs of the deceased Mr. Ramachandra Gowda and the Society have arrived at the compromise and both the parties to the said RFA.529/2007 have filed a Joint Memo dated 07.08.2013 and the said RFA.529/2007, came to decreed in terms of the said Joint Memo on 18.06.2014. The said fact could be evidenced from **Document No.16 to 20.**

10. During the pendency of the proceedings before the Special Deputy Commissioner for Abolition of Inams, it is observed that the Deputy Commissioner, Bangalore District, had issued a Memo bearing No. DVS.(A)/502/71-72, dated 26th March 1976, directing the Tahsildar, Bangalore South Taluk, to enter the name of the Government in the revenue records pertaining to certain disputed survey numbers, pending final adjudication by the Special Deputy Commissioner for Abolition of Inams. The said direction was issued as a temporary administrative measure to safeguard the interests of the State until the conclusion of the enquiry proceedings. It is further evidenced that an endorsement dated 26th March 1976, issued by the Deputy Commissioner, Bangalore Urban District, states that the original file containing the said order could not be traced, and a list of survey numbers was annexed therein, indicating the lands against which the name of the Government was to be entered in the records. However, the landlords have produced a photocopy of the said order of the Special Deputy Commissioner, Bangalore District, which is found enclosed in W.P. No. 9690/1993, for reference and verification. The above facts are substantiated by Document Nos. 21, 22, and 11, furnished for scrutiny. It is pertinent to note that the land bearing Survey No.15 of Vasanthapura Village was, during the said survey proceedings, classified as 'Kharab land' in the revenue and survey records, thereby attracting further



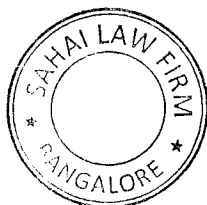


scrutiny in the context of ownership and classification under the prevailing settlement rules.

11. It is observed that the action of the Deputy Commissioner, Bangalore Urban District, in directing the entry of the Government's name in the revenue records pertaining to the disputed survey numbers, was challenged by Mr. M. L. Ramachandra Gowda before the Hon'ble High Court of Karnataka in Writ Petition No. 9690/1993. The Hon'ble High Court, after due consideration, was pleased to allow the said Writ Petition by its order dated 21st November 1998, directing the Revenue Authorities to restore the name of the original kathedar, Mr. M. S. Lingegowda, in the relevant records, and further directing Mr. M. L. Ramachandra Gowda to appear before the Special Deputy Commissioner for Abolition of Inams for the continuation and disposal of the pending enquiry.

12. In compliance with the said order of the Hon'ble High Court, the Special Deputy Commissioner for Abolition of Inams proceeded to pass an order in Case No. INA/CR-75/99-2000, dated 20th March 2000. However, it is revealed that the said order was passed without affording an opportunity of hearing to Mr. M. L. Ramachandra Gowda and other interested parties, thereby rendering the proceedings procedurally deficient. Aggrieved by such order, Mr. M. L. Ramachandra Gowda and others once again approached the Hon'ble High Court of Karnataka in Writ Petition No. 27217/2000, and the said Writ Petition was allowed on 19th September 2000, with a direction to the Special Deputy Commissioner for Abolition of Inams to dispose of the matter afresh in accordance with law and in conformity with the directions contained in W.P. No. 9690/1993, within a period of three months.

13. Simultaneously, Mr. M. L. Ramachandra Gowda and others also preferred an appeal before the Karnataka Appellate Tribunal, registered as Appeal No. 288/2000, challenging the said order dated 20th March 2000. The Karnataka Appellate Tribunal, by its order dated 28th February 2001, allowed



Sahai Kumar

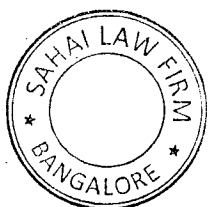


the appeal, thereby setting aside the order of the Special Deputy Commissioner in Case No. INA/CR-75/99-2000, and directed the authority to reconsider and dispose of the matter after affording a reasonable opportunity of hearing to the appellants and all concerned. The above sequence of judicial and quasi-judicial proceedings is duly substantiated and evidenced by **Document Nos. 23, 24, 25** produced for verification.

14. Pursuant to the directions issued by the Hon'ble High Court of Karnataka and the Karnataka Appellate Tribunal, the Special Deputy Commissioner for Abolition of Inams finally adjudicated the matter and passed a comprehensive order dated 18th February 2003, in Case No. INA.CR.75/1999-2000, read with Case No. RRT.CR.180/1990-91, thereby conferring Occupancy Rights in favour of Mr. M. L. Ramachandra Gowda in respect of the lands bearing Survey No.15 of Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk. The said order is available on record and is duly evidenced by **Document No.26**.

15. It is, however, observed that notwithstanding the conferment of Occupancy Rights in favour of Mr. M. L. Ramachandra Gowda by order dated 18th February 2003, the RTC/Pahani extract for the agricultural year 2002-2003 continued to erroneously reflect the kathedar as "Government" in Column No.9, in respect of the land bearing Survey No.15 of Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk. In view of this discrepancy, Mr. M. L. Ramachandra Gowda submitted a formal representation before the competent revenue authorities, requesting that the land be restored to its original status and that the Kharab classification reflected in the survey and revenue records be rectified in accordance with the orders passed by the Special Deputy Commissioner for Abolition of Inams.

16. Upon due verification of the relevant Inam Abolition proceedings, settlement records, and connected documents, the Joint Director of Land Records, Bangalore, was satisfied that the inclusion of the Government's name



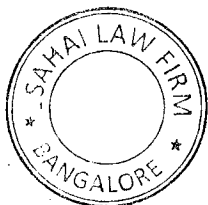


and the classification of the said land as Kharab were erroneous and unsustainable. Accordingly, the authority issued a formal endorsement directing that the revenue records be restored in the name of Mr. M. L. Ramachandra Gowda, thereby reaffirming his status as the lawful occupant and titleholder of the said property in Survey No.15.

17. In pursuance thereof, the land bearing Survey No.15 was duly mutated in favour of Mr. M. L. Ramachandra Gowda under Mutation Register Entry No. M.R.3/2003-04, and the RTC/Pahani extracts for the subsequent years reflected his name as the kathedar and cultivator in possession. The aforesaid facts and entries are clearly evidenced from the documents produced, namely Document Nos.28 to 30, thereby conclusively establishing the lawful ownership and possession of Mr. M. L. Ramachandra Gowda over the said land.

18. The aforesaid litigation proceedings initiated and pursued by the legal heirs of Mr. M. L. Ramachandra Gowda in respect of the occupancy rights and classification of land pertaining to Survey No.15 of Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk, have since attained finality. Upon conclusion of the said disputes and proceedings, the competent authorities have duly regularized and rectified all survey, revenue, and settlement records, thereby conclusively recognizing the conferment of occupancy rights and the lawful ownership and possession of the said property in favour of the legal successors of Mr. M. L. Ramachandra Gowda. Consequently, all discrepancies that had earlier existed in relation to the entries, classification, and mutation of the said survey number stand resolved and set right, thereby paving the way for further lawful development, alienation, and utilization of the land bearing Survey No.15. The foregoing facts and final status are duly evidenced by **Document Nos. 36 and 37** produced for verification.

19. Subsequent to the conclusion of the Inam Abolition and revenue proceedings, the legal heirs of late Mr. M. L. Ramachandra Gowda have duly applied for the change of khata in respect of the lands bearing Survey No.15,

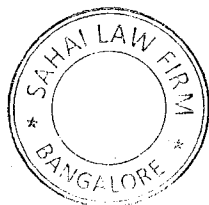




situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk. Upon consideration of their application, the competent Revenue Authorities have mutated the khata in their joint names vide Mutation Register Entries bearing M.R. No. H11/2014-15 and M.R. No. H1/2015-16, and accordingly, the RTC/Pahani extracts came to be reflected in their joint ownership.

20. It is further noted that Mrs. Gowramma, the wife of late Mr. M. L. Ramachandra Gowda, expired intestate on 21st July 2019, leaving behind her children, namely Mrs. B. R. Vijaya Lakshmi, Mr. B. R. Rajendra Prasad, Mr. B. R. Sridhar, and Mr. B. R. Dilip Kumar, as her sole surviving legal heirs. By virtue of intestate succession under the provisions of the Hindu Succession Act, 1956, the said heirs have jointly inherited and become the absolute owners of the lands bearing Survey No.15, situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk, and continue to be in peaceful possession and enjoyment thereof. The above facts and entries stand corroborated and evidenced by Document Nos.28 to 35 produced for verification.

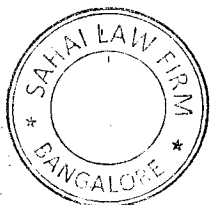
21. As per the terms of the Compromise Decree passed in Regular First Appeal No. 529/2007 before the Hon'ble High Court of Karnataka, the legal heirs of late Mr. M. L. Ramachandra Gowda were directed to execute registered Sale Deeds in favour of the respective purchasers in accordance with the mutually agreed settlement. In pursuance of the said decree, the legal heirs were required to execute a registered Sale Deed in favour of Mr. Kadubasavaiah in respect of a portion of land measuring 0 acre 38 guntas in Survey No.15, and another registered Sale Deed in favour of Mr. N. Srinivasa Reddy in respect of a portion measuring 0 acre 14 guntas in the same Survey No.15, both situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk. The balance extent measuring 4 acres 34 guntas in Survey No.15 was retained by the legal heirs of late Mr. M. L. Ramachandra Gowda under their ownership and possession, as recognized under the said Compromise Decree.





22. In pursuance of the judgment and decree passed in Regular First Appeal No. 529/2007 by the Hon'ble High Court of Karnataka, the legal heirs of late Mr. M. L. Ramachandra Gowda have duly complied with the terms of the Compromise Decree by executing the corresponding registered Sale Deeds in favour of the respective nominees of the concerned parties. Accordingly, a registered Sale Deed dated 27th May 2020 was executed by the legal heirs of Mr. M. L. Ramachandra Gowda in favour of Mr. N. Srinivasa Reddy, the nominee of the Maruthi Hojse Building Co-operative Society Limited, conveying a portion of land measuring 0 acre 14 guntas in Survey No.15, situated at Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk. Likewise, on the same date, the said legal heirs executed another registered Sale Deed in favour of Mr. Ramesh B. K., being the legal heir of late Mr. Kadubasavaiah, conveying a further extent of 0 acre 38 guntas in the same Survey No.15. The above conveyances were executed in accordance with the terms of the Compromise Decree and stand duly registered in the office of the Sub-Registrar, Bangalore South Taluk, and are evidenced by Document Nos.38 and 39 produced for verification.

23. Pursuant to the execution of the aforesaid registered Sale Deeds, the land comprised in Survey No.15 of Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk, was subsequently taken up for phodi/sub-division by the competent Survey Authorities. Upon completion of such phodi operations, the portion of land retained by the legal heirs of late Mr. M. L. Ramachandra Gowda was assigned a new survey number, namely Survey No.15/1, corresponding to their residual extent. Consequent to such sub-division, the survey and settlement records were duly updated and reconstituted, and the revenue records were mutated accordingly in the names of the present owners in respect of the Schedule Property. The authenticity of these proceedings and the resultant mutation entries are duly evidenced from **Document Nos.40 to 44** produced for verification.



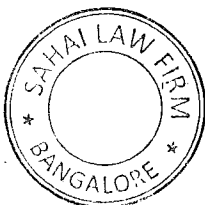


24. The present Landlords herein have applied for the conversion of the Schedule Property from its agricultural purposes to non-agricultural residential purposes and the same was accorded permission vide conversion order in an Official Memorandum bearing online Application No. Application No.176643, dated 16.12.2020, issued by Deputy Commissioner, Bangalore Urban District, in respect of Sy.No.15/1. The said fact could be evidenced from **Document Nos. No.45 to 50**. The revenue records were mutated with the entry of the conversion orders in respect of the Schedule Property. **Document No.51, 52**.

25. The afore said Mr.B.R.Rajendra Prasad, Mr.B.R.Sridhar, Mr.B.R.Dilip Kumar, have relinquished their share, right, title and interest over an extent of 0-05 guntas out of the entire extent of 4 acres 34 guntas, in Sy.No.15/1, in favour of their sister Mrs.B.R.Vijaya Lakshmi vide a registered Release Deed dated 19.02.2024, registered as Document No.10403, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Bannerghatta, for her exclusive usage. The same could be evidenced from **Document No.53**.

26. The present Landlords have entered into Joint Development with M/s.Rainvas Infraa, vide a registered Joint Development Agreement dated 19.02.2024, Document No.10416, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Banashankari), for Sy.No.15/1, measuring 4 acres 28 guntas. In addition to the said JDA, the Present landlords have executed a registered General Power of Attorney dated 19.02.2024, Document No.256, of Book IV, stored in Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Banashankari), thereby authorizing and empowering the Developer to develop the Schedule land into a multi-storied residential apartment and to sell their 58% of built-up area in the Schedule Property. **Document No.54, 55**.

27. The son of Mr.B.R.Dilip Kumar, i.e., Mr.D.Vishruth Aryan, who was mentioned as minor in the Joint Development Agreement dated 19.02.2024, has

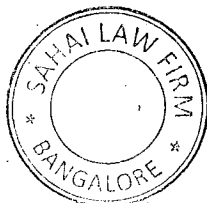




executed a registered Confirmation Deed dated 20.03.2024, in favor of M/s.Rainvas Infraa, registered as Document No.16622, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Banashankari), thereby confirming the afore said Joint Development Agreement in favour of the afore said M/s.Rainvas Infraa and the same could be evidenced from **Document No.56**.

28. Since the Schedule Land is situated within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, the present landlords have applied for the registration of katha in their name and the BBMP has subjected the Schedule Property to the assessment of tax and registered Katha in their joint names. The same could be evidenced from **Document No.60 & 61**.

29. Upon verification of the records and documents made available for scrutiny, it is observed that the Schedule Property is not the subject matter of acquisition by any statutory or governmental authority, including the Bangalore Development Authority (BDA), the Karnataka Industrial Areas Development Board (KIADB), or the Karnataka Housing Board (KHB). As per the Revised Master Plan - 2015 (RMP-2015) issued by the Bangalore Development Authority, the Schedule Property falls within the 'Residential (Mixed)' Zone, thereby permitting residential and allied developments as per applicable zoning regulations. The present Owners have made an application before the jurisdictional Revenue Authorities seeking issuance of the Khethuvaru Certificate in respect of the Schedule Property, for the purpose of ascertaining the historical entries in the Khethuvaru Register pertaining to the said land. However, upon verification, the concerned Revenue Officials have reported that the original Khethuvaru Register or its extract is not traceable in the office records owing to the age of the register and administrative reorganization of the revenue offices. Consequently, the jurisdictional authority has issued a formal endorsement confirming the non-availability of the Khethuvaru Register extract for the said Survey Number. Hence, the Owners have been unable to produce

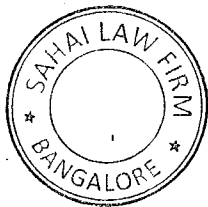




the said Khethuvaru Certificate, and the absence of such extract is duly supported by the official endorsement issued by the competent Revenue Authority.

30. It is further confirmed that the Schedule Property is not the subject matter of any tenancy claims, and there are no proceedings either pending or initiated under the tenancy laws by any individual or authority. The property is not governed by or affected under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, and stands classified as a patta land, thereby not requiring any prior permission or sanction from the Government of Karnataka for its alienation or transfer and there are no disqualifications, prohibitions, or encumbrances affecting the ownership or transferability of the said property. The above facts and legal status are duly substantiated and evidenced by **Document Nos. 57 to 58** produced for verification.

31. Since the present Landlords are the absolute owners in peaceful possession and enjoyment of the land measuring in total an extent of 4 Acres 34 Guntas, and having voluntarily relinquished 0-06 Guntas thereof in favour of Mrs.B.R.Vijaya Lakshmi for her personal use and the present landlords have retained the remaining extent of 4 Acres 28 Guntas in their absolute ownership and possession. In respect of the said extent, the Landlords have applied before the Bangalore Development Authority (BDA) seeking approval for the Single Plot Plan. During the course of consideration of the said application, the BDA, through its competent technical officers, conducted a physical inspection and survey of the Schedule Property and, upon such survey, observed and recorded encroachment by adjoining landowners on the extreme north east corner and formation of a Storm Water Drain by the Bruhat Bengaluru Mahanagara Palike (BBMP) within the north-eastern corner of the Schedule Property, measuring approximately 0-07 Guntas. At the request of the Bruhat Bangalore Mahanagara Palike, the Landlords have relinquished an extent of 0-06 guntas





of the land in favour of the BBMP, vide the registered Relinquishment Deed dated 09.07.2019, since the BBMP had already formed the storm water drain on the north east corner of the Schedule Property. The same could be evidenced from **Document No. 64**. Consequently, the BDA, while according sanction to the Single Plot Plan, excluded the said encroached portion from the total extent. Thus, after accounting for the relinquished and encroached portions, the present landlords are now in actual, physical, and lawful possession and enjoyment of 4 Acres 21 Guntas, forming the Schedule Property, and the BDA has duly sanctioned the Single Plot Plan for the said extent, recognizing the same as the legitimate and developable area of the property owned by the Landlords. The same could be evidenced by **Document Nos.62 and 63**.

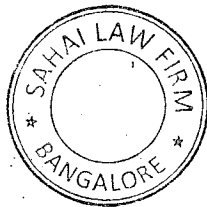
V. POSSESSION:

32. The present landlords are in unimpeachable, unhindered, lawful, physical, peaceful possession and enjoyment of the Schedule Property ever from the Partition of the Family properties as afore narrated.

VI. ENCUMBRANCES:

33. The five search reports produced for the period of 69 years from 15.02.1957 to 18.09.2025, reflects the afore said Partition transactions, Rectification, Sale transactions of Mr.N.Srinivasa Reddy, Mr.Ramesh.B.K, Joint Development Agreement dated 19.02.2024, Release Deed dated 19.02.2024, and no other transactions are forthcoming. **Document No.65 to 69**.

34. To sum up the search reports produced, the schedule property is free from all encumbrances, liens, charges, mortgages, court attachments, minor claims, acquisition, requisitions, etc.



**VII. OPINION:**

I have verified the photocopy of the afore said documents with the original documents and certified copies of the documents narrated in the Part I and in view of the documents and information furnished above, I am of the opinion that the right, title and interest in respect of the converted land bearing Sy.No.15/1, measuring an extent of 4 acres 21 guntas, which is morefully set out in the schedule above vests with **Mr.B.R.Vijayalakshmi, B.R.Rajendra Prasad, Mr.B.R.Sridhar, Mr.B.R.Dilip Kumar and their respective family members** and they have got a valid, vendible, marketable title to the schedule land.

Disclaimer:

This Legal Opinion has been rendered based on the verification of the documents, records, and information made available by the parties concerned and the certified copies obtained from the offices of the Sub-Registrar, Village Accountant, Tahsildar, Deputy Commissioner, Bangalore Development Authority, BBBMP, and other statutory authorities. The opinion is confined solely to the **title, ownership, and legal status of the Schedule Property** as reflected in the documents produced and examined. No independent field survey, physical inspection, or boundary demarcation has been undertaken by me.

This opinion does not extend to or cover any matters relating to actual possession, measurement discrepancies, encroachments, topographical variations, acquisition proceedings, or any claims that may arise from governmental notifications or statutory violations subsequent to the date of this opinion. The undersigned is not responsible for any errors, omissions, misrepresentations, or concealment of facts, if any, in the documents or statements furnished.

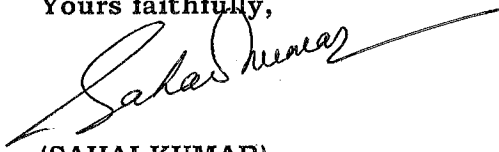




Further, this Legal Opinion has been issued solely for the purpose of title verification and record reference and shall not be construed as a certificate of ownership or as a guarantee or warranty of title. The same is based on the laws, rules, and notifications in force as of the date hereof, and any subsequent amendments, notifications, or judicial pronouncements shall have overriding effect.

Thanking you,

Yours faithfully,


(SAHAI KUMAR),
Advocate

