

K. NARASIMHAMURTHY, B.Com., LL.B.,

ADVOCATE,

Ph: 9845216367
knmurthy.adv@gmail.com

No.25, 1st Floor, S.S. Arcade,
Elite Rose Layout, Sulibele Road,
Devanahalli Town,
Bangalore Rural District,
Pin-562 110.

Date: 11-08-2025

LEGAL OPINION

Description of the Properties sought for Legal Opinion:

Item No. 1 : All that piece and parcel of residentially converted land measuring 1 Acre bearing Sy. No. [old] 17 [new] 17/2 situated at Navarathana Agrahara village, Jala Hobli, Bangalore North, Bangalore and bounded on the

East by : Land bearing Sy. No.13;
West by : Land bearing Sy. No.16;
North by : Remaining land in Sy. No.17;
South by : Land bearing Sy. No.13;

Item No. 2 : All that piece and parcel of residentially converted land measuring 22 Guntas bearing Sy. No. [old] 13 [new] 127 situated at Navarathana Agrahara village, Jala Hobli, Bangalore North, Bangalore and bounded on the

East by : Remaining Land in Sy. No.13;
West by : Land bearing Sy. No.16;
North by : Land bearing Sy. No.17;
South by : Land bearing Sy. No.13;

The above-mentioned land is hereafter referred to as "**Schedule Property**"

Name and address of the Owner of the schedule property sought for legal Opinion:

Sri K. Venkatesh,
Son of late M. Krishna Reddy,
Residing at No.3417, 3rd Cross,
10th Main, Indiranagar, 2nd Stage,
Bangalore-560 038.



Name and address of the person sought for legal opinion of the schedule property:

M/s Jayan Homes

A partnership Firm
registered under the provisions
of Partnership Act
having Office at Sy. No.127/11 of Navarathna Agrahara village,
Jala Hobli, Yelahanka, Bangalore Urban-562 157.

Represented by its partners

**Sri Anvesh Yaralagadda and
Sri Jaiprasad P S.**

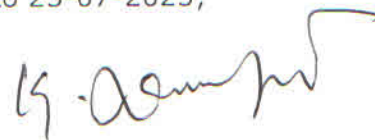
**List of copies of the documents pertaining to item No.1 of the
schedule property scrutinized**

1. Order passed by the Special Deputy Commissioner, Inam Abolition, Bangalore District in case No.16/58-59 in respect 4 Acres 37 Guntas of land in Sy. No.17 of Navarathana Agrahara village;
2. Endorsement dated 14/09/1959 issued by the Office of the Special Deputy Commissioner, Inam Abolition, Bangalore District;
3. Sale Deed dated 26-05-1966, executed by Appayanna son of Thirumala Nayaka in favour of Thirumalappa son of Peddanna registered in the Office of the Sub-registrar, Devanahalli as document No. 737/1966-67, in Book No.1, Volume No. 957 at page 245 to 246;
4. Sale Deed dated 20-07-1972, executed by Triumalappa Son of Peddanna in favour of Thimmakka wife of Basappa registered in the Office of the Sub-registrar, Devanahalli as document No. 1617/1972-73, in Book No.1, Volume No. 1103 at page 38 to 39;
5. Sale Deed dated 27-12-1977, executed by Thimmakka wife of Basappa in favour of V. Susheelamma wife of Munikempanna



registered in the Office of the Sub-registrar, Devanahalli as document No. 2032/1977-78, in Book No.1, Volume No. 1307 at page 77 to 78;

6. Sale Deed dated 25-02-2005, executed by V. Susheelamma @ Susheela wife of H. Munikempanna in favour K. Venkatesh son of late Krishnareddy the present owner registered in the Office of the Sub-registrar, Yelahanka as document No.YAN-1-24543/2004-05, in Book No.1, stored in C.D. No.YAND115;
7. Mutation Register extract bearing No.17/2000-01 discloses that by virtue of the order passed by the Tahasildar in RRT Cr. No.206/2001-02 the extent of land purchased by the Susheelamma in Sy. No.17 has been ordered to incorporate in RTC.
8. Mutation Register extract bearing No.85/2004-05 discloses that in pursuance of the above said registered sale deed executed in favour K. Venkatesh, his name came to be mutated in records pertaining to schedule property.
9. Hissa Tippani of Sy. No.17 shows that under the phodi proceedings, land comprised in item No.1 of the schedule property has been assigned with new Sy. No.17/2;
- 10.RTC Extract for the period 1980-1981 to 2024-2025 in respect of the schedule property;
- 11.Official Memorandum dated 20-10-2008 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(NA)JALA:SR 94/2007-08 pertaining to the schedule property;
- 12.Tax paid receipts pertaining to the property in question.
- 13.Encumbrance certificate from 01-01-1975 to 25-07-2025;



14. Single plot approved plan issued by the planning authority BIAPPA in respect of 1 Acre of land in Sy. No.17/2 and 22 Guntas of land in Sy. No.127 vide its order dated 25-06-2014 bearing No.BIAAPA/TP/01/LAO/A NI/04/2014-15;

15. "E" Khatha issued by the Dodda Jala Gramapanchayathi in respect as per the approved plan issued by the BIAAPA

List of copies of the documents pertaining to item No.2 of the schedule property scrutinized

1. Order passed by the Special Deputy Commissioner, Inam Abolition, Bangalore District in case No.44/58-59 in respect of 70 Acres of land bearing Sy. No.13 Navarathana Agarahara village;
2. Endorsement dated 25-08-1958 issued by the Office of the Special Deputy Commissioner, Inam Abolition, Bangalore District for 12 Acres of land in Sy. No.13 of of Navarathana Agarahara village;
3. Sale Deed dated 04-09-1958 executed by K.Nagaraju in favour of Sri Bhimavarapura Rathnoji Rao S/o Bhimavarapura Ramakrishna Rao in respect of 65 Acres 27 Guntas of land out of the above said 70 Acres of land bearing Sy. No. 13 registered in the Office of the Sub-registrar, Devanahalli Taluk as document No. 1667/1958-59, in Book No.1, Volume No.735 at pages 22 to 24.
4. Sale deed dated 23-09-1958 executed by Bhimavarapura Rathnoji Rao S/o Bhimavarapura Ramakrishna Rao in favour of Usha Rao D/o Rama Rao in respect of 9 Acres of land out of 65 Acres 27 Guntas of land in Sy. No. 13, registered in the Office of the Sub-registrar, Devanahalli Taluk as document No. 1822/58-59, in Book No.1, Volume No.735 at pages 117-118.
5. Sale deed dated 23-09-1958 executed by Bhimavarapura Rathnoji Rao S/o Bhimavarapura Ramakrishna Rao in favour of Susheela Devi D/o Rama Rao in respect of 9 Acres of land out of 65 Acres 27 Guntas of land in Sy. No. 13, registered in the Office of the Sub-



registrar, Devanahalli Taluk as document No. 1823/58-59, in Book No.1, Volume No.736 at pages 157-158.

6. Sale deed dated 23-09-1958 executed by Bhimavarapura Rathnoji Rao S/o Bhimavarapura Ramakrishna Rao in favour of Lakshminarasamma C/o Rama Rao in respect of 9 Acres of land out of 65 Acres 27 Guntas of land in Sy. No. 13, registered in the Office of the Sub-registrar, Devanahalli Taluk as document No. 1826/58-59, in Book No.1, Volume No.735 at pages 50-52.
7. Special Power of Attorney executed by Susheela Devi w/o Sri. Balaram Das D/o M.S. Rama Rao in favour of M.S Rama Rao S/o Satyanarayana Rao registered in the office of the sub-registrar, Marredpally, Secundrabad as document No. 21/1977 dated 24-01-1977 authorizing to sell her 9 Acres of land in Sy. No.13 to the intending purchasers.
8. Sale deed dated 10-02-1977 jointly executed by Susheela w/o N.Balaramdas duly represented by her special power of attorney Sri. M.S. Rama Rao S/o Satyanarayana Rao and Usha Rao D/o M.S. Rama Rao in favour of V. Susheela w/o H. Munikempanna D/o Venkatesh Gowda in respect of 12 Acres of land in Sy. No.13 registered in the Office of the Sub-registrar, Devanahalli as document no. 1706/76-77, in Book No.1, Volume No.1202 at pages 148-150.
9. Sale Deed dated 25-02-2005, executed by V. Susheelamma @ Susheela wife of H. Munikempanna in favour K. Venkatesh son of late Krishnareddy the present owner registered in the Office of the Sub-registrar, Yelahanka as document No.YAN-1-24543/2004-05, in Book No.1, stored in C.D. No.YAND115;
- 10.Mutation Register extract bearing No.02/1977-78.
- 11.Mutation Register extract bearing No.17/2000-01 discloses that by virtue of the order passed by the Tahasildar in RRT Cr.



No.206/2001-02 the extent of land purchased by the Susheelamma in Sy. No.13 has been ordered to incorporate in RTC.

12. Mutation Register extract bearing No.85/2004-05 discloses that in pursuance of the above said registered sale deed executed in favour K. Venkatesh, his name came to be mutated in records pertaining to schedule property.
13. Hissa Tippani of Sy. No.13 shows that under the phodi proceedings, land comprised in item No.2 of the schedule property has been assigned with new Sy. No.127;
14. RTC Extract for the period 1980-1981 to 2024-2025 in respect of the schedule property;
15. Official Memorandum dated 20-10-2008 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(NA)JALA:SR 94/2007-08 pertaining to the schedule property;
16. Tax paid receipts pertaining to the property in question.
17. Encumbrance certificate from 01-04-1958 to 23-06-2021;
18. Single plot approved plan issued by the planning authority BIAPPA in respect of 1 Acre of land in Sy. No.17/2 and 22 Guntas of land in Sy. No.127 vide its order dated 25-06-2014 bearing No.BIAAPA/TP/01/LAO/A NI/04/2014-15;
19. "E" Khatha issued by the Dodda Jala Gramapanchayathi in respect as per the approved plan issued by the BIAAPA

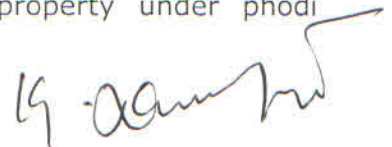
TRACING TITLE OF ITEM NO.1 OF THE SCHEDULE PROPERTY



I have perused/scrutinized all the Xerox copies of the above listed documents pertaining to ITEM No.1 of the schedule property.

Documents 1 and 2 referred above reveals that originally the property in question was Jodi Inam lands. After coming into force of the Mysore (Personal and Miscellaneous) Inams Abolition Act 1954, on the application filed by Appayanna proceedings were initiated in case No.16/58-59 and after recording statements and obtaining reports from the concerned authorities the above said Appayanna had registered as Permanent Tenant in respect of 4 Acre 37 Guntas in Sy. No.17 of Navarathna Agrahara village, Jala Hobli, erstwhile Devanahalli Taluk and now Bangalore North Taluk as per Section 5 of Act vide order the order passed by the Special Deputy Commissioner for Inams, Bangalore District.

The above said Appayanna sold item No.1 of the schedule property in favour of Thirumalappa S/o Peddanna under a registered sale deed dated 26-05-1966 i.e., the document No.3. The said Thirumalappa S/o of Peddanna sold the same favour of Smt. Thimmakka W/o Basappa under a registered sale deed dated 20-07-1972 the Document No. 4. Thereafter said Smt. Thimmakka W/o Basappa in turn sold the item No.1 of the schedule property in favour of Smt. V. Susheela W/o H. Munikempanna D/o Venkateshgowda under a registered sale deed dated 27-12-1977 document No.5. Later, the said V. Susheela W/o of H. Munikempanna sold the item No.1 of the schedule property in favour of the present owner K. Venkatesh under a sale deed dated 25-02-2005 i.e., the document No.6. In pursuance of the above said sale deed the revenue entries pertaining to item No.1 of the schedule property mutated to the name of present owner K. Venkatesh vide No.85/2004-05 i.e., the document No.8. After the purchase of item No.1 of the schedule property under phodi



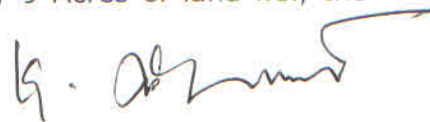
proceedings same has assigned with new Sy. No.17/2 i.e., the document No.9. Subsequently, present owner K. Venkatesh got the schedule property converted from Agricultural use to non-Agricultural residential use vide Official Memorandum issued by the Deputy Commissioner i.e., the document No.11.

TRACING TITLE OF ITEM NO.2 OF THE SCHEDULE PROPERTY

I have perused/scrutinized all the Xerox copies of the above listed documents pertaining to ITEM No.2 of the schedule property.

Documents 1 and 2 referred above reveals that originally the property in question was Jodi Inam lands. After coming into force of the Mysore (Personal and Miscellaneous) Inams Abolition Act 1954, on the application filed by K. Nagaraj S/o Kempaiah proceedings were initiated in case No. 44/1958-59 and after recording statements and obtaining reports from the concerned authorities the above said K. Nagaraj had registered as occupant in respect of 70 Acre of land in Sy. No.70 of Navarathna Agrahara village, Jala Hobli, erstwhile Devanahalli Taluk and now Bangalore North Taluk as per Section 9 of Act vide order the order passed by the Special Deputy Commissioner for Inams, Bangalore District.

Later, said K. Nagaraju sold an extent of 65 Acres 27 Guntas out of 70 Acres in favour of Sri. Rathnoji Rao S/o Bhimarao under a registered sale deed dated 04-09-1958 as per document No.3. Thereafter Sri. Rathnoji Rao sold an extent of 9 acres of land in favour Usha Rao, and 9 Acres of land in favour Susheela Devi and Lakshminarasamma under 3 different sale deeds dated 23-09-1958 document Nos. 4 to 6. Later Susheela Devi executed a registered Special Power of Attorney in favour of her father M.S. Rama Rao authorising his to alienate her 9 Acres of land i.e., the



document No.7. Subsequently, Susheela Devi represented by her SPA holder M.S. Rama Rao and Usha Rao had jointly sold 12 Acre of land in favour of V. Susheelamma W/o of H, Munikempanna and D/o Venkateshgowda under a registered sale deed dated 10-02-1977 document No.8. Thereafter, the said V. Susheelamma @ V. Susheela sold 22 Guntas of land i.e., item No.2 of the schedule property in favour of the present owner K. Venkatesh under a sale deed dated 25-02-2005 i.e., the document No.9. In pursuance of the above said sale deed the revenue entries pertaining to item No.2 of the schedule property mutated to the name of present owner K. Venkatesh vide No.85/2004-05 i.e., the document No.12. After the purchase of item No.2 of the schedule property under phodi proceedings same has assigned with new Sy. No.127 i.e., the document No.13. Subsequently, present owner K. Venkatesh got the schedule property converted from Agricultural use to non-Agricultural residential use vide Official Memorandum issued by the Deputy Commissioner i.e., the document No.15.

Land described in item Nos.1 and 2 of the schedule properties are adjacent to each other and accordingly the present owner K. Venkatesh got single plot plan approval from the planning authority BIAPPA i.e., the document No.18. In furtherance of the single plot plan approval by the BIAAPA, both the schedule properties were assessed to the Dodda Jala Gramapanchayathi and accordingly the Panchayathi has also issued 'E' Khatha i.e., the document No.19. Further the present owner has also paid tax and other charges and fees to the Gramapanchayathi

POSSESSION

Based on the above said sale deeds, mutation of revenue entries pertaining to the schedule property from time to time and payment of up



to date tax and entries in the revenue records and approval of layout plan by the planning authority BIAAPA the present owner K. Venkatesh is presumed to be in possession of the schedule property.

ENCUMBRANCE CERTIFICATE

Encumbrance certificates produced above reflects the above said transactions and show that there is no charge or encumbrance over the property in question during the relevant period.

DISCLAIMER:

This report is provided on the basis of the review and examination of photocopies of the documents of title and other revenue records. This report is limited to ascertaining the legal right and title of the present owner based on the representations of the said owner.

For the purposes of this report, I have assumed that photocopies of the documents and deeds examined by me are genuine and authentic; that the existence, capacity and authority of each of the parties to enter into and perform their respective obligations under the said title documents is undisputable and that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of being rescinded for any fraud or misrepresentation on the part of any party.

CERTIFICATE OF TITLE

On scrutiny of the above said documents furnished to me, I am of the opinion that the present owner K. Venkatesh got clear marketable right and title over the schedule property.



K. Narasimha Murthy B.Com, U.B.,
Advocate
No:25, 1st Floor, S.S. Arcade,
Elite Rose Layout, Sulibele Road, Devanahalli Town,
Bengaluru Rural Dist-562110.