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PRIME LAW ASSOCIATES

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LEGAL OPINION

Legal Opinion is sought in respect of the following properties morefully described in the Schedule 'A' and Schedule 'B' Property.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land and Sy No.38/4A and 38/4C, measuring 2 Acre 15 Guntas, Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North and bounded on:

East : Private Property bearing Sy No.38/11, 38/10 & 38/4B;
West : Private Property bearing Sy No.38/3 belonging to Poornima Narayanaswamy;
North : Road;
South : Private Property belonging to Purvankara Sy No.33, Provident Wellworth City.

SCHEDULE 'B' PROPERTY

All that piece and parcel of Vacant Land, in Sy No.38/4B, 38/10, 38/11, measuring 2 Acre 08 Guntas, Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North and bounded on:

East : PKB School Sy No.159;
West : Private Property bearing Sy No.38/4C & 38/4A;
North : Road;
South : Private Property belonging to Purvankara Sy No.33, Provident Wellworth City.

Regarding Schedule 'A' Property bearing Sy No.38/4A and 38/4C, measuring 2 Acres 15 Guntas belonging to 1) **Mr. D. M. CHIDAMBARA**, S/o. D Munimaraiah and 2) **Mr. D.M CHANDRA KUMAR**, S/o. D Munimaraiah.

LIST OF DOCUMENTS FURNISHED IN RESPECT OF SY NO.34/4A, 38/4C:

1. Sy No.38/4A, Registered Sale Deed Dated 11-06-1964, registered as Document No.1916 of 64-65 of Book-I, Volume 2414, Pages 140 to 142 in the office of the Sub-Registrar, Bangalore North Taluk, executed in favour of Chinnappa.
2. Sy No.38/4A, Registered Sale Deed Dated 16-02-1989, registered as Document No.7695 of 88-89 of Book-I, Volume 4227, Pages 163 to 167 in the office of the Sub-Registrar, Bangalore North Taluk, executed by Shri. Chinnappa & his son Shri. Venkataramanappa in favour of Shri. V. Srinivas.



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3. Sy No.38/4A, Registered Sale Deed Dated 23-02-2005, registered as Document No.YAN-1-24611-2004-05 of Book-I, Stored in CD No.YAND115 in the office of the Sub-Registrar, Yelahanka, executed by Shri. V. Srinivas in favour of D. M. Chidambara.
4. Sy No.38/4A, Registered Sale Deed Dated 23-02-2005, registered as Document No.YAN-1-24613-2004-05 of Book-I, Stored in CD No.YAND115 in the office of the Sub-Registrar, Yelahanka, executed by Shri. V. Srinivas in favour of D. M. Chandrakumar.
5. Sy No.38/4A, Registered Gift Deed Dated 27-11-2013, registered as Document No.YAN-1-08039-2013-14 of Book-I, Stored in CD No.YAND518 in the office of the Sub-Registrar, Yelahanka, executed by D. M. Chandrakumar in favour of Shardamma.
6. Sy No.38/4A, Registered Gift Deed, registered as Document No.YAN-1-4256-2016-17 of Book-I, Stored in CD No.YAND633 in the office of the Sub-Registrar, Yelahanka, executed by Shardamma in favour D. M. Chandrakumar.
7. Sy No.38/4A, 38/4C, Release Deed Dated 31-08-2013, executed by Nandana, sister of Chandrakumar, Chidambara, releasing all her rights in the properties of her parents and brothers which is registered as Document No.147/13-14 of Book-I, Stored in CD No.DBPD301 in the office of Sub-Registrar, Doddaballapur.
8. Sy No.38/4A, Pahani/RTC for the year 1965-72, 1972-76, 1982-88, 1990-2024.
9. Sy No.38/4A, Pahani/RTC Non-availability Endorsement – 1976-82, 1988-89 to 89-90.
10. Sy No.38/4C, Pahani/RTC - 2015 – 2024 (previously it was part of Sy No.38/4A)
11. Sy No.38/4A and Sy No.38/4C; MR 2/64-65, MR H9/89-90, MR 10/89-90, MR 23/04-05, MR 30/2004-05, MR 96/06-07, MR 97/2006-07, MR 4/2009-10, MR H9 2013-14, MR H 2016-17, MR T10/20-21, MR T10/20-21, MR T11/20-21.
12. Sy No.38/4A, 4C, Akarbandh.
13. Sy No.38, Tippani.
14. Sy No.38/4A: Tippani, Atlas, Pakka Book Yedabaga -Balabaga, Hissa Tippani.
15. Sy No.38/4A, No Tenancy Certificate.
16. Sy No.38/4C, No Tenancy Certificate.
17. Sy No.38/4A, 38/4C, 38/4B, 38/10, 38/11, No PTCL.



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18. Sy No.38/4A, 38/4C, 38/4B, 38/10, 38/11 79A & B.
19. Sy No.38/4A, Conversion Order Dated 11-02-2021, bearing No.173108.
20. Sy No.38/4C, Conversion Order Dated 11-02-2021, bearing No.173109.
21. Letter Dated 12-04-2024, issued by the Doddaballapur Development Authority asking for relinquishment of 300.1 Sq Meters of Land in Sy No.38/4A, 38/4C for processing the Single Plot Plan.
22. Sy No.38/4A, 38/4C, Relinquishment Deed Dated 14-05-2024, registered as Document No.YAN-1-02023/2024-25 of Book-I in the office of the Sub-Registrar, Yelahanka.
23. Single Plot Plan Approval Letter along with the Sketch amalgamating both Sy No.38/4A and 38/4C, Dated 17-05-2024, bearing No.DPA/TP/SF-LAO/22/2023-25.
24. Sy No.38/4A, 38/4C, Dated 27-06-2024, amalgamated Khata and Extract bearing reference No.150200202500226000.
25. Sy No.38/4A, 38/4C, NOC - Arkere Gram Panchayat, Dated 29-06-2024, bearing No.37/2024-25.
26. Sy No.38/4A, 38/4C, Sanctioned Plan in 4 sheets for construction of 40 Villas with Commencement Certificate Dated 01-07-2024, bearing No.DPA/TP/CC/96/2024-25.
27. Sy No.38/4A, 38/4C, Dated 21-08-2024, Building License from Gram Panchayat bearing No.PR0022102061617.
28. Sy No.38/4A, 38/4C, Family Tree of Late Munimaraiah (Chandrakumar-Chidambara)
29. Sy No.38/4A and Sy No.38/4C : EC - 1964-89, 89-04, 04-2024.
30. Joint Development Agreement Dated 27-05-2024, registered as Document No.HBB-1-00442-2024-25 of Book-I in the office of the Sub-Registrar, Gandhinagar (Hebbal).
31. General Power of Attorney Dated 27-05-2024, registered as Document No.HBB-4-00031-2024-25 of Book-IV in the office of the Sub-Registrar, Gandhinagar (Hebbal).
32. Sharing Agreement Dated 16-11-2024, registered as Document No.HBB-1-02097-2024-25 of Book-I in the office of the Sub-Registrar, Gandhinagar (Hebbal).



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33. Village Map.

FLOW OF TITLE:

A. Originally Shri. Chinnappa was the absolute owner of Property bearing Sy No.38/4A, measuring 2 Acres 17 Guntas (0-02 Guntas Kharab), Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North, having purchased it by a Registered Sale Deed Dated 11-06-1964, registered as Document No.1916 of 64-65 of Book-I, Volume 2414, Pages 140 to 142 in the office of the Sub-Registrar, Bangalore North Taluk.

B. Shri. Chinnappa along with his only son Shri. Venkataramanappa sold the aforesaid property in favour of Shri. V. Srinivas by a Registered Sale Deed Dated 16-02-1989, registered as Document No.7695 of 88-89 of Book-I, Volume 4227, Pages 163 to 167 in the office of the Sub-Registrar, Bangalore North Taluk.

C. Shri. V. Srinivas sold a portion of the aforesaid property measuring 1 Acre 07.08 Guntas in favour of Shri. D. M. Chidambara by a Registered Sale Deed Dated 23-02-2005, registered as Document No.YAN-1-24611-2004-05 of Book-I, Stored in CD No.YAND115 in the office of the Sub-Registrar, Yelahanka.

D. Shri. V. Srinivas sold the remaining portion of the aforesaid property measuring 1 Acre 07.08 Guntas in favour of Shri. D.M. Chandrakumar, the brother of Shri. D. M. Chidambara by a Registered Sale Deed Dated 23-02-2005, registered as Document No.YAN-1-24613-2004-05 of Book-I, Stored in CD No.YAND115 in the office of the Sub-Registrar, Yelahanka.

E. Shri. D.M. Chandrakumar gifted his portion of the aforesaid property measuring 1 Acre 07.08 Guntas in favour of his mother Smt. V. Shardamma by a Registered Gift Deed Dated 27-11-2013, registered as Document No.YAN-1-08039-2013-14 of Book-I, Stored in CD No.YAND518 in the office of the Sub-Registrar, Yelahanka.

F. Smt. V. Shardamma gifted back the same portion of the aforesaid property measuring 1 Acre 07.08 Guntas in favour of her son, Shri. D.M. Chandrakumar by a Registered Gift Deed Dated 16-09-2016, registered as Document No.YAN-1-4256-2016-17 of Book-I, Stored in CD No.YAND633 in the office of the Sub-Registrar, Yelahanka.

G. The portion of land purchased by Shri. D.M. Chandrakumar was granted a New Sy No.38/4C, measuring 1 Acre 07.08 Guntas and the land purchased by Shri. D. M. Chidambara was retained with Sy No.38/4A.

H. The aforesaid lands measuring 2 Acres 15 Guntas were converted for Non-Agricultural Residential purpose by Two Conversion Orders.



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- I. Conversion Order for Sy No.38/4A, bearing No.173108, Dated 11-02-2021, issued by the Deputy Commissioner Bangalore Urban.
- J. Conversion Order for Sy No.38/4C, bearing No.173109, Dated 11-02-2021, issued by the Deputy Commissioner Bangalore Urban.
- K. Thus Mr. D. M. Chidambara and Mr. D M Chandra Kumar have become the absolute owners of Property bearing Sy No.38/4A and 38/4C, measuring 2 Acres 15 Guntas, Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North Taluk.
- L. The Pahani/RTC shows the name of Chinnappa, Srinivas, D. M. Chidambara and D M Chandra Kumar.
- M. The No Tenancy Certificate. No PTCL proceeding endorsements are produced.
- N. The Akarabandh, Tippani and other revenue records confirm the Location and boundaries and extent of the Schedule 'A' Property.
- O. The owners have entered into a Registered Joint Development Agreement in respect of the Schedule 'A' Property and Schedule 'B' Property Dated 27-05-2024 in favour of MIMS Builders Pvt Ltd, registered as Document No.HBB-1-00442-2024-25 of Book-I in the office of the Sub-Registrar, Gandhinagar (Hebbal).
- P. The owners of Schedule 'A' and Schedule 'B' Property have executed a General Power of Attorney Dated 27-05-2024 in favour of MIMS Builders Pvt Ltd, registered as Document No.HBB-4-00031-2024-25 of Book-IV in the office of the Sub-Registrar, Gandhinagar (Hebbal).
- Q. The Developer have obtained Sanctioned Plan from Doddaballapur Town Planning Authority for 40 row house, which is being developed as **MIMS OAKDALE I**.
- R. Subsequently, the Developer have obtained a Building License for the construction of row houses from the Arekere Village Panchayat.
- S. It is agreed between the owners and the developer that the common amenities like the club house including all the facilities in the club house, STP, Childrens play area, Swimming Pool, etc, will be common to both Schedule 'A' and Schedule 'B' Property which all the owners have consented.
- T. The owners and the developer have entered into a Registered Sharing Agreement Dated 16-11-2024 in terms of which they have agreed to share the constructed villas as per the Sharing Agreement.



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U. Therefore we are of the opinion that D. M. Chidambara and D M Chandra Kumar and MIMS Builders Pvt Ltd have valid title to the Schedule 'A' Property and further they have rights over the row houses/villas to be constructed on the Schedule 'A' Property as per the Joint Development Agreement, which is being developed as **MIMS OAKDALE I**, subject to the Registration under **RERA**.

Regarding Schedule 'B' Property bearing Sy No.38/4B (New Nos.38/4B, 38/10 and 38/11) measuring 2 Acres 08 Guntas, belonging to 1) Mrs. JAYALAKSHMI. R, W/o. Ramamurthy. R. 2) Mrs. R.C KOMALA, W/o. Chandrashekar, 3) Mr. KRISHNAMURTHY. Y. V, S/o. Late Y. Venkatagiriappa 4) Mr. SRINIVAS. Y. V, S/o. Late Y. Venkatagiriappa 5) Mr. RAVIKUMAR. Y. V, S/o. Late Y. Venkatagiriappa.

LIST OF DOCUMENTS FURNISHED IN RESPECT OF SY NO.34/4B, 38/10 AND 38/11:

1. Sy No.38/4B, Registered Sale Deed Dated 04-12-1957, registered as Document No.4667/1957-58 of Book-I, Volume 1456, Pages 224 to 227 in the office of the Sub-Registrar, Bangalore North Taluk, in favour of Thimmaboyi.
2. Sy No.38/4B, Registered Sale Deed Dated 09-09-1959, registered as Document No.5037/59-60 of Book-I, Volume 1823, Pages 62 to 64 in the office of the Sub-Registrar, Bangalore North Taluk, executed by Thimmaboyi in favour of Maligamma.
3. Sy No.38/3B, Registered Sale Deed Dated 31-01-2007, registered as Document No.YAN-1-26057-2006-07 of Book-I, Stored in CD No.YAND269 in the office of the Sub-Registrar, Yelahanka, executed by Maligamma's Children, 1) M.V. Manjunath, 2) Smt. Kantamma, 3) Shri. M.V. Mariyachari, 4) Smt. Bhagyamma and 5) Shri. Chandrashekar, measuring 18 Guntas out of 2 Acres 08 Guntas in favour of Smt. R.C. Komala.
4. Sy No.38/11, Registered Sale Deed Dated 31-01-2007, registered as Document No.YAN-1-26055-2006-07 of Book-I, Stored in CD No.YAND269 in the office of the Sub-Registrar, Yelahanka, executed by the children of Maligamma 1) M.V. Manjunath, 2) Smt. Kantamma, 3) Shri. M.V. Mariyachari, 4) Smt. Bhagyamma and 5) Shri. Chandrashekar, measuring 1 Acre 12 Guntas out of 2 Acres 08 Guntas in favour of Smt. R. Jayalakshmi.
5. Sy No.38/4B, Registered Sale Deed Dated 31-01-2007, registered as Document No.YAN-1-26054-2006-07 of Book-I, Stored in CD No.YAND269 in the office of the Sub-Registrar, Yelahanka, executed by the children of Maligamma, 1) M.V. Manjunath, 2) Smt. Kantamma, 3) Shri. M.V. Mariyachari, 4) Smt. Bhagyamma and 5) Shri. Chandrashekar, measuring 18 Guntas out of 2 Acres 08 Guntas in favour of Shri. Y.V. Srinivas.



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6. Sy No.38/4B, Registered Partition Deed Dated 13-03-2020, registered as Document No.YAN-1-11823-2019-20 of Book-I, Stored in CD No.YAND993 in the office of the Sub-Registrar, Yelahanka. By which 18 Guntas has been allotted to the joint shares of 1) Y.V Krishnamurthy, 2) Y.V Srinivas and 3) Y.V Ravikumar.
7. Sy No.38/4B, Pahani/RTC of 1972-73 - 1975-76, 1982-83 - 1992-93, 1997-98 - 2023-24,
8. Sy No.38/4B, Pahani/RTC Non-availability Endorsement 1976-77 to 81-82 and 1993-97.
9. Sy No.38/10, Pahani/RTC 2021-24.
10. Sy No.38/11, Pahani/RTC - RTC 2021-24.
11. Sy No.38/4B, RR 563, MR 88/2006-07, MR 108/2006-07, MR T21/21-22 (allotting fresh Sy No.38/4B, 38/10 and 38/11).
12. Sy No.38/10, MR 110/2006-07, MR T21/21-22.
13. Sy No.38/11, MR 109/2006-07, MR T21/21-22.
14. Sy No.38/4B, Atlas, Hissa Survey, Pakka Book.
15. Sy No.38/4B, Akarbandh.
16. Sy No.38/10, Akarbandh.
17. Sy No.38/11, Akarbandh.
18. Sy No.38/4B, Atlas, Hissa Phodi, Pakka Book Yedabaga – Balabaga.
19. Sy No.38/4B, No Tenancy Certificate.
20. Sy No.38/10, No Tenancy Certificate.
21. Sy No.38/11, No Tenancy Certificate.
22. Sy No.38/4B, Dated 12-03-2024, Conversion Order and Conversion Sketch and Payment receipt.
23. Sy No.38/10, Dated 12-03-2024, Conversion Order and Conversion Sketch and Payment receipt.

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24. Sy No.38/11, Dated 12-03-2024, Conversion Order and Conversion Sketch and Payment receipt.
25. Letter Dated 30-07-2024, issued by the Doddaballapur Development Authority asking for relinquishment of 392.43 Sq Meters of land in Sy No.38/4B, 38/10 and 38/11 for processing the Single Plot Plan.
26. Sy No.38/4B, 38/10, 38/11, Relinquishment Deed Dated 02-08-2024, registered as Document No.YAN-1-06926/2024-25 of Book-I in the office of the Sub-Registrar, Yelahanka.
27. Sy No.38/4B, 38/10, 38/11, Single Plot Plan Approval Letter Dated 07-08-2024 along with the Sketch amalgamating Sy No.38/4B, 38/10 and 38/11 bearing No.DPA/TP/SF-LAO/23/2023-24.
28. Sy No.38/4B, 38/10, 38/11, Dated 17-09-2024, amalgamated Khata and Extract bearing reference No.150200202500226000.
29. Sy No.38/4B, 38/10, 38/11, Dated 18-09-2024, NOC - Arkere Gram Panchayat bearing No.104/2024-25.
30. Sy No.38/4B, 38/10, 38/11, Dated 20-09-2024, Sanctioned plan in 5 sheets for construction of 36 Villas with Commencement Certificate bearing No.DPA/TP/CC/183/2024-25.
31. Sy No.38/4B, 38/10, 38/11, Dated 26-09-2024, Building License from Gram Panchayat bearing No.PR0022102064109.
32. Sy No.38/4B, EC 1957-89, 1989-04, 2004-2024.
33. Sy No.38/10, EC 1-4-2023 to 27-12-2023.
34. Sy No.38/11, EC 1-4-2023 to 27-12-2023.
35. Joint Development Agreement Dated 27-05-2024, registered as Document No.HBB-1-00442-2024-25 of Book-I in the office of the Sub-Registrar, Gandhinagar (Hebbal).
36. General Power of Attorney Dated 27-05-2024, registered as Document No.HBB-4-00031-2024-25 of Book-IV in the office of the Sub-Registrar, Gandhinagar (Hebbal).
37. Sharing Agreement Dated 16-11-2024, registered as Document No.HBB-1-02097-2024-25 of Book-I in the office of the Sub-Registrar, Gandhinagar (Hebbal).



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38. Consent for Establishment Dated 24-06-2024, issued by the Karnataka State Pollution Control Board.

FLOW OF TITLE:

A. Originally Maligamma was the absolute owner of Property bearing Sy No.38/4B, measuring 2 Acres 9 Guntas (0-01 Gunta Kharab), Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North, having acquired it by a Registered Sale Deed Dated 09-09-1959, registered as Document No.5037/59-60 of Book-I, Volume 1823, Pages 62 to 64 in the office of the Sub-Registrar, Bangalore North Taluk.

B. Smt. Maligamma passed away leaving behind her five children, 1) M.V. Manjunath, 2) Smt. Kantamma, 3) Shri. M.V. Mariyachari, 4) Smt. Bhagyamma and 5) Shri. Chandrashekhar.

C. The aforesaid 5 children of Maligamma got their name Mutated vide MR No.88/2006-07.

D. The aforesaid 5 children of Maligamma sold a portion of the aforesaid property bearing Sy No.38/4B, measuring 18 Guntas out of 2 Acres 08 Guntas in favour of Smt. R.C. Komala by a Registered Sale Deed Dated 31-01-2007, registered as Document No.YAN-1-26057-2006-07 of Book-I, Stored in CD No.YAND269 in the office of the Sub-Registrar, Yelahanka, Bangalore.

E. The aforesaid 5 children of Maligamma sold another portion of the aforesaid property bearing Sy No.38/4B, measuring 1 Acre 12 Guntas out of 2 Acres 08 Guntas in favour of Smt. R. Jayalakshmi by a Registered Sale Deed Dated 31-01-2007, registered as Document No.YAN-1-26055-2006-07 of Book-I, Stored in CD No.YAND269 in the office of the Sub-Registrar, Yelahanka, Bangalore.

F. The aforesaid 5 children of Maligamma sold the remaining portion of the aforesaid property bearing Sy No.38/4B, measuring 18 Guntas out of 2 Acres 08 Guntas in favour of Shri. Y. V. Srinivas by a Registered Sale Deed Dated 31-01-2007, registered as Document No.YAN-1-26054-2006-07 of Book-I, Stored in CD No.YAND269 in the office of the Sub-Registrar, Yelahanka, Bangalore.

G. The aforesaid 3 portions were allotted 3 different Sy Nos vide MR No.T21, Dated 05-03-2022 in the following manner:

a) The portion purchased by Smt. R.C. Komala was allotted a New Sy No.38/10 for her 18 Guntas of land.

b) The portion purchased by Smt. R. Jayalakshmi was allotted a New Sy No.38/11 for her 1 Acre 12 Guntas of land.

c) The portion purchased by Shri. Y.V. Srinivas was retained with the Sy No.38/4B for his 18 Guntas of land.



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H. Sri. Y. V Srinivas and his family entered into a Registered Partition Deed in respect of several properties that they owned, in terms of the Partition Deed the aforesaid property bearing Sy No.38/4B, measuring 18 Guntas has been allotted to the joint shares of 1) Y.V Krishnamurthy, 2) Y.V Srinivas and 3) Y.V Ravikumar. The Partition Deed Dated 13-03-2020 is registered as Document No.YAN-1-11823-2019-20 of Book-I, Stored in CD No.YAND993 in the office of the Sub-Registrar, Yelahanka, Bangalore.

I. The Schedule 'B' Property has been Converted for Residential Purpose in the following manner:

- a) Conversion Order for Sy No.38/11, bearing No.ALN(NAH2)SR:157/23-24, Dated 12-03-2024, issued by the Deputy Commissioner Bangalore Urban.
- b) Conversion Order for Sy No.38/4B, bearing No.ALN(NAH2)SR:158/23-24, Dated 12-03-2024, issued by the Deputy Commissioner Bangalore Urban.
- c) Conversion Order for Sy No.38/10, bearing No.ALN(NAH2)SR:159/23-24, Dated 12-03-2024, issued by the Deputy Commissioner Bangalore Urban.

J. Therefore, in the aforesaid manner Smt. R.C. Komala, Smt. R. Jayalakshmi and Shri. Y.V. Srinivas, Y.V Krishnamurthy and Y.V Ravikumar are the absolute owners of Property bearing Sy No.38/4B, 38/10 and 38/11, totally measuring 2 Acres 8 Guntas (0-01 Guntas Kharab), Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North, which property is morefully described in Schedule 'B' and is hereinafter referred to as **Schedule 'B' Property**.

K. The Pahani/RTC shows the name of Maligamma, M.V. Manjunath, Smt. Kantamma, Shri. M.V. Mariyachari, Smt. Bhagyamma, Shri. Chandrashekhar, Smt. R.C. Komala, Smt. R. Jayalakshmi and Shri. Y.V. Srinivas, Y.V Krishnamurthy and Y.V Ravikumar.

L. The No Tenancy Certificate. No PTCL proceeding endorsements are produced.

M. The Akarabandh, Tippani and other revenue records confirm the Location and boundaries and extent of the Schedule 'A' Property.

N. The owners have entered into a Registered Joint Development Agreement in respect of the Schedule 'A' Property and Schedule 'B' Property, Dated 27-05-2024 in favour of MIMS Builders Pvt Ltd, registered as Document No.HBB-1-00442-2024-25 of Book-I in the office of the Sub-Registrar, Gandhinagar (Hebbal).

O. The owners of Schedule 'A' and Schedule 'B' Property have executed a General Power of Attorney Dated 27-05-2024 in favour of MIMS Builders Pvt Ltd, registered as Document No.HBB-4-00031-2024-25 of Book-IV in the office of the Sub-Registrar, Gandhinagar (Hebbal).



S.A.H Razvi
Arif Pasha
Christopher Terry
Md. Ishtiaq
S.Z.F. Razvi

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P. The Developer have obtained Sanctioned Plan from Doddaballapur Town Planning Authority for 36 row house which is being developed as **MIMS OAKDALE II**.

Q. Subsequently, the Developer have obtained a Building License for the construction of row houses from the Arekere Village Panchayat.

R. It is agreed between the owners and the developer that the common amenities like the club house including all the facilities in the club house, STP, Childrens play area, Swimming Pool, etc, will be common to both Schedule 'A' and Schedule 'B' Property which all the owners have consented.

S. The owners and the developer have entered into a Registered Sharing Agreement Dated 16-11-2024 in terms of which they have agreed to share the constructed villas as per the Sharing Agreement.

T. Therefore we are of the opinion that Smt. R.C. Komala, Smt. R. Jayalakshmi and Shri. Y.V. Srinivas, Y.V Krishnamurthy and Y.V Ravikumar and MIMS Builders Pvt Ltd have valid title to the Schedule 'B' Property and further they have rights over the row houses/villas to be constructed on the Schedule 'B' Property as per the Joint Development Agreement which is being developed as **MIMS OAKDALE II**, subject to the Registration under RERA.



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SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant Land and Sy No.38/4A and 38/4C, measuring 2 Acre 15 Guntas, Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North and bounded on:

East : Private Property bearing Sy No.38/11, 38/10 & 38/4B;
West : Private Property bearing Sy No.38/3 belonging to Poornima Narayanaswamy;
North : Road;
South : Private Property belonging to Purvankara Sy No.33, Provident Wellworth City.

SCHEDULE 'B' PROPERTY

All that piece and parcel of Vacant Land, in Sy No.38/4B, 38/10, 38/11, measuring 2 Acre 08 Guntas, Situated at Kadathanamale Village, Hessarghata Hobli, Bangalore North and bounded on:

East : PKB School Sy No.159;
West : Private Property bearing Sy No.38/4C & 38/4A;
North : Road;
South : Private property belonging to Purvankara Sy No.33, Provident Wellworth City.

Bangalore
Dated : 19-11-2024


ADVOCATE