



# SNN ASSOCIATES

ADVOCATES

P. Nagamuni Reddy

B.Com., LL.B.,

N. Ganesh, B.A., B.Ed., LL.B.,

Kousalya M, M.A., LL.B.,

ಓಂ ಶ್ರೀ ಸಾಯಿರಾಮ್



No.248, 2nd Floor, 10th Main, 1st Block, 100 ft Road,  
HRBR Layout, Kalyannagar, Bengaluru - 560 043.  
Land Mark Near Horamavu signal above CANARA BANK  
(formerly Syndicate Bank)/ HDFC ATM  
Mob: 99451 59840 / 84316 12221  
E-mail: nagamuniadvocate@gmail.com &  
nagamuni\_advocate@yahoo.com

To

Date: 15.02.2023

**M/s. SEKHAR BUILDERS AND  
INFRATECH PVT. LTD.**

A Pvt Ltd., a Company having its office at  
Flat No. 403, Greater Kailash Apartments,  
Beside Total Mall (Kemp Fort),  
Murgeshpalya, Old Air port Road,  
Bangalore - 560 017.

Sir,

**Sub: Legal Scrutiny Report**

We herewith furnish our Legal scrutiny report in respect of project known "SEKHAR OAK WOODS" to be constructed over property described hereunder,

**DESCRIPTION OF THE PROPERTY :**

**ITEM NO. 1**

All that piece and parcel of the immovable property bearing converted Sy.No. 80/1, (Converted from Agricultural to Non-agricultural Residential purpose Vide Conversion Order bearing No. ALN (E.B.K) SR 15/2017-18, Dated: 30.11.2017, Issued by the Deputy Commissioner, Bangalore District, Measuring to an extent of 1 Acre 9 Guntas (out of which 1 Acre and 5 Guntas is converted for Residential Purpose and remaining 0-04 Guntas park purpose), present E-Katha No. 150200401700321204, Situated at : Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, will all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on :

East by : Property bearing Sy.No. 80/4,  
West by : Property bearing Sy.No. 81,  
North by : Road,  
South by : Property bearing Sy.No. 80/2.

1

P. NAGAMUNI REDDY B.Com., LL.B.  
ADVOCATE  
SNN ASSOCIATES  
No. 248, 2ND FLOOR, 10TH MAIN, 1ST BLOCK, 100 FEET ROAD,  
HRBR LAYOUT, KALYAN NAGAR, BANGALORE-560043.  
LAND MARK: NEAR HORAMAVU SIGNAL, ABOVE CANARA BANK,  
(FORMERLY SYNDICATE BANK), HDFC ATM.

**ITEM NO. 2.**

All that piece and parcel of the immovable property bearing Converted Sy.No. 80/2, (Converted from Agricultural to Non-agricultural Residential purpose Vide conversion order ALN (E.B.K) SR 14/2017-18, dated: 30.11.2017 measuring to an **extent 0-37** Guntas, Issued by the Deputy commissioner, Bangalore dist, Bangalore, **present E-Katha No. 150200401700321207**, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, will all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on :

East by : Property bearing Sy.No. 80/4,  
West by : Property bearing Sy.No. 81,  
North by : Property bearing Sy.No. 80/1,  
South by : Property bearing Sy.No. 80/3.

**ITEM NO. 3.**

All that piece and parcel of the immovable property bearing Converted Sy.No. 80/4A & 4B, New Converted Sy.No. 80/4, (Converted from Agricultural to Non-agricultural residential purpose vide conversion order ALN (E.B.K) SR 16/2017-18, dated: 18.01.2018, **present E-Katha No. 150200401700321205**, Measuring to an **extent 2-27 Acres**, issued by the Deputy commissioner, Bangalore dist, Bangalore), Situated at : Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, will all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on :

East by : Property bearing Sy.No. 79,  
West by : Property bearing Sy.No. 80/1, 80/2 & 80/3,  
North by : Road,  
South by : Property bearing Sy.No. 78.



**P. NAGAMUNI REDDY** B.Com., LL.B.  
ADVOCATE  
**SNN ASSOCIATES**  
No. 248, 2ND FLOOR, 10TH MAIN, 1ST BLOCK, 100 FEET ROAD,  
HRBR LAYOUT, KALYAN NAGAR, BANGALORE-560043.  
LAND MARK: NEAR HORAMAVU SIGNAL, ABOVE CANARA BANK,  
(FORMERLY SYNDICATE BANK), HDFC ATM.

**I. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:**

| SL NO                      | DATE       | NAME/TYPE OF DOCUMENT                                                                                                                             | REGD/REF. NO.            | Original / Photocopy |
|----------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------|
| <b>ITEM NO. 1 PROPERTY</b> |            |                                                                                                                                                   |                          |                      |
| 1.                         | 03.01.1964 | Inam order issued by the Special Deputy Commissioner of Inam Abolition, Kolar & VIII Register Extract in the name of Sri. Yellappa @ Donnellappa. | Case No.<br>4025/1961-62 | Certified Copy       |
| 2.                         |            | Preliminary Report.                                                                                                                               | Sy.No. 80/1              | Certified Copy       |
| 3.                         |            | Non-availability Endorsement in respect of IL and RR                                                                                              |                          | Original Copy        |
| 4.                         |            | RTC for the period from 1968-69 to 1973-74 and from 1990-91 to 1996-97 and from 1999-2000 and 2001-02 to 2016-17                                  | Sy.No. 80/1              | Original Copy        |
| 5.                         |            | Atlas, Akarband and Village Map.                                                                                                                  |                          | Certified copy       |
| 6.                         | 10.04.2010 | Death Certificate of Nanjamma                                                                                                                     | 04/10/2009               | Original Copy        |
| 7.                         | 05.10.2005 | Death Certificate of Sambaiah                                                                                                                     | 05/08/2005               | Original Copy        |
| 8.                         |            | Mutation Register extract                                                                                                                         | MR 3/1994-95             | Original Copy        |
| 9.                         | 15.11.1994 | Sale deed executed by Yallappa and others in favour of Papaiah S/o Late Muniswamappa                                                              | Regd.No.<br>4713/1994-95 | Certified Copy       |
| 10.                        |            | Mutation Register extract                                                                                                                         | MR 2/2004-05             | Certified Copy       |



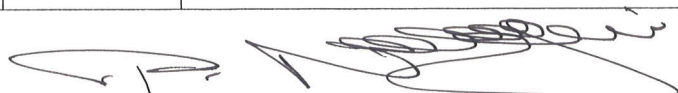
|     |            |                                                                                                                                                                          |                |
|-----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 11. | 10.11.1994 | No due certificate issued by the VSSN Kadugodi, Bangalore South Taluk in the name of Krishnappa S/o Yallappa, in respect Mortgage the Sy. No. 80/1, measuring 1-09 Acres | Original Copy  |
| 12. |            | Conversion order issued by the Deputy Commissioner in ALNSR 15/2017-18, dated: 30.11.2017 Intimation Letter and Conversion fee paid receipt                              | Original Copy  |
| 13. |            | The copy of the E-katha issued by the PDO, Seegehalli                                                                                                                    | Original Copy  |
| 14. |            | TAX paid receipts                                                                                                                                                        | Original Copy  |
| 15. |            | Endorsement issued by the Tahasildar, Bangalore East Tauk, under section 48 (Form No.7 & 7A) of KLR Act                                                                  | Certified Copy |
| 16. |            | Endorsement issued by Asst. Commissioner, Bangalore North, Sub Division under PTCL Act.                                                                                  | Original Copy  |
| 17. |            | Endorsement issued by Asst. Commissioner, Bangalore North, Sub Division under section 79 A & B of KLR Act.                                                               | Original Copy  |

|                     |            |                                                                                                                                     |                        |                |
|---------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|
| 18.                 |            | Encumbrance Certificate for the period from 01.04.1961 to 31.07.1986 and 01.06.1989 to 31.03.2004 and from 01.04.2004 to 10.05.2017 |                        | Original Copy  |
| 19.                 |            | Encumbrance Certificate for the period from 01.04.2017 to 16.05.2019                                                                |                        | Original Copy  |
| ITEM NO. 2 PROPERTY |            |                                                                                                                                     |                        |                |
| 20.                 |            | Inam order issued by the Special Deputy Commissioner of Inam Abolition in the name of Yellappa @ Donnellappa                        | Case No.<br>4025/61-62 | Certified Copy |
| 21.                 |            | Preliminary Report.                                                                                                                 | Sy. No. 80/2           | Certified Copy |
| 22.                 |            | Non-availability Endorsement in respect of IL and RR                                                                                |                        | Original Copy  |
| 23.                 |            | RTC for the period from 1968-69 to 1973-74 and from 1990-91 to 1996-97 and from 1999-2000 and 2001-02 to 2016-17                    | Sy.No. 80/2            | Original Copy  |
| 24.                 |            | Atlas, Akarband, Mula Survey tippani and Village map.                                                                               |                        | Original Copy  |
| 25.                 | 14.02.1990 | Sale deed executed by Yallappa and others in favour of Munithimmakka W/o Muniyappa                                                  | Regd.No.<br>5633/1990  | Certified Copy |



|     |            |                                                                                                         |                               |                |
|-----|------------|---------------------------------------------------------------------------------------------------------|-------------------------------|----------------|
| 26. | 27.01.1995 | Sale deed executed by Munithimmakka in favour of Papaiah S/o Munishamappa                               | Regd.No. 10400/1994-95        | Certified Copy |
| 27. |            | Mutation Register extract                                                                               | MR 8/1994-95                  | Original Copy  |
| 28. |            | Mutation register extract                                                                               | MR 1/1998-99                  | Original Copy  |
| 29. |            | Mutation Register extract                                                                               | MR 2/2004-05                  | Original Copy  |
| 30. | 11.05.2011 | Deed of Confirmation executed by Shantha and Renuka in favour of P. Balaraju                            | Regd.No. BDH-1-00775/2011-132 | Certified Copy |
| 31. | 30.11.2017 | Conversion order issued by the Deputy Commissioner in ALNSR 14/2017-18, Conversion Sketch               | ALNSR 14/2017-18              | Original Copy  |
| 32. |            | The copy of the E-katha issued by the PDO, Seegehalli                                                   |                               | Original Copy  |
| 33. |            | Endorsement issued by the Tahasildar, Bangalore East Tauk, under section 48 (Form No.7 & 7A) of KLR Act |                               | Certified Copy |
| 34. |            | Endorsement issued by Asst. Commissioner, Bangalore North, Sub Division under PTCL Act.                 |                               | Original Copy  |

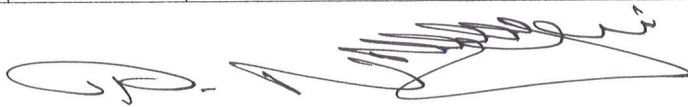
|                            |  |                                                                                                                                     |                                                 |                |
|----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------|
| 35.                        |  | Endorsement issued by Asst. Commissioner, Bangalore North, Sub Division under section 79 A & B of KLR Act.                          |                                                 | Original Copy  |
| 36.                        |  | Encumbrance Certificate for the period from 01.04.1961 to 31.07.1986 and 01.06.1989 to 31.03.2004 and from 01.04.2004 to 10.05.2017 |                                                 | Original Copy  |
| 37.                        |  | Encumbrance Certificate for the period from 01.04.2017 to 16.05.2019                                                                |                                                 | Original Copy  |
| <b>ITEM NO. 3 PROPERTY</b> |  |                                                                                                                                     |                                                 |                |
| 38.                        |  | Inam order issued by the Special Deputy Commissioner of Inam Abolition in the name of Donnega S/o Moddura Along with form No. VIII. | <b>Case No.<br/>4019/61-62<br/>Sy. No. 80/4</b> | Certified Copy |
| 39.                        |  | Index of Land                                                                                                                       | Sy. No. 80/4                                    | Certified Copy |
| 40.                        |  | RTC for the period from 1968-69 to 1973-74 and from 1994-95 to 2000-01 and for the period of 2006-07                                | Sy. No. 80/4A                                   | Original Copy  |
| 41.                        |  | RTC for the period of 1994-95 and for the period of 2006-07                                                                         | Sy.No. 80/4B                                    | Original Copy  |
| 42.                        |  | Mula Tippani, Karda copy and                                                                                                        |                                                 | Certified Copy |



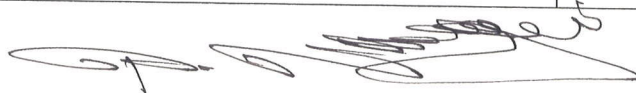
|     |            |                                                                                                                                                 |                        |                |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|
|     |            | Hissa Tippani and Atlas.                                                                                                                        |                        |                |
| 43. | 18.07.1994 | Sale Deed executed by Maddurappa and other in favour of P. Balaraju S/o Papaiah                                                                 | Regd. No. 3439/1994-95 | Original Copy  |
| 44. |            | Mutation Register extract                                                                                                                       | MR 7/1994-95           | Original Copy  |
| 45. |            | Family tree of P. Balaraju                                                                                                                      |                        | Original Copy  |
| 46. |            | Order passed by Land tribunal Hoskote in LRF 39/1976-77, in favour of Maddurappa, in respect of Sy.No. 80/4, measuring to an extent 1-27 Acres. | Form No. 10.           | Certified Copy |
| 47. |            | Mutation Register extract, in respect of Sy.No. 80/4B, measuring 0-27 Guntas.                                                                   | MR 4/1994-95           | Original Copy  |
| 48. | 26.08.1994 | Sale Deed executed by D. Maddurappa and Shanthamma in favour of P. Balaraju, in respect of Sy.No. 80/4B, measuring to an extent 0-27 Guntas.    | Regd.No. 4617/1993-94. | Certified Copy |
| 49. | 18.01.2018 | Conversion order issued by the Deputy Commissioner, Bangalore Dist and Conversion Sketch                                                        | ALN(EBK) SR 16/2017-18 | Original Copy  |
| 50. |            | The copy of the E-katha issued by the PDO, Seegehalli                                                                                           |                        | Original copy  |



|     |            |                                                                                                                                                                                                                  |                                                                     |               |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------|
| 51. | 16.06.2019 | Joint Development agreement between the Smt. M. Savitramma and others and M/s Sekhar Builders and Infratech Pvt. Ltd.,                                                                                           | BNS-1-02848/2019-20, stored in CD NO. BNSD770                       | Original Copy |
| 52. |            | General Power of attorney executed by Smt. M. Savitramma and others in favour of M/s Sekhar Builders and Infratech Pvt. Ltd.,                                                                                    |                                                                     | Original Copy |
| 53. |            | The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, stating that, there is no case pending, are filed under PTCL Act, as on the date of issuance of the endorsement.             | Sy.No. 80/4, extent 2-00 Acres<br>Sy.No. 80/4B, extent 0-27 guntas. | Original Copy |
| 54. |            | The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, stating that, there is no case pending, are filed under 97(A)&(B) of KLR Act, as on the date of issuance of the endorsement. | Sy.No. 80/4A<br>Sy.No. 80/4B, extent 0-27 guntas.                   | Original Copy |
| 55. |            | The Endorsement issued by the Tahasildar, Bangalore East Taluk, stating that, there is no case pending are filed under section 48A, from 7 and 7A of KLR Act, as on the date of issuance of the Endorsement.     | Sy.No. 80/4A<br>Sy.No. 80/4B, extent 0-27 guntas.                   | Original Copy |



|     |            |                                                                                                           |                                      |               |
|-----|------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------|---------------|
| 56. |            | Encumbrance Certificate for the period from 01.04.1961 to 31.07.1986                                      | Sy.No. 80/4A<br>Extent 2-00<br>Acres | Original Copy |
| 57. |            | Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989                                      | Sy.No. 80/4A                         | Original Copy |
| 58. |            | Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004                                      | Sy.No. 80/4A                         | Original Copy |
| 59. |            | Encumbrance Certificate for the period from 01.04.1961 to 31.07.1986                                      | Sy.No. 80/4B                         | Original Copy |
| 60. |            | Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989                                      | Sy.No. 80/4B                         | Original Copy |
| 61. |            | Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004                                      | Sy.No. 80/4B                         | Original Copy |
| 62. |            | Encumbrance Certificate for the period from 01.04.2017 to 16.05.2019                                      |                                      | Original Copy |
| 63. | 24.06.2021 | NOC for Environment clearance issued by the State Level Environment impact Assessment Authority-Karnataka | No. SEIAA 154<br>CON 2020            | Original Copy |
| 64. | 20.11.2021 | NOC issued by the Karnataka State Pollution control Board                                                 | Consent order<br>No. CTE-<br>328236  | Original Copy |



|     |            |                                                                      |                                                       |               |
|-----|------------|----------------------------------------------------------------------|-------------------------------------------------------|---------------|
| 65. | 21.01.2022 | Plan approval issued by the Bangalore Development Authority (BDA)    | BDA/plan approval/ 1-4/East/21/2021-22                | Original Copy |
| 66. |            | Building construction Plan.                                          |                                                       | Original Copy |
| 67. | 16.01.2023 | Supplemental Agreement                                               | Reg Doc No. 13334-2022-23, Book -I, REg On 20-01-2023 | Original Copy |
| 68. |            | Encumbrance Certificate for the period from 01.04.2019 to 14.02.2023 |                                                       | Original Copy |

## **II. DESCRIPTION OF TITLE:-**

1. All that piece and parcel of the immovable property bearing converted Sy.No. **80/1** (converted from Agricultural to Non-agricultural residential purpose vide conversion order bearing No. ALN (E.B.K) SR 15/2017-18, dated: 30.11.2017, issued by the Deputy Commissioner, Bangalore District, **present E-Katha No. 150200401700321204**, measuring to an extent **1-09 Acres (out of which 1-05 remaining 0-04 Guntas has converted for Residential/part purpose)** situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, herein after referred as a schedule **ITEM NO. 1** property.
2. All that piece and parcel of the immovable property bearing converted Sy.No. **80/2**, (converted from Agricultural to Non-agricultural residential purpose vide conversion order ALN (E.B.K) SR 14/2017-18, dated: 30.11.2017, **present E-Katha No. 150200401700321207**, measuring to an **extent 0-37** Guntas, issued by the Deputy commissioner, Bangalore dist, Bangalore)



11

**P. NAGAMUNI REDDY** B.Com., LL.B.  
ADVOCATE  
**SNN ASSOCIATES**  
No. 248, 2ND FLOOR, 10TH MAIN, 1ST BLOCK, 100 FEET ROAD,  
HRBR LAYOUT, KALYAN NAGAR, BANGALORE-560043.  
LAND MARK: NEAR HORAMAVU SIGNAL, ABOVE CANARA BANK,  
(FORMERLY SYNDICATE BANK), HDFC ATM.

situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, herein after referred as a schedule **ITEM NO. 2**

3. All that piece and parcel of the immovable property bearing converted Sy.No. 80/4A & 4B, New Converted Sy.No. 80/4, (converted from Agricultural to Non-agricultural residential purpose vide conversion order ALN (E.B.K) SR 16/2017-18, dated: 18.01.2018, **present E-Katha No. 150200401700321205**, measuring to an **extent 2-27 Acres**, issued by the Deputy commissioner, Bangalore dist, Bangalore) situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, herein after referred as a schedule **ITEM NO. 3**.
4. On perusal of the documents referred to above, it could be ascertained that originally the land bearing Sy.No.80/1, of Dommasandra Village, measuring 1 Acres 09 Gunts **item No. 1 property** belongs to Donnellappa @ yallappa, who was acquired the property, through Inam order issued by the Special Tahasildar for Inam abolition in Case No. 4025/1961-62 and also issued Inam From No. VIII in the name of Donnellappa @ Yallappa, after the acquisition of the said property the said Yallappa @ Donnellappa enjoyed the property as a absolute owner thereof and got changed the katha in his name, after demise of said Donnellappa, intestate leaving behind his legal heirs viz. Yallappa and others have acquired the property through MR 3/1984-85 and got changed the katha in their names.
5. In turn the said Yallappa and others have sold the item No. 1 property to Papaiah S/o Munishamappa, through Registered Sale deed Vide document No. 4713/1994-95, dated: 15.11.1994, after the acquisition of the said



12

property the said Papaiah and others were enjoyed the Schedule Item No. 1 property as a absolute owners thereof and got changed the katha in their names in MR. 3/1994-95., thereafter, the said Papaiah S/o Munishamappa died intestate leaving behind his legal heir namely P. Balaraju S/o Late Papaiah, have acquired the property through powthi katha in MR 2/2004-05, after acquisition of the Schedule item No. 1 property by Balaraj, has enjoying the property as a absolute owner thereof.

6. Further P. Balaraj S/o Late Papaiah has applied for conversion of the Schedule property bearing Sy.No. 80/1, measuring 1-09 Acres, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, which was duly converted for non agricultural residential and Park purpose as per converted vide order LND (IBK) SR 15/2017-18, dated: 30.11.2017, issued by Deputy Commissioner, Bangalore.
7. The Record of rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2018-19 reflect that, Donnellappa, Papaiah & others, They are the kathedhars in possession of the Property during the relevant period of time.
8. The Endorsement issued by the Tahasildar, Bangalore North Sub-devision, stating that, there is Non-Tenancy section 48 (Form No.7 & 7A).
9. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that, there is no case pending, are filed under PTCL Act, as on the date of issuance of the endorsement.



10. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that, there is no case pending, are filed under 79(A)&(B) of KLR Act, as on the date of issuance of the endorsement.
11. On perusal of the Encumbrance Certificates for the period from 01.04.1937 to 14.02.2023, in respect of Sy.No. 80/1, measuring to an extent 1-03 Acres and 0-37 Guntas, would establish that there are no existing charges or mortgages on the property up-to 14.02.2023.

**DISCRETION THE TITLE of Schedule Item No. II property.**

1. On perusal of the documents referred to above, it could be ascertained that originally the land bearing Sy.No.80/2, of Dommasandra Village, measuring 0-37 Guntas **item No. 2 property** belongs to Yellappa @Donnellappa, who was acquired the property, through Inam order issued by the Special Tahasildar for Inam abolition in Case No. 4025/1961-62 and also issued Inam From No. VIII in the name of Donnellappa @ Yallappa, after the acquisition of the said property the said Yallappa @ Donnellappa enjoyed the property as a absolute owner thereof and got changed the katha in his in name, after demise of said Donnellappa, intestate leaving behind his legal heirs viz. Yallappa, Muninanjappa, Krishnappa and Appaji were acquired the property through MR 3/1984-85 and got changed the katha in their names.
2. In turn the said Yallappa and others have sold the item No. II property to Munithimmakka, through Registered Sale deed Vide document No.



14

5633/1990, dated: 14.02.1990, after the acquisition of the said property the said Munithimmakka was enjoyed the Schedule Item No. II property as a absolute owner thereof and got changed the katha in her name, Thereafter, the said Munithimmakka have sold the Schedule Item No. II property to Papaiah S/o Munishamappa, through Registered Sale deed vide document No. 10400/1994-95, dated: 27.01.1995, after acquisition of the said property by the said Papaiah was enjoyed the property as a absolute owner and also got changed the katha in his name in MR 8/1994-95, thereafter, the said Papaiah S/o Munishamappa died intestate leaving behind his legal heirs namely P. Balaraju S/o Late Papaiah, have acquired the property through powthi katha in MR 2/2004-05, after acquisition of the Schedule item No. II property by Balaraj was enjoyed the property as a absolute owner thereof and further Wife and daughter of Appaji namely Smt. Shantha and Smt. Renuka both are given Confirmation to P. Balaraju, through Registered Deed of Confirmation vide document No. BDH-1-00775/2011-12, dated: 11.05.2011, to avoid future complications of the Schedule item no. II property.

3. Further P. Balaraj S/o Late Papaiah has applied for conversion of the Schedule property bearing Sy.No. 80/2, measuring 0-37 Acres, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, which was duly converted for non agricultural residential purpose as per converted vide order LND (IBK)SR 14/2017-18, dated: 30.11.2017, issued by Deputy Commissioner, Bangalore.



15

4. The Record of rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2018-19 reflect that, Donnellappa, Papaiah & othtes, they are the kathedhars in possession of the Property during the relevant period of time.
5. The Endorsement issued by the Tahasildar, Bangalore North Sub-devision, stating that, there is Non-Tenancy section 48 (Form No.7 & 7A).
6. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that, there is no case pending, are filed under PTCL Act, as on the date of issuance of the endorsement.
7. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that, there is no case pending, are filed under 79(A) & (B) of KLR Act, as on the date of issuance of the endorsement.
8. On perusal of the Encumbrance Certificates for the period from 01.04.1937 to 14.02.2023, in respect of Sy. No. 80/1, measuring to an extent 1-03 Acres and 0-37 Guntas, would establish that there are no existing charges or mortgages on the property up-to 14.02.2023.

***DISCRETION THE TITLE of Schedule Item No. III Property.***

1. On perusal of the documents referred to above, it could be ascertained that originally the land bearing Sy.No.80/4A, of Dommasandra Village, measuring 2-00 Acres **item No. III property** belongs to Donnega, who was acquired the property, through Inam order issued by the Special Tahasildar for Inam abolition in Case No. 4019/1961-62 and also issued



16

Endorsement and Inam From No. VIII in the name of Donnega, after the acquisition of the said property by the Donnega was enjoyed the property as a absolute owner thereof and got changed the katha in his name, after demise of said Donnega, intestate leaving behind his legal heirs viz. Maddurappa got right over the property as a absolute owner through re-grant order by Land Tribunal in LRF 391/1976-77, in respect of Sy.No. 80/4, measuring 1 Acres 27 Guntas and also got changed the katha in his name in MR 11/1987-88.

2. Further, the said Maddurappa acquired another extent of the property bearing Sy.No. 80/4, measuring to an extent 0-13 Guntas through IHC 11/1993-94, after the death of his father Donnega, since the date of acquisition of the property bearing Sy. No. 80/4 re-numbered as 80/4A total measuring to an extent 2-00 Acres acquired by said Maddurappa was enjoyed the property as a absolute owner thereof and got changed the katha in his name.
3. In turn, the said Maddurappa has sold the property bearing Sy. No. 80/4A, measuring to an extent 2-00 Acres to P. Balaraj through Registered Sale Deed vide document No. 3493/1994-95, dated: 18.10.1994.
4. In turn, the said Maddurappa has sold the property bearing Sy. No. 80/4B, measuring to an extent 0-27 Guntas to P. Balaraj S/o Papaiah, through Registered Sale Deed vide document No. 4617/1994-95, dated: 10.01.1994, registered in the office of the Sub-registrar, K.R. Puram,



17

**P. NAGAMUNI REDDY** B.Com., LL.B.  
ADVOCATE  
**SNN ASSOCIATES**  
No. 248, 2ND FLOOR, 10TH MAIN, 1ST BLOCK, 100 FEET ROAD,  
HRBR LAYOUT, KALYAN NAGAR, BANGALORE-560043.  
LAND MARK: NEAR HORAMAVU SIGNAL, ABOVE CANARA BANK,  
(FORMERLY SYNDICATE BANK), HDFC ATM.

Bangalore. Since the date of acquisition by the Maddurappa was enjoyed the property as a absolute owner thereof and got changed the katha in his name in MR 4/1994-95.

5. Further P. Balaraj S/o Late Papaiah has applied for conversion of the Schedule property bearing Sy.No. 80/4(old Sy.No. 80/4A and B), measuring 2-27 Acres, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, which was duly converted for non agricultural residential purpose as per converted vide order LND (IBK)SR 16/2017-18, dated: 18.01.2018, issued by Deputy Commissioner, Bangalore.
6. After intestate death of the said P. Balaraj, his surviving legal heirs viz, M. Savitramma and others have got right over the Schedule Item No. I, II and III properties as a absolute owners thereof and also got changed the katha in their names and further the said **Mrs. M. SAVITHRAMMA and others** have enter into Joint Development Agreement with M/s **SEKHAR BUILDERS and INFRATECH PVT. LTD**, vide registered document No. Regd.No. BNS-1-02848/2019-20, dated: 16.05.2019, stored in CD No. BNSD770, registered in the office of the Sub-registrar, Banaswadi, Bangalore and also executed a General Power of attorney vide document No.BNS-4-00113/2019-20, dated: 16.05.2019.
7. The Record of rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2001-02 reflect that, Donnega, Maddurappa , Balaraj and



others, They are the kathedhars in possession of the Property during the relevant period of time.

8. The Endorsement issued by the Tahasildar, Bangalore East Taluk, stating that, there is Non-Tenancy section 48 (Form No.7 & 7A).
9. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that, there is no case pending, are filed under PTCL Act, as on the date of issuance of the endorsement.
10. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that, there is no case pending, are filed under 79(A)&(B) of KLR Act, as on the date of issuance of the endorsement.
11. NOC for Environment clearance issued by the State Level Environment impact Assessment Authority-Karnataka.
12. NOC issued by the Karnataka State Pollution control Board.
13. On perusal of the Encumbrance Certificates for the period from 01.04.1961 to 31.03.2004 and from 01.04.2017 to 16.05.2019 & from 01.04.2019 to 14.02.2023, in respect of Sy.No.80/4A and 4B(old Sy.No. 80/4) measuring to an extent 1 Acres 27 Guntas,, would establish that there are no existing charges or mortgages on the property
14. Further, the said Land Owner has proposed construction of multistoried building on the property described at para-II, and in pursuance thereto have obtained Plan sanction approved by BDA vide order No. BDA/plan approval/ 1-4/East/21/2021-22 dated: 21.01.2022, by paying the required fees and deposits to the BDA.



19

**P. NAGAMUNI REDDY** B.Com., LL.B.  
ADVOCATE  
**SNN ASSOCIATES**  
No. 248, 2ND FLOOR, 10TH MAIN, 1ST BLOCK, 100 FEET ROAD,  
HRBR LAYOUT, KALYAN NAGAR, BANGALORE-560043.  
LAND MARK: NEAR HORAMAVU SIGNAL, ABOVE CANARA BANK,  
(FORMERLY SYNDICATE BANK), HDFC ATM.

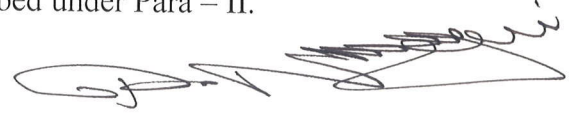
15. After obtaining Plan the said **Mrs. M. SAVITHRAMMA and others** and M/s **SEKHAR BUILDERS and INFRATECH PVT. LTD**, have enter into Supplemental Agreement dated 16/01/2023, towards sharing of the Flats for their respective share vide registered document No. Regd.No. INR-1-13334-2022-23, STORED IN CD No. INRD1263, Bo0k -I, Registered on 20-01-2023 registered in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore

**: CERTIFICATE OF TITLE :**

Therefore, I certify that **Mrs. M. SAVITHRAMMA and others** are the absolute title over the Property described at Para – II and M/s **SEKHAR BUILDERS and INFRATECH PVT. LTD**, would derive marketable title for their share of undivided share in the land over the Property described at Para - II along with proportionate built up area by virtue of the registered Joint Development Agreement followed by Supplemental Agreement and the prospective Purchaser/s of the said flat/s **from M/s SEKHAR BUILDERS and INFRATECH PVT. LTD**, would also derive valid title to their share of flats to be constructed over the Property described at Para – II in the project known as “**SEKHAR OAK WOODS**” i.e., in the project/multistoried residential building. It is also learnt that there are no claims of minor or other persons/s and there are no charges or mortgages created by owners over the property described at Para-II.

**DISCLAIMER:-**

This legal opinion is given on perusal of Photostat copies referred to above and this legal opinion shall never be construed and treated to cure any infirmity to the title of the owner and same could not be noticed due to non availability and non production of documents in the Property described under Para – II.



**ADVOCATE**

**P. NAGAMUNI REDDY** B.Com., LL.B.  
ADVOCATE  
**SNN ASSOCIATES**  
No. 248, 2ND FLOOR, 10TH MAIN, 1ST BLOCK, 100 FEET ROAD,  
HRBR LAYOUT, KALYAN NAGAR, BANGALORE-560043.  
LAND MARK: NEAR HORAMAVU SIGNAL, ABOVE CANARA BANK,  
(FORMERLY SYNDICATE BANK), HDFC ATM.