

**LEGAL SCRUTINY REPORT**

Dated: 19.05.2026

To,  
M/s. Amberstone Properties Private Limited,  
Bangalore.

Dear Sir/ Madam,

Sub: Legal opinion in respect of residentially converted land bearing Sy.No.109, old Sy.No.58/p1 (vide Official Memorandum dated 01.03.2025, bearing No. BDS. ALN.(SR):646/2004-05 issued by Special Deputy Commissioner, Bangalore District), having BBMP Katha NO.4/1/464/1/58/P1, E.P.I.D. No.8597316838, situated at Gollahalli Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru Urban District, measuring 0-30 Guntas.

**Present Title Holder:** M/s. Amberstone Properties Private Limited

**I. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of the residentially converted land bearing Sy.No.109, old Sy.No.58/p1 (vide Official Memorandum dated 01.03.2025, bearing No. BDS. ALN.(SR):646/2004-05 issued by Special Deputy Commissioner, Bangalore District), having BBMP Katha NO.4/1/464/1/58/P1, E.P.I.D. No.8597316838, situated at Gollahalli Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru Urban District, measuring 0-30 Guntas, and is bounded as follows;

|                |   |                                                                                    |
|----------------|---|------------------------------------------------------------------------------------|
| On the East by | : | Road;                                                                              |
| West by        | : | Remaining portion of Property in Sy.No.109 (old Sy.No.58/p1);                      |
| North by       | : | Remaining portion of Property in Sy.No.109 (old Sy.No.58/p1);                      |
| South by       | : | Remaining portion of Property in Sy.No.109 (old Sy.No.58/p1) and Private Property. |

**II. LIST OF DOCUMENTS EXAMINED/PERUSED (All Photocopies):**

1. MR.No.1/1939-40.
2. Sale Deed dated 28.10.1945 executed by Sri.Bachchappa in favour of Sri.Byranna (Doc.No.2071/1945-46).
3. Rights of Records No.219.
4. Sale Deed dated 28.10.1945 executed by Sri.Bachchappa in favour of Sri.Channarayappa (Doc.No.2072/1945-46).
5. Rights of Records No.220.
6. IHC bearing No.3/1983-84.
7. RR bearing No.413.



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8. Death Certificate dated 08.09.1987 of Smt.Gowramma died on 01.09.1987.
9. Family Tree dated 10.10.2003 of Sri.Narayanappa issued by Village Accountant, Bangalore South Taluk.
10. Official Memorandum bearing No.BDS.ALN(SR).646/2004-05, Dated 01.03.2005 by the Special Deputy Commissioner, Bangalore.
11. MR.No.12/2006-07.
12. MR.No.T4/2012-13.
13. Sale Deed dated 27.08.2005 executed by 1.Sri.G.N.Srirama, 2.Sri.N.Jayaram, 3.Sri.Bachchanna, 4.Sri.Ashwathanarayana, 5.Sri.Manjunatha, 6.Miss.S.Archana, 7. Master.N.S.Brijesh Sl.No.6 & 7 are minors represented by natural Guardian and Father Sri.G.N.Srirama, 8.Miss.Gowthami, 9.Master.Manoj Kumar Sl.No.8 & 9 are minors represented by natural Guardian and Father Sri.N.Jayaram, 10.Master.Hitesh, 11.Master.Nishanth Brijesh Sl.No.10 & 11 are minors represented by natural Guardian and Father Sri.Bachchanna, 12.Miss.Varsha, 13.Miss.Rajeshwari Sl.No.12 & 13 are minors represented by natural Guardian and Father Sri.Ashwathanarayana, 14.Miss.Chaitanya and 15.Master.Vivek Gowda Sl.No.14 & 15 are minors represented by natural Guardian and Father Sri.Manjunatha in favour of Smt.Ammayamma (**Doc.No.11846/2005-06**).
14. Sale Deed dated 07.11.2006 executed by Smt.Ammayamma in favour of Sri.V.N.Manjunath (**Doc.No.40717/2006-07**).
15. Order dated 14.12.2007 bearing No.BHOO MAPANA REVN.No.9/2007-08 before the Court of the Special Deputy Commissioner, Bangalore District.
16. Order dated 04.03.2008 passed in WP.No.1685/2008 (KLR-RR/SUR) before the High Court of Karnataka at Bangalore.
17. Order dated 04.03.2008 passed in WP.No.1688/2008 (KLR-RR/SUR) before the High Court of Karnataka at Bangalore.
18. Order dated 04.03.2008 passed in WP.No.1684/2008 (KLR-RR/SUR) before the High Court of Karnataka at Bangalore.
19. Order dated 04.03.2008 passed in WP.No.1686/2008 (KLR-RR/SUR) before the High Court of Karnataka at Bangalore.
20. Order dated 04.03.2008 passed in WP.No.1689/2008 (KLR-RR/SUR) before the High Court of Karnataka at Bangalore.
21. Order dated 04.03.2008 passed in WP.No.1687/2008 (KLR-RR/SUR) before the High Court of Karnataka at Bangalore.
22. Order dated 07.08.2012 passed in No.BHOO MAPANA REVN.No.9/2007-08 before the Court of the Special Deputy Commissioner, Bangalore District.
23. Intimation Letter dated 15.10.2022 bearing BOOMAAPANA APPEAL No.9/2007-08 before the Court of the Special Deputy Commissioner, Bangalore District.
24. MR.No.40/2003-04.
25. MR.No.6/2006-07.
26. Sale Deed dated 22.03.2013 executed by Sri.V.N.Manjunath in favour of Sri. N. Prakash Raju (**Doc.No.10956/2012-13**).
27. Special Notice dated 14.02.2014 issued by BBMP Bangalore.
28. E-Katha Certificate (Form No.A) dated 04.03.2025 issued by BBMP in the name of Sri. N. Prakash Raju.
29. Tax Paid Receipt dated 06.05.2026 for the year 2026-27.



30. Sale Deed dated 13.05.2026 executed by Sri. N. Prakash Raju *in favour of* M/s. Amberstone Properties Private Limited represented by its Directors: Sri. Kiran Kumar S. and Sri. Yashanth Kumar H. (Doc. No.1098/2026-27).
31. RTC/s from the period 1969-70 to 1977-78 in respect of Sy.No.58/1.
32. RTC/s from the period 1984-85 to 1988-89 and from 1994-95 to 1996-97 in respect of Sy.No.58.
33. RTC/s from the period 1997-98 to 200-01 and from 2001-02 to 2005-06 in respect of Sy.No.58/P1
34. RTC/s from the period 2006-07 to 2021-22 in respect of Sy.No.109.
35. Endorsement dated 24.05.2005 issued by KIADB
36. Endorsement dated 26.12.2006 bearing No.723/2006-07 issued by Bangalore Development Authority.
37. Endorsement dated 04.04.2007 issued by Bangalore Development Authority.
38. PTCL Endorsement dated 09.05.2022 issued by Assistant Commissioner, Bangalore South Sub-Division, Bangalore in respect of land bearing Sy.No.109.
39. Endorsement dated 08.02.2024 issued by Tahasidar, Bangalore South Taluk.
40. Endorsement undated issued by Tahasidar, Bangalore South Taluk.
41. Endorsement dated 04.05.2005 issued by the Sub-Division, Bangalore South Sub Division under section 79A & B of KLR Act.
42. Karda and Karnataka Revision Settlement Akarband in respect of land bearing Sy.No.109.
43. Copy of Survey Sketch in respect of land bearing Sy.No.109.
44. Village Map of Gollahalli Village.
45. Encumbrance Certificates:
  - a) E.C. dated 13.04.2023 from 01.04.1940 to 14.02.1957 in respect of land bearing Sy.No.58.
  - b) Nil E.C. dated 17.04.2023 from 15.02.1957 to 31.05.1989 in respect of land bearing new Sy.No.58/p1 (old Sy.No.58).
  - c) Nil E.C. dated 19.04.2023 from 01.06.1989 to 31.03.2004.
  - d) E.C. dated 06.05.2026 from 1.04.2004 to 06.05.2026 in respect of land bearing Sy.No.109 (old Sy.No.58/P1).
  - e) E.C. dated 13.05.2026 from 06.05.2026 to 13.05.2026.

### III. DEVOLUTION OF TITLE:

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.58, situated at Gollahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 6 Acres was earlier owned and possessed by Sri. Bachaiah S/o. Sri. Byrappa, he acquired the same under Auction held on 01.09.1939. The name of Sri. Bachaiah S/o. Sri. Byrappa has been mutated in the mutation register bearing M.R. No.1/1939-1940.

Thereafter, Sri. Bachaiah S/o. Sri. Byrappa sold and conveyed the land bearing Sy.No.58, measuring 5 Acres in the following manner: (*only for information/reference*)

- a. Land bearing Sy.No.58, measuring 1 Acre *in favour of* Sri. Channarayappa by way of Sale Deed dated 28.10.1945 (Doc.No.2072/1945-46). The factum of Sale Deed has been recorded in the RR bearing No.220.



- b. Land bearing Sy.No.58, measuring 4 Acres *in favour of* Sri. Byranna through Sale Deed dated 28.10.1945 (Doc. No.2071/1945-46). The factum of the Sale Deed has been recorded in RR bearing No.219.

Sri. Bachaiah S/o. Sri. Byrappa was absolute owner of the remaining portion of the land bearing Sy.No.58, situated at Gollahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 1 Acre.

It appears that, Sri. Bachaiah S/o Sri. Byrappa died intestate leaving behind his son Sri. Narayanappa as sole and surviving class-I legal heir. However, Death Certificate and Family Tree of Sri. Bachaih S/o Sri. Byrappa are not made available.

It is noticed from Family Tree of Sri. Narayanappa dated 10.10.2003 issued by Village Accountant, Uttarahalli Hobli, Bangalore South Taluk that, the said Sri. Narayanappa died intestate leaving behind his wife Smt. Gowramma (*died*) and children viz., 1. Sri. G.N. Srirama, 2. Sri. N. Jayaram, 3. Sri. Bachchanna, 4. Sri. Ashwathanarayana, and 5. Sri. Manjunatha as his heirs to succeed his estate. However, Copy of Death Certificate of Sri.Narayanappa is not made available.

After the demise of said Sri.Narayanappa, the revenue entries of the land bearing Sy.No.58, situated at Gollahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 1 Acre got transferred in favour of his wife Smt. Gowramma and children viz., 1. Sri. G.N. Srirama, 2. Sri. N. Jayaram, 3. Sri. Bachchanna, 4. Sri. Ashwathanarayana, and 5. Sri. Manjunatha as evident from IHC bearing No.3/1983-84. Copy of Record of Rights bearing No.413 reflected the names of Smt. Gowramma and her children is perused.

The land bearing Sy.No.58/P1, measuring 1 Acre, was converted from agricultural purposes into non-agricultural residential purposes vide Official Memorandum dated 01.03.2005 bearing No. BDS:ALN:SR (S):646/2004-05 issued by the Special Deputy Commissioner, Bangalore.

Later, 1. Sri. G.N. Srirama, 2. Sri. N. Jayaram, 3. Sri. Bachchanna, 4. Sri. Ashwathanarayana, 5. Sri. Manjunatha (*sons of Late Narayanappa*) along with their family viz., 6. Ms. S. Archana, 7. Master N.S. Brijesh Sl.No.6 & 7 are minors represented by natural guardian and father Sri. G.N. Srirama, 8. Ms. Gowthami, 9. Master Manoj Kumar Sl.No.8 & 9 are minors represented by natural guardian and father Sri. N. Jayaram, 10. Master Hitesh and 11. Master Nishanth Brijesh Sl.Nos.10 & 11 are minors represented by natural guardian and father Sri. Bachchanna, 12. Ms. Varsha, 13. Ms. Rajeshwari Sl.No.12 & 13 are minors represented by natural guardian and father Sri. Ashwathanarayana, 14. Ms. Chaitanya and 15. Master Vivek Gowda Sl.No.14 & 15 are minors represented by natural guardian and father Sri. Manjunatha sold and conveyed the subject land bearing Sy.No.58/p1, situated at Gollahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 1 Acre *in favour of* Smt. Ammayamma by way of Sale Deed dated 27.08.2005 (Doc. No.11846/2005-06).



It is noticed that the land in Sy.No.58/P1 was phoded and re-surveyed as New Sy.No.109, measuring 1 Acre assigned the portion owned by Sri. G.N. Srirama as evident from the M.R. No.6/2006-07 and M.R. No.T4/2012-13.

Thereafter, Smt. Ammayamma sold and conveyed the aforesaid land bearing old Sy.No.58/p1, new Sy.No.109, situated at Gollahalli Village, measuring 1 Acre *in favour of* Sri. V.N. Manjunath by virtue of Sale Deed dated 07.11.2006 (Doc.No.40717/2006-07). It is noticed that, Sri. Ravikumar, Sri. Mohan Kumar and Sri. Prassanna Kumar (children of Vendor) signed in the said Sale Deed as consenting witnesses.

It Observed that, State of Karnataka represented by Tahasildar, Bangalore South Taluk, filed Revision Petition bearing No. BHOO MAPANA REVN. No.9/2007-08, against Sri. Doddayellappa and others on the file of the Special Deputy Commissioner, Bangalore District, challenging the Order passed by Assistant Commissioner, Bangalore South Sub Division, Bangalore, in (1) No.RRT.CR.48/2005-06, dated 18.01.2006 and (2) No.RRT.CR.48/2005-06, dated 18.07.2005 and same was allowed vide its Order dated 14.12.2007 by setting order passed by Assistant Commissioner and in remand the matter to the Assistant Commissioner, Bangalore South Sub Division, Bangalore with a specific direction to the Tahasildar, Bangalore South Taluk, Bangalore to trace the land grant in respect of land bearing Sy.No.58, situated at Gollahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

Being aggrieved by the said Order dated 14.12.2007, Smt. Gowramma and others filed Petitions bearing W.P. No.1684/2008 (KLR-RR/SUR), W.P. No.1685/2008 (KLR-RR/SUR), W.P. No.1686/2008 (KLR-RR/SUR), W.P. No.1687/2008 (KLR-RR/SUR), W.P. No.1688/2008 (KLR-RR/SUR), W.P. No.1689/2008 (KLR-RR/SUR) before the High Court of Karnataka at Bangalore and the same was allowed vide orders dated 04.03.2008, by quashing the Order dated 14.12.2007 passed by Special Deputy Commissioner, Bangalore District remitted to the Special Deputy Commissioner, Bangalore District to dispose of the proceedings afresh after notice to the Petitioner.

Thereafter, Sri. V.N. Manjunath Sold and Conveyed the Subject Property i.e., the land bearing Sy.No.109, Old No.58/p1, (Converted for residential Purpose in terms of Official Order bearing No. BDS.ALN(SR).646/2004-05, Dated 01.03.2005 by the Special Deputy Commissioner, Bangalore), situated at Gollahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 30 Guntas *in favour of* Sri. N. Prakash Raju vide Sale Deed dated 22.03.2013 (Doc.No.10956/2012-13).

The Office of BBMP Bangalore has issued Special Notice dated 14.02.2014 for bifurcation of land bearing Sy.No.109 (old Sy.No.58/p1) and assigning new Municipal No.4/1/464/1/58/P1/109 to the land bearing Sy.No.109, measuring 0-30 Guntas assigned to the portion owned by Sri. N. Prakash Raju.



The office of BBMP has issued E-Katha Certificate (Form No.A) dated 04.03.2025 recognizing Sri. N. Prakash Raju as katheddar of the subject property. The property tax is paid for the period of 2025-26 vide receipt dated 06.05.2026.

Later, Sri. N. Prakash Raju sold and conveyed residentially converted land bearing Sy.No.109, old Sy.No.58/p1 (vide Official Memorandum dated 01.03.2025, bearing No. BDS. ALN.(SR):646/2004-05 issued by Special Deputy Commissioner, Bangalore District), having BBMP Katha NO.4/1/464/1/58/P1, E.P.I.D. No.8597316838, situated at Gollahalli Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru Urban District, measuring 0-30 Guntas *in favour of* M/s. Amberstone Properties Private Limited represented by its Directors: Sri. Kiran Kumar S. and Sri. Yashanth Kumar H. by way of Sale Deed dated 13.05.2026 (Doc. No.1098/2026-27).

### III (b). REVENUE RECORDS:

- (i) The names of owners and subsequent owners are reflected in RTCs from the period 1969-70 to 1977-78 as katheddar in possession of land bearing Sy.No.58/1.
- (ii) The names of owners and subsequent owners are reflected in RTCs from the period 1984-85 to 1988-89 and from 1994-95 to 1996-97 as katheddar in possession of land bearing Sy.No.58.
- (iii) The names of owners and subsequent owners are reflected in RTCs from the period 1997-98 to 200-01 and from 2001-02 to 2005-06 as katheddar in possession of land bearing Sy.No.58/P1.
- (iv) The names of owners and subsequent owners are reflected in RTCs from the period 1997-98 to 200-01 and from 2001-02 to 2005-06 as katheddar in possession of land bearing Sy.No.58/P1.
- (v) The names of owners and subsequent owners are reflected in RTCs from the period 2006-07 to 2021-22 as katheddar in possession of land bearing Sy.No.109.

### III(c). SURVEY RECORDS:

- (i) Copy of Survey Sktech, and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.109 and Village Map of Gollahalli Village available for perusal;

### III(d). ENDORSEMENT- RECORDS:

- (i) The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an Endorsement dated 09.05.2022 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.109.

### III(e). NIL- ACQUISITION ENDORSEMENT/S:



- (i) The Office of Bangalore Development Authority has issued an Endorsement dated 26.12.2006 bearing No.723/2006-07 bears out that there is no acquisition proceedings initiated for any of its schemes with regard to the land bearing Sy.No.109.
- (ii) The Endorsement dated 04.04.2007 issued by Bangalore Development Authority bears out that there is no acquisition proceedings initiated for any of its schemes (*Anjanapura Further Extension Layout*) with regard to the land bearing Sy.No.58/P1.
- (iii) The Office of Karnataka Industrial Area Development Board has issued an Endorsement dated 24.05.2005 bearing No.105/2004-05 bears out that there were no acquisition proceedings initiated for any of its schemes with regard to the land bearing Sy.No.58 of Gollahalli Village.

#### IV. ENCUMBRANCE:

Encumbrance certificate produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the E.C/s.

#### V. EVIDENCE OF POSSESSION:

All the documents produced for scrutiny evidence of the possession of captioned property in favour of M/s. Amberstone Properties Private Limited, a Private Limited Company.

#### VI. CERTIFICATE:

Based on the documents scrutinized and information furnished SUBJECT TO PRODUCTION OF FOLLOWING DOCUMENTS,

1. Computerized Katha Certificate issued in the name of M/s. Amberstone Properties Private Limited from competent authority.
2. MOA and AOA of M/s. Amberstone Properties Private Limited together with Certificate of Incorporation.
3. NOCs issued by KHB and other authorities for non-acquisition of land bearing Sy.No.109.
4. Nil Tenancy Endorsement issued by the Competent Authority for the Sy.No.109.

We hereby certify that M/s. Amberstone Properties Private Limited, a Private Limited Company, is the absolute owner of the subject property and its title to the same is legally valid, clear and marketable.

#### NOTE:

- I. COPIES OF DOCUMENTS PERUSED FOR THIS FILE ARE BONAFIDE BELIEVED TO BE GENUINE PHOTO-COPIES OF ORIGINALS.



II. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,  
For M&G Associates,

H.K. GIRISH,  
Managing Partner / Advocate,

