

LEGAL OPINION

Sub: Legal opinion with regard to the title pertaining to Sy No 12 (old) New Sy No 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10 & 12/11 of Dodda Gubbi Village, Bidarahalli Hobli, Bengaluru East Taluk totally measuring 11 Acre 34 Guntas owned by Sri K V Rajagopal Reddy, Sri K.E Babu and Sri K S Balasundar Reddy.

I hereto have seen the documents as per the list for examination of title in respect of above referred property.

INDEX

Sl No		Description of the Document
1	Document No 1	Copy of the Re-grant order in VOA/(H) 663/1969-70, dated 12-06-1970
2	Document No-2	Copy of the Mutation extract in M R No 10/1991-92
3	Document No-3	Copy of the RTC extracts from 1979-80 to 1999-2000
4	Document No-4	Copy of the endorsement dated 8.8.1994 issued by the Asst Commissioner, Doddaballapur Sub-division, Bangalore in HOA/CR 34/1994-95
5	Document No-5	Copy of the endorsement dated 20.2.1995 issued by the Asst Commissioner, Doddaballapur Sub-division, Bangalore in HOA/CR 93/1994-95
6	Document No-6	Copy of the endorsement dated 12.2.2007 issued by the Tahasildar, K R Puram, Bangalore in HOA/CR 43/2006-07

7	Document No-7	Copy of the RTC for the year 2008-09.
8	Document No-8	Copy of the Doddagubbi village map
9	Document No-9	Copies of the Genealogical tree pertaining to the original grantees.
10	Document No-10	Copy of the registered Sale Deed dated 16.11.2009, executed by Smt Guramma W/o Late Muniyappa and her family members in favour of Sri K S Balasundar Reddy
11	Document No-11	Copy of the endorsement dt 08.11.2016 issued by the Assistant Commissioner, Bangalore North Taluk stating that no proceedings are initiated under Sec 79(a)(b) of the Karnataka Land reforms Act
12	Document No 12	Copy of the endorsement dt 05.11.2016 issued by the Assistant Commissioner, Bangalore North Taluk stating that no proceedings are initiated under PTCL Act
13	Document No 13	Copy of the Settlement Akarband
14	Document No-14	Copy of the registered GPA dated 6.10.2008, executed by Sri Bajjappa and his family members in favour of Sri K S Balasundar Reddy
15	Document No-15	Copy of the registered GPA dated 6.10.2008, executed by Smt Poojamma, W/o Late Muniyappa and her family members in favour of Sri K S Balasundar Reddy
16	Document No-16	Copy of the registered GPA dated 6.10.2008, executed by Sri Dodda Laguma and his family members in favour of Sri K S Balasundar Reddy
17	Document No-17	Copy of the registered GPA dated 6.10.2008, executed by Smt Gullamma W/o Muniyappa and her family members in favour of Sri K S Balasundar Reddy

18	Document No-18	Copy of the registered GPA dated 6.10.2008, executed by Smt Muniyamma, W/o Late Muniga and her family members in favour of Sri K S Balasundar Reddy
19	Document No-19	Copy of the registered GPA dated 6.10.2008, executed by Sri Munishami and his family members in favour of Sri K S Balasundar Reddy
20	Document No-20	Copy of the registered GPA dated 6.10.2008, executed by Sri Muniga S/o Gulliga and his family members in favour of Sri K S Balasundar Reddy
21	Document No-21	Copy of the registered GPA dated 6.10.2008, executed by Smt Jayamma W/o Late Muniyappa and her family members in favour of Sri K S Balasundar Reddy
22	Document No 22	Copy of the registered GPA dated 6.10.2008, executed by Sri Chennaveerappa and his family members in favour of Sri K S Balasundar Reddy
23	Document No-23	Copy of the registered GPA dated 6.10.2008, executed by Smt Ramakka W/o Late Muniyappa and her family members in favour of Sri K S Balasundar Reddy
24	Document No-24	Copy of the encumbrance certificate from 01.04.2004 to 21.11.2016
25	Document No-25	Copy of the RTC for the year 2016-17
26	Document No-26	Copy of the Mutation Extract in M R No 7/2009-10
27	Document No 27	Copy of the registered Sale Deed dated 30.4.2009, executed by Sri K S Balasundar Reddy on behalf of Sri Dodda Laguma & others in favour of Sri K V Rajagopal Reddy

28	Document No 28	Copy of the RTC for the year 2016-17
29	Document No 29	Copy of the Mutation Extract in M R No 29/2008-09
30	Document No 30	Copy of the registered Sale Deed dated 08.05.2009, executed by Sri K S Balasundar Reddy on behalf of Smt Gullamma & others in favour of Sri K V Rajagopal Reddy
31	Document No 31	Copy of the RTC for the year 2016-17
32	Document No-32	Copy of the Mutation Extract in M R No 06/2009-10
33	Document No-33	Copy of the registered Sale Deed dated 30.4.2009, executed by Sri K S Balasundar Reddy on behalf of Sri Muniga & others in favour of Sri K V Rajagopal Reddy
34	Document No-34	Copy of the RTC for the year 2016-17
35	Document No 35	Copy of the Mutation Extract in M R No 08/2009-10
36	Document No-36	Copy of the registered Sale Deed dated 30.4.2009, executed by Sri K S Balasundar Reddy on behalf of Sri Munishami & others in favour of Sri K V Rajagopal Reddy.
37	Document No-37	Copy of the RTC for the year 2016-17
38	Document No-38	Copy of the Mutation Extract in M R No 28/2008-09
39	Document No-39	Copy of the registered Sale Deed dated 30.4.2009, executed by Sri K S Balasundar Reddy on behalf of Sri Bajjappa & others in favour of Sri K V Rajagopal Reddy
40	Document No-40	Copy of the Nil-tenancy endorsement issued by the Tahasildar, Bangalore East Taluk, dt 14.11.2016.
42	Document No-42	Copy of the endorsement dt 05.11.2016 issued by the Assistant Commissioner, Bangalore North Taluk stating that no proceedings are initiated under PTCL Act.

43	Document No-43	Copy of the Tippani Nakalu
44	Document No 44	Copy of Atlas
45	Document No-45	Copy of the encumbrance certificate from 1.4.2004 to 21.11.2016.
46	Document No-46	Copy of the Settlement Akarband
47	Document No-47	Copy of the registered Sale Deed dated 04.11.2009, executed by Sri K S BalasundarReddy on behalf of Smt Muniyamma & others in favour of Sri K E Babu
48	Document No-48	Copy of the Mutation extract in M R No 28/2009-10
49	Document No 49	Copy of the RTC for the year 2016-17
50	Document No-50	Copy of the Mutation extract in M R No 29/2009-10
51	Document No-51	Copy of the registered Sale Deed dated 04.11.2009, executed by Sri K S Balasundar Reddy on behalf of Smt Poojamma & others in favour of Sri K E Babu
52	Document No-52	Copy of the RTC for the year 2016-17
53	Document No-53	Copy of the Mutation extract in M R No 25/2009-10
54	Document No-54	Copy of the registered Sale Deed dated 04.11.2009, executed by Sri K S Balasundar Reddy on behalf of Smt Jayamma & others in favour of Sri K E Babu
55	Document No-55	Copy of the RTC for the year 2016-17
56	Document No-56	Copy of the Mutation extract in M R No 27/2009-10

57	Document No-57	Copy of the registered Sale Deed dated 04.11.2009, executed by Sri K S Balasundar Reddy on behalf of Sri Channaveerappa & others in favour of Sri K E Babu
58	Document No-58	Copy of the RTC for the year 2016-17
59	Document No-59	Copy of the Mutation extract in M R No 26/2009-10
60	Document No-60	Copy of the registered Sale Deed dated 04.11.2009, executed by Sri K S Balasundar Reddy on behalf of Smt Ramakka & others in favour of Sri K E Babu
61	Document No-61	Copy of the Nil-tenancy endorsement issued by the Tahasildar, Bangalore East Taluk, dt 14.11.2016.
62	Document No-62	Copy of the endorsement dt 09.11.2016 issued by the Assistant Commissioner, Bangalore North Taluk stating that no proceedings are initiated under Sec 79(a)(b) of the Karnataka Land reforms Act
63	Document No-63	Copy of the endorsement dt 05.11.2016 issued by the Assistant Commissioner, Bangalore North Taluk stating that no proceedings are initiated under PTCL Act.
64	Document No-64	Copy of the Settlement Akarband
65	Document No-65	Copy of the Conversion order bearing No ALN (EBB) 28/2018-19.
66	Document No-66	Copy of the Conversion order bearing No ALN (EBB) 29/2018-19.
67	Document No-67	Copy of the Conversion order bearing No ALN (EBB) 30/2018-19.
68	Document No-68	Copy of the Conversion order bearing No ALN (EBB) 31/2018-19.
69	Document No-69	Copy of the Conversion order bearing No ALN (EBB) 32/2018-19.

70	Document No-70	Copy of the Conversion order bearing No ALN (EBB) 33/2018-19.
71	Document No-71	Copy of the Conversion order bearing No ALN (EBB) 34/2018-19.
72	Document No-72	Copy of the Conversion order bearing No ALN (EBB) 35/2018-19.
73	Document No-73	Copy of the Conversion order bearing No ALN (EBB) 36/2018-19.
74	Document No-74	Copy of the Conversion order bearing No ALN (EBB) 37/2018-19.
75	Document No-75	Copy of the Conversion order bearing No ALN (EBB) 38/2018-19.
76	Document No.76	Copy of the Plaint in OS.No.1307/2017 on the file of the Sr. Civil Judge, Bengaluru Rural District.
77	Document No.77	Copy of the Written Statement filed on behalf of Sri. K.V. Rajagopala Reddy in OS.No.1307/2017 on the file of the Sr. Civil Judge, Bengaluru Rural District.
78	Document No.78	E.C from 01.04.2018 to 13.01.2021

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- 1) Land bearing Sy No 12, measuring 11 Acre 34 Guntas, situated at Dodda Gubbi Village, Bidarahalli Hobli, Bangalore East Taluk was re-granted to the persons viz., 1) Sri Muniyappa, 2) Sri Mariyappa, 3) Sri Bajjappa, 4) Sri Munishami, 5) Sri Muniga, 6) Sri Dodda Laguma, 7) Sri Muniyappa, 8) Sri Muniga S/o Laguma, 9) Sri Munidasa, 10) Sri Channaveera and his family members and 11) Sri Venkatiga for having rendering the services of Thoti and Talvari as Baravaddar in the Village office. The Re-grant order was passed on 12.06.1970 vide its proceedings in VOA/(H) 663/1969-70 on the file of the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore. As for the Order of the

by virtue of the Order, the entire extent of the said land was allotted to the above grantees, is as follows:

Sl No	Name of the Grantee	Extent of land granted
1	Muniyappa/Poojamma	29½ Guntas
2	Mariyappa	29½ Guntas
3	Bajjappa	1.19½ Acres
4	Munishami	29½ Guntas
5	Muniga	29½ Guntas
6	Dodda Laguma	29½ Guntas
7	Muniyappa/Guramma	29½ Guntas
8	Muniga S/o Gulliga	1.39 Acres
9	Munidasa	1.19¼ Acres
10	Channaveera & others	1.19¼ Acres
11	Venkatiga	39½ Guntas
12	Total	11.34 Acres

- 2) Pursuant to the orders of the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, Mutation was accepted in the names of the above said grantees vide M R No 10/1991-92 and their names were reflected in Column No 9 and 12(2) in the respective RTC's and all of them were in peaceful possession and enjoyment of the said land.
- 3) The said Grantees in order to sell the said land, have applied for sale permission before the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore. The Assistant Commissioner, Doddaballapur Sub-Division, Bangalore has issued an endorsement on 08-08-1994 vide its proceedings in HOA/CR 34/1994-95 to the extent of 10 Acre 14 Guntas stating that no sale

permission is required as the non-alienation period of 15 years is completed.

- 4) In so far as the extent of Bajjappa, The Assistant Commissioner, Doddaballapur Sub-Division, Bangalore has issued an endorsement on 20-02-1995 vide its proceedings in HOA/CR/93/1994-95 to the extent of 1 Acre 19½ Guntas stating that no sale permission is required as the non-alienation period is completed.
- 5) The grantees of the land bearing Sy No 12 have approached Mr K.S Balasundar Reddy to sell their lands. The said Mr Balasundar Reddy agreed to purchase the said lands and accordingly by paying the sale consideration amount to the grantees, purchased the land measuring 29½ Guntas from the said grantees viz., Smt Guramma, W/o Late Muniyappa and her family members vide Regd sale deed, regd as document No BDH-1-03409/2009-10, dated 16.11.2009.
- 6) The said Mr Balasundar Reddy had obtained a Regd GPA's from Sri Bajjappa, Smt Poojamma, W/o Late Muniyappa, Sri Dodda Laguma, Smt Gullamma W/o Late Muniyappa,, Smt Muniyamma W/o Late Muniga, Sri Munishami, Sri Muniga, S/o Gulliga, Smt Jayamma, W/o Late Mariyappa, Channaveerappa and others, Smt Ramakka W/o Late Muniyappa and their respective family members on 06.10.2008. All GPA 's were registered at Gudibande Sub-registrar office.

7) Mr Balasundar Reddy being a power of attorney holder on behalf of the original land owners, had sold the said land in favour of Sri K V Rajagopal Reddy and K E Babu. The details of the sale deeds and extent is referred herein below is as follows:

Sl No	Name of the land owner	Name of the Purchaser	Extent	Sale deed number
1	Dodda Laguma	K.V Rajagopal Reddy	29¾ Guntas	BDH-1-00272/09-10, dt 30.4.2009
2	Gullamma	K.V Rajagopal Reddy	1.19¼ Acres	BDH-1-00359/09-10, dt 08.5.2009
3	Muniga	K.V Rajagopal Reddy	1.39 Acres	BDH-1-00270/09-10, dt 30.4.2009
4	Munishami	K.V Rajagopal Reddy	19½ Guntas	BDH-1-00274/09-10, dt 30.4.2009
5	Bajjappa	K.V Rajagopal Reddy	1.19½ Acres	BDH-1-00269/09-10, dt 30.4.2009
6	Muniyamma, W/o Muniga @ Muniyappa	K.E Babu	29½ Guntas	BDH-1-03181/09-10, dt 06.11.2009
7	Poojamma W/o Muniyappa @ Muniga	K.E Babu	29¾ Guntas	BDH-1-03183/09-10, dt 06.11.2009
8	Jayamma	K.E Babu	29½ Guntas	BDH-1-03178/09-10, dt 06.11.2009
9	Channaveerappa	K.E Babu	1.19¼ Acres	BDH-1-03180/09-10, dt 06.11.2009
10	Ramakka	K E Babu	39½ Guntas	BDH-1-03179/09-10, dt 06.11.2009

- 8) Thus, the said Sri K.S Balasundar Reddy, Sri K V Rajagopal Reddy and Sri K E Babu became absolute owners and are in peaceful possession and enjoyment of their respective extent of lands owned by them.
- 9) Pursuant to the said sale deeds in favour of Sri. K.V. Rajagopal Reddy, Sri. K.E. Babu & Sri. K S Balasundar Reddy, the revenue department has mutated their names in the Mutation Register Extract and entered the names of the said owners in Column No., 9 & 12 (2) in the respective RTC's. From the records it is forthcoming that the said Sri. K.V. Rajagopal Reddy, Sri. K.E. Babu & Sri. K S Balasundar Reddy have applied for conversion of the said land for residential use and as per the request, the Deputy Commissioner, Bangalore Urban has converted the said lands for residential purpose.
- 10) It is pertinent to note that one Mr Joseph Chacko claimed that he purchased the said lands from the original grantees and has attempted to interfere with the possession of Sri K V Rajagopal Reddy. At that juncture, Sri K V Rajagopal Reddy was constrained to file a suit for Injunction against the said Mr Joseph Chacko in O.S No 334/2010 on the file of the Civil Judge, (Jr-Divn), Bangalore Rural District. On hearing Sri K.V Rajagopal Reddy and Mr Joseph Chacko, the Hon'ble Civil court was pleased to grant an ad-interim Injunction restraining the said Mr Joseph Chacko from interfering with the peaceful possession and enjoyment of the said land and the order is in force. Thus the said Sri K V Rajagopal Reddy, Sri K S

Balasundar Reddy and Sri K E Babu in absolute peaceful possession and enjoyment of the said land to their respective extents without any kind of interference in the locality. It is also noted that the said Mr Joseph Chacko cheated some NRI's by executing the registered sale deeds by making false representations that he formed a lay-out in the said land. The NRI's who were cheated by the said MR Joseph Chacko have approached Mr K V Rajagopal Reddy and appraised him about the fraud committed by Mr Chacko and requested him to pay some compensation amount as settlement amount. Though Sri K V Rajagopal Reddy was not liable to settle the claim of the said NRI's, in a humanitarian ground has paid them some compensation amount and obtained a confirmation deeds from them as reflected in the encumbrance certificate.

- 11) Recently, after lapse of more than 9 years after the registration the sale deeds in favour of the said Sri. K.V. Rajagopal Reddy, Sri. K.E. Babu & Sri. K S Balasundar Reddy by the original grantees of the said land, some persons claiming to be the members of the said families of the grantees have filed declaration suit in OS.No.1307/2017 on the file of the Sr. Civil Judge, Bangalore Rural District, Bangalore against the said Sri. K.V. Rajagopal Reddy, Sri. K.E. Babu & Sri. K S Balasundar Reddy. In the above, said proceedings, the plaintiffs have approached the Hon'ble Civil Court after lapse of more than 9 years, hence the said suit is clearly barred by limitation. The cause of action agitated in the said suit is mixed

cause of action, on that ground also the suit may have to be dismissed.

- 12) Apart from the above said proceedings there are some more cases filed against Sri. K.V. Rajagopal Reddy, Sri. K.E. Babu & Sri. K S Balasundar Reddy by some persons claiming to be the owners of the sites purchased from Joseph Chacko at the instigation of the above said Mr. Joseph Chacko have no bearing on the present land as the persons claiming the properties do not comes under the land of survey no.12 of Dodda Gubbi in any manner and therefore on the ground of identity issued and want of possession those cases may have to be dismissed.

With the ongoing discussions, it is clear that the said Sri K.V Rajagopal Reddy, Sri K.S Balasundar Reddy and Sri K E Babu are the absolute owners and are in peaceful possession and enjoyment of their respective extents with a clear marketable title to the said land.

The opinion is formed by me is subject to the results in the pending disputes referred by me above.
