

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of Sy.No.66/2 to the extent of 1 Acre 22 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore owned by **Sri.Shivanna s/o Narayanaswamappa, Sri.Nagesh S/o Shivanna and Sri.Muniraja.S S/o Shivanna.**

SCHEDULE PROPERTY: -

All piece and parcel of Sy.No.66/2 to the extent of 1 Acre 22 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by : Land bearing Sy.No.67/1
West by : Land bearing Sy.No.65
North by : Land bearing Sy.No.66/1 & 66/2
South by : Land bearing Sy.No.72 & 59

The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Index of Land.
2.		Record of Rights
3.	27.02.1936	Sale Deed
4.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73, stands in the name of Muninanjappa
5.	1978-79 to 1982-83	RTC for the period of 1978-79 to 1982-83, stands in the name of Akkayamma
6.	13.02.1975	Gift Deed
7.		Mutation in MR.No.1/1983-84
8.	1983-84 to 1991-92	RTC for the period of 1983-84 to 1991-92, stands in the name of Akkayamma



9.	1993-94 to 2013-14	RTC for the period of 1993-94 to 2013-14, stands in the name of Akkayamma
10.	2014-15 to 2024-25	RTC for the period of 2014-15 to 2015-16, stands in the name of N.Shivanna S/o Late Narayanaswamy
11.	25.04.2014	Mutation in MR.No.H21/2013-14
12.	14.06.2016	Endorsement issued by the Tahasildar
13.	28.06.2016	Form No.7, 7A
14.	15.03.2017	Joint Development Agreement
15.	15.03.2017	General Power of Attorney
16.	02.04.2024	Conversion Order
17.		Mutation in MR No.T57/2023-24
18.		Hissa Survey Tippany
19.		Atlas
20.		Hissa
21.		Akarabandh
22.	01.04.1935 to 31.07.1986	Encumbrance Certificate
23.	01.08.1986 to 31.05.1989	Encumbrance Certificate
24.	01.06.1989 to 31.03.2004	Encumbrance Certificate
25.	01.04.2004 to 05.06.2024	Encumbrance Certificate
26.	01.04.2004 to 19.04.2025	Encumbrance Certificate

DOCUMENT No.1:-

That Index of Land pertaining to the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows that the said land stands in the name of Sri.Muninanjappa S/o Ramanna.

DOCUMENT No.2:-

Record of rights pertaining to the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows in Junjuru No.144 that the said land stands in the name of Sri.Muninanjappa S/o Ramanna.

Record of rights pertaining to the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.558 that Smt.Akkayamma W/o Late.Muninanjappa has executed Gift Deed dated 18.02.1975 vide Document No.5248/1974-75 in favour of Shivanna S/o Narayanaswamappa.

DOCUMENT No.3:-

The said Muninanjappa has acquired the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore under registered sale deed dated 27.02.1936, vide Document No.882/1935-36, Book I, Volume No.369, pages 39 to 40, registered in the office of Sub Registrar Devanahalli from one M.Ramaiah S/o Munishamappa

DOCUMENT No.4:-

The RTC in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1968-69 to 1972-73, stands in the name of Muninanjappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.5:-

The RTC in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1978-79 to 1982-83, stands in the joint name of Smt.Akkayamma W/o Late Muninanjappa, and that she was in peaceful possession and enjoyment of the said land.

DOCUMENT No.6:-

That the said Smt.Akkayamma w/o Late Muninanjappa has executed Gift Deed dated 13.02.1972 vide Document No.5248/1974-75, Volume No.1165, Book I, page 3 to 5, registered in the office of Sub Registrar, Devanahalli, in

favour of Sri.Shivanna S/o N.Naraynaswamappa, in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.7:-

That in pursuant to the Gift Deed, MR.No.1/1983-84, clearly shows that, the Smt.Akkayamma w/o Late Muninanjappa has executed Gift Deed in favour Sri.Shivanna s/o N.Narayanaswamappa, in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.8:-

The RTC in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1983-84 to 1991-92, stands in the joint name of Smt.Akkayamma W/o Late Muninanjappa.

DOCUMENT No.9:-

The RTC in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1993-94 to 2013-14, stands in the joint name of Smt.Akkayamma W/o Late Muninanjappa

DOCUMENT No.10:-

The RTC in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2014-15 to 2024-25, stands in the joint name of Sri.N.Shivanna S/o Late Narayanaswamy.

DOCUMENT No.11:-

That, MR.No.H21/2013-14, clearly shows that, the Katha got transferred in the name of Sri.Shivanna s/o N.Narayanaswamappa, in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.12:-

The Endorsement issued by the Thashildar Bangalore North Taluk, Yelahanka, Bangalore, vide No.RK.CR./185/2016-17, dated 14.06.2016 in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of

Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore stating that, the RTC pertaining to the aforesaid land for the period 1972-73 to 1977-78 are destroyed and from 1999 to 2001 are not available.

DOCUMENT No.13:-

That, Tahasildar, Bangalore North Taluk, Bangalore has issued No Tenancy Certificate dated 28.06.2016 vide No.RD0039204019937, stating that, there were no applications for grant of occupancy rights under Form No.7 & 7A of Karnataka Land Reforms Act in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.14:-

That the Sri.Shivanna s/o Narayanaswamappa, Sri.Nagesh s/o Shivanna and Sri.Muniraja.S. s/o Shivanna (Owners) and SSE Projects Pvt.Ltd Resp by its Managing Director Sri.Sriram Mahesh Babu, have executed Joint Development Agreement dated 15.03.2017, vide Document No.JAL-1-03487/2016-17, Stored in CD No.JALD225, Book I, registered in the office of Sub Registrar, Gandhinagar (Jala), in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.15:-

That the Sri.Shivanna s/o Narayanaswamappa, Sri.Nagesh s/o Shivanna and Sri.Muniraja.S. s/o Shivanna has executed General Power of Attorney, dated 15.03.2017, vide Document No.JAL-4-00187/2016-17,, Stored in CD No.JALD225, Book IV, registered in the office of Sub Registrar, Gandhinagar (Jala), in favour of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu, in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.16:-

That N.Shivanna S/o Late Narayanaswamy got converted the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore has been duly converted from agricultural to non agricultural residential purpose by the Deputy

Commissioner, Bangalore District, Bangalore dated 02.04.2024 vide official Memorandum bearing No. 629754

DOCUMENT No.17:-

That from the date of Conversion order, MR.No.T57/2023-24, clearly shows that, the N.Shivanna S/o Late Narayanaswamy got converted the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.18:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Hissa survey Tippany in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.19:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Atlas in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.20:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Hissa in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.21:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.22:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.1935 to 31.07.1986 it clearly shows the transactions that the Gift Deed dated



18.02.1975 executed by Akkayamma w/o Late Muninanjappa in favour of Shivanna s/o Late Narayanaswamappa.

DOCUMENT No.23:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.1935 to 31.07.1986 it clearly shows the Nil transactions.

DOCUMENT No.24:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.1935 to 31.07.1986 it clearly shows the Nil transactions.

DOCUMENT No.25:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.2004 to 05.06.2024 it clearly shows the transactions that:

- i. Mortgage Deed dated 02.04.2018 executed by Shivanna S/o Late Narayanaswamy in favour of Reshme belegararu and Rythara Seva Sahakara Sangha, Chikkajala, Bangalore North Taluk
- ii. Joint Development Agreement dated 15.03.2017 executed by Muniraja.S, Nagesh and Shivanna and SSE Projects Pvt, Ltd., Rep by its Managing Director Sriram Mahesh Babu favour in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.26:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.2004 to 19.04.2025 it clearly shows the transactions that:

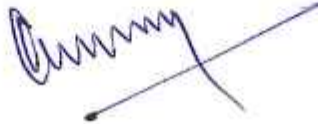


- i. *Joint Development Agreement dated 15.03.2017 executed by Muniraja.S, Nagesh and Shivanna and SSE Projects Pvt, Ltd., Rep by its Managing Director Sriram Mahesh Babu favour in respect of land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore*
- ii. *Mortgage Deed dated 02.04.2018 executed by Shivanna S/o Late Narayanaswamy in favour of Reshme belegararu and Rythara Seva Sahakara Sangha, Chikkajala, Bangalore North Taluk*

TRACING THE TITLE

*It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **Sri.Shivanna s/o Narayanaswamappa, Sri.Nagesh S/o Shivanna and Sri.Muniraja.S S/o Shivanna**, and that the said Sri.Shivanna S/o Narayanaswamappa has acquired the same under the registered Gift Deed dated 13.02.1972 vide Document No.5248/1974-75, Volume No.1165, Book I, page 3 to 5, registered in the office of Sub Registrar, Devanahalli, executed by from Smt.Akkayamma w/o Late Muninanjappa in favour of **Sri.Shivanna S/o N.Naraynaswamappa**, in respect of the land bearing Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore. That since from the date of Gift the said **Sri.Shivanna s/o Narayanaswamappa and his children namely Sri.Nagesh S/o Shivanna and Sri.Muniraja.S S/o Shivanna**, were in peaceful possession and enjoyment of the above said land by transferring the revenue entries like RTC and Mutation Register Extract in to his favour and same reflect in Mutation Register Extract vide MR.No.1/1983-84.*

*The subject party **Sri.Shivanna s/o Narayanaswamappa and his children namely Sri.Nagesh S/o Shivanna and Sri.Muniraja.S S/o Shivanna**, is enjoying the Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.*



CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That **Sri.Shivanna s/o Narayanaswamappa and his children namely Sri.Nagesh S/o Shivanna and Sri.Muniraja.S S/o Shivanna**, having marketable title in respect of Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. The subject party is got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.

2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the Property by way of any conveyance in the form of lands.

"SRI.SHIVANNA S/o NARAYANASWAMAPPA AND HIS CHILDREN NAMELY SRL.NAGESH S/o SHIVANNA AND SRL.MUNIRAJA.S S/o SHIVANNA, HAVING MARKETABLE TITLE" in respect of Sy.No.66/2 measuring 1 acres 22 guntas, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, do possess good, valid and marketable title to the said property and they are in peaceful possession and enjoyment of the aforesaid land, and subject party are entitled to deal with any manner in favour of anybody and original documents are verified.

(P.M.NARAYANASWAMY)


Advocate

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of Sy.No.66/3 to the extent of 0-29 Guntas, situated at Doddajala Ammanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore owned by **M/s.SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu:-**

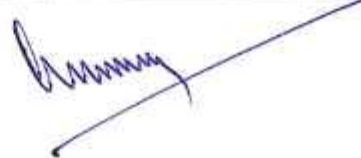
SCHEDULE PROPERTY: -

All piece and parcel of Sy.No.66/3 to the extent of 0-29 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by : Land bearing Sy.No.67/1 & Road
West by : Land bearing Sy.No.66/1
North by : Land bearing Sy.No.105
South by : Land bearing Sy.No.66/2

The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Record of Rights
2.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73, stands in the name of Sri.Venkataramanappa S/o Munishamappa
3.	22.02.1973	Sale Deed
4.	1978-79 to 1982-83	RTC for the period of 1978-79 to 1982-83, stands in the name of H. Muniyappa S/o Sonnappa
5.	1983-84 to 1986-87	RTC for the period of 1983-84 to 1986-87, stands in the name of H. Muniyappa S/o Sonnappa
6.	22.03.1987	Partition Deed
7.	1988-89 to	RTC for the period of 1988-89 to 1991-92, stands in



	1991-92	the name of H. Muniyappa S/o Sonnappa
8.	1993-94 to 1996-97	RTC for the period of 1993-94 to 1996-97, stands in the name of H. Muniyappa S/o Sonnappa
9.	1997-1998 to 2000-01	RTC for the period of 1997-1998 to 2000-01, stands in the name of H. Muniyappa S/o Sonnappa
10.	2001-2002 to 2006-07	RTC for the period of 2001-2002 to 2006-07, stands in the name of H. Muniyappa S/o Sonnappa
11.	22.06.2007	Mutation in MR.No.46/2006-07
12.	2007-08 to 2015-16	RTC for the period of 2001-2002 to 2006-07, stands in the name of M. Manjunath S/o Late Muniyappa
13.	30.04.2016	Sale deed
14.	2016-17 to 2021-22	RTC for the period of 2016-17 to 2021-22, stands in the name of S. Prabhakara Jois S/o Late S.Sathyanarayana Jois.
15.	28.09.2022	Sale deed
16.	2022-23 to 2024-25	RTC for the period of 2022-23 to 2024-25, stands in the name of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu.
17.	25.10.2024	Mutation in MR.No.H26/2015-16
18.	25.10.2024	Mutation in MR.No.H11/2022-23
19.	25.10.2024	Mutation in MR.No.T52/2023-24
20.	28.06.2016	Form No.7, 7A Non Tenancy Certificate
21.	15.03.2017	Joint Development Agreement
22.	15.03.2017	General Power of Attorney
23.	28.03.2024	Conversion Order
24.		Hissa Survey Tippiy
25.	08.03.2006	Atlas
26.		Hissa
27.	30.05.2013	Akarabandh
28.	01.04.1935 to 31.07.1986	Encumbrance Certificate
29.	01.08.1986 to 31.05.1989	Encumbrance Certificate
30.	01.06.1989 to	Encumbrance Certificate



	31.03.2004	
31.	01.04.2004 to 01.06.2024	Encumbrance Certificate
32	01.04.2004 to 19.04.2025	Encumbrance Certificate

DOCUMENT No.1:-

Record of rights pertaining to the land bearing Sy.No.66/3 measuring 0-29 guntas and 0-02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows in Junjuru No.145 that the said land stands in the name of Sri.Venkataramanappa S/o.Munishamappa, he acquired the same under registered sale deed dated 28.06.1937 vide Document No.1671/37-38.

Record of rights pertaining to the land bearing Sy.No.66/3 measuring 0-31 guntas including 0-02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows in Junjuru No.494 that Sri.Venkataramanappa S/o.Munishamappa, Aswathappa and Munishamappa has executed sale Deed dated 22.02.1973 vide Document No.3511/1972-73 in favour of Sri.H.Muniyappa S/o Late Sonnappa.

DOCUMENT No.2:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-31 guntas and 0-02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore for the period of 1968-69 to 1972-73, stands in the name of Sri.Venkataramanappa S/o Munishamappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.3:-

The said H. Muniyappa S/o Late Sonnappa has acquired the land bearing Sy.No.66/3 measuring 0-31 guntas including 0-02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore under registered sale deed dated 22.02.1973, vide Document No.3511/1972-73 of Book I, Volume No.1117, pages 237-240, registered in the office of Sub Registrar Devanahalli from one Sri.Venkataramanappa S/o Munishamappa

DOCUMENT No.4:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-31 guntas and 0-02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore for the period of 1978-79 to 1982-83, stands in the name of H. Muniyappa S/o Sonnappa and he was in the peaceful possession and enjoyment of the said land

DOCUMENT No.5:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1983-84 to 1986-87, stands in the name of H. Muniyappa S/o Sonnappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.6:-

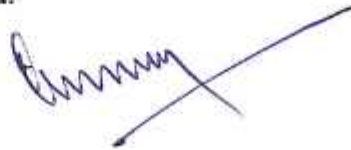
That, the Sri H. Muniyappa S/o Late Sonnappa and Sri H.Basappa S/o Late Sonnappa have executed Partition Deed dated 22.03.1987 vide Document No.7863-66 and have divided properties of their respective shares. In respect of of land bearing Sy.No.66/3 measuring 0-31 guntas and 0.02 guntas karab, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore is allotted to H. Muniyappa S/o Late Sonnappa.

DOCUMENT No.7:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1988-89 to 1991-92, stands in the name of H. Muniyappa S/o Sonnappa, and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.8:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-31 guntas and 0.02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1993-94 to 1996-97, stands in the name of H. Muniyappa S/o Sonnappa, and that he was in peaceful possession and enjoyment of the said land.



DOCUMENT No.9:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-31 guntas and 0.02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1997-98 to 2000-01, stands in the name of H. Muniyappa S/o Sonnappa, and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.10:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2001-02 to 2006-07, stands in the name of H. Muniyappa S/o Sonnappa, and that he was in peaceful possession and enjoyment of the said land

DOCUMENT No.11:-

That, Mutation in MR.No.46/2006-07, clearly shows that, the Katha got transferred in the name of Sri. M. Manjunath S/o Late Muniyappa, in respect of the land bearing Sy.No.66/3 measuring 0.29 guntas of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.12:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2007-08 to 2015-16, stands in the name of M. Manjunath S/o Late Muniyappa, and that he was in peaceful possession and enjoyment of the said land

DOCUMENT No.13:-

The said S. Prabhakara Jois S/o Late S.Sathyanarayana Jois has acquired the land bearing Sy.No.66/3 measuring 0-31 guntas including 0-02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore under registered sale deed dated 30.04.2016, vide Document No.YAN-I-00600/2016-17 of Book I, stored in CD No.YAND627 registered in the office of Sub Registrar Yelahanka from one Sri. M. Manjunath S/o Late Muniyappa.

DOCUMENT No.14-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2016-17 to 2021-22, stands in the name of S. Prabhakara Jois S/o Late S.Sathyanarayana Jois.

DOCUMENT No.15:-

The said SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu has acquired the land bearing Sy.No.66/3 measuring 0-31 guntas including 0-02 guntas Karab, of Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore under registered sale deed dated 28.09.2022, vide Document No.BYP-1-06945-2022-23 of Book I, stored in CD No.BYPD1219 registered in the office of Senior Sub Registrar Byatarayanapura from one S. Prabhakara Jois S/o Late S.Sathyanarayana Jois

DOCUMENT No.16:-

The RTC in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2022-23 to 2024-25, stands in the name of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu.

DOCUMENT No.17:-

That, Mutation in MR.No.H26/2015-16 , clearly shows that, the Katha got transferred in the name of Sri.S. Prabhakara Jois S/o Late S.Sathyanarayana Jois, in respect of the land bearing Sy.No.66/3 measuring 0.29 guntas of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.18:-

That, Mutation in MR.No.H11/2022-23 , clearly shows that, the Katha got transferred in the name of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu in respect of the land bearing Sy.No.66/3 measuring 0.29 guntas of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.19:-

That, Mutation in MR.No.T52/2023-24 , clearly shows that, the said SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o

Balasubbarayudu have applied for conversion of land and the same was approved and mutated as MR.No.T52/2023-24 vide conversion order dated 28.03.2024 in respect of the land bearing Sy.No.66/3 measuring 0.29 guntas of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.20:-

That, Tahasildar, Bangalore North Taluk, Bangalore has issued No Tenancy Certificate dated 28.06.2016 vide No.RD0039204019938, stating that, there were no applications for grant of occupancy rights under Form No.7 & 7A of Karnataka Land Reforms Act in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.21:-

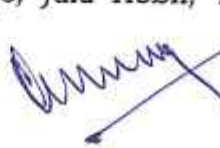
That, Tahasildar, Bangalore North Taluk, Bangalore has issued No Tenancy Certificate dated 30.10.2024 vide No.RD1219204006659, stating that, there were no applications for grant of occupancy rights under Form No.7 & 7A of Karnataka Land Reforms Act in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.22:-

That, SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu got converted the land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore has been duly converted from agricultural to non agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No. 629760

DOCUMENT No.23:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Hissa survey Tippany in respect of the land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.



DOCUMENT No.24:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Atlas in respect of the land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.25:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Hissa in respect of the land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.26.

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No.66/3 measuring 0-29guntas of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.27.

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.66/3 measuring 0-29guntas,of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.1935 to 31.07.1986 it clearly shows the transactions that the Sale Deed dated 22.02.1973 executed by Sri.Venkataramanappa S/o Munishamappa in favour of H. Muniyappa S/o Late Sonnappa.

DOCUMENT No.28.

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.08.1986 to 31.05.1989 it clearly shows the Nil transactions.

DOCUMENT No.29.

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.06.1989 to 31.03.2004 it clearly shows the Nil transactions.

DOCUMENT No.30.

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere

Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.2004 to 01.06.2024 it clearly shows the transactions that:

- i. Consent Deed dated 01.10.2022 executed by Smt. Lakshamma W/o Late Muniyappa in favour of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu
- ii. Sale Deed dated 28.09.2022 executed by Sri.S. Prabhakara Jois S/o Late S.Sathyanarayana Jois in favour of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore
- iii. Sale Deed dated 30.04.2016 executed by Sri. Manjunath M S/o Late Muniyappa in favour of Sri.S. Prabhakara Jois S/o Late S.Sathyanarayana Jois in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.31.

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.2004 to 19.04.2025 it clearly shows the transactions that:

- iv. Consent Deed dated 01.10.2022 executed by Smt. Lakshamma W/o Late Muniyappa in favour of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu
- v. Sale Deed dated 28.09.2022 executed by Sri.S. Prabhakara Jois S/o Late S.Sathyanarayana Jois in favour of SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore
- vi. Sale Deed dated 30.04.2016 executed by Sri. Manjunath M S/o Late Muniyappa in favour of Sri.S. Prabhakara Jois S/o Late

S.Sathyanarayana Jois in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

TRACING THE TITLE

*It is seen from the records produced that, the property in question (herein after called the "said property") belongs to SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu, having acquired the said land from Sri.S. Prabhakara Jois S/o Late S.Sathyanarayana Jois under Sale Deed dated 28.09.2022, vide Document No.BYP-1-06945-2022-23 of Book I, stored in CD No.BYPD1219 registered in the office of Senior Sub Registrar Byatarayanapura in respect land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore. That since from the date of purchase **SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu** is in peaceful possession enjoyment of the said land.*

CERTIFICATE OF TITLE

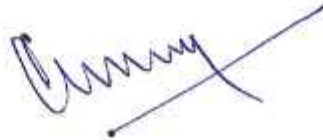
In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same subject to compliance of the above observations.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu, having marketable title in respect of land bearing land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

The subject party has got good marketable title, right and interest over the said property; as such they can convey good



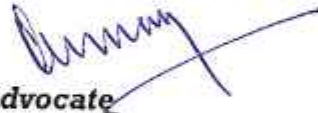
marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.

2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such they can convey good marketable title to the prospective purchaser of the Property by way of any conveyance.

"SSE Projects Pvt. Ltd, Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu" having good marketable title in respect of land bearing Sy.No.66/3 measuring 0-29 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, do possess good, valid and marketable title to the said property and he is in peaceful possession and enjoyment of the aforesaid property, and party is entitled to deal with any manner in favour of anybody, and the original documents are verified.

(P.M.NARAYANASWAMY)


Advocate

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, owned by M/s. SSE projects Pvt. Ltd., Rep by its Managing Director **Sriram Mahesh Babu.**

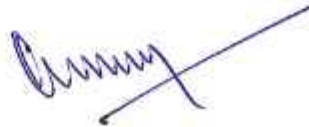
SCHEDULE PROPERTY: -

All piece and parcel of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore and bounded;

East by : Land bearing Sy.No.67/2
West by : Land bearing Sy.No.66/2 & 66/3
North by : Land bearing Sy.No.105 Doddajala Village
South by : Land bearing Sy.No.72

The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Index of Land.
2.		Record of Rights
3.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73, stands in the name of Sri.Sonnappa S/o Muniyappa
4.	1978-79 to 2015-16	RTC for the period of 1978-79 to 2015-16, stands in the name of Sri.Sonnappa S/o Muniyappa
5.	20.08.2016	Sale Agreement
6.	20.08.2016	General Power of Attorney
7.	08.02.2017	Joint Development Agreement
8.	08.02.2017	General Power of Attorney



9.	22.09.2018	Release Deed
10.	09.06.2017	Mutation in MR No.H38/2016-17
11.	2017-18 to 2021-22	RTC for the period of 2017-18 to 2021-22, stands in the name of Lakshmmamma W/o late Muniyappa @ Pillappa and others
12.	28.09.2022	Confirmation Deed
13.	13.03.2023	Sale Deed
14.	24.06.2023	Mutation in MR No.H36/2022-23
15.	2022-23 to 2024-25	RTC for the period of 2022-23 to 2024-25, stands in the name of M/s SSE Projects Pvt.Ltd., Rep by it Managing Director Sriram Mahesh Babu
16.	28.03.2024	Conversion Order
17.	06.04.2024	Mutation in MR No.T56/2023-24
18.		Moola Tippiany
19.		Hissa Survey Tippiany
20.		Atlas
21.		Akarabandh
22.		Village Map
23.	01.04.1940 to 31.07.1986	Encumbrance Certificate
24.	01.08.1986 to 31.05.1989	Encumbrance Certificate
25.	01.06.1989 to 31.03.2004	Encumbrance Certificate
26.	01.04.2004 to 01.06.2024	Encumbrance Certificate
27.	01.04.2004 to 19.04.2024	Encumbrance Certificate

DOCUMENT No.1:-

That Index of Land pertaining to the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala

Hobli, Bangalore North Taluk, Bangalore, it clearly shows that the said land stands in the name of Sri.Sonnappa S/o Muniyappa.

DOCUMENT No.2:-

Record of rights pertaining to the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows in Junjuru No.146, that the said land stands in the name of Sri.Sonnappa S/o Muniyappa.

DOCUMENT No.3:-

The RTC in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, for the period of 1968-69 to 1972-73, stands in the name of Sri.Sonnappa S/o Muniyappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.4:-

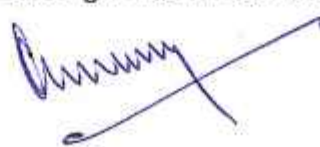
The RTC in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, for the period of 1978-79 to 2015-16, stands in the name of Sri.Sonnappa S/o Muniyappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.5:-

That Smt.Lakshamma and others have executed Sale Agreement dated 20.08.2016, vide Document No.BYP-1-02065/2016-17, Book I, CD No.BYPD236, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of Sriram Mahesh Babu, in respect of land bearing Sy.No.67/1 to the extent of 14.04 guntas out of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.6:-

That Smt.Lakshamma and others have executed General Power of Attorney dated 20.08.2016, vide Document No.BYP-4-00129/2016-17, Book IV, CD No.BYPD236, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of Sriram Mahesh Babu, in respect of land bearing Sy.No.67/1 to the extent of 14.04 guntas out of 28.08 Guntas,



situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.7:-

That Sri.Sonnegowda and others have executed Joint Development Agreement dated 08.02.2017, vide Document No.BYP-1-04651/2016-17, Book I, CD No.BYPD240, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of M/s.SSE Projects Pvt. Ltd., Rep by its managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/1 to the extent of 14.04 guntas out of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.8:-

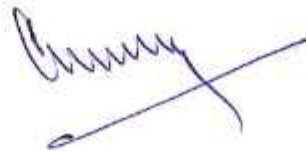
That Sri.Sonnegowda and others have executed General Power of Attorney dated 08.02.2017, vide Document No.BYP-4-00263/2016-17, Book IV, CD No.BYPD240, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of M/s.SSE Projects Pvt. Ltd., Rep by its managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/1 to the extent of 14.04 guntas out of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.9:-

That Sri.Sonnappa and others have executed Release Deed dated 22.09.2018, vide Document No.BYP-1-03822/2018-19, Book I, CD No.BYPD261, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of M/s.SSE Projects Pvt. Ltd., Rep by its managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/1 to the extent of 14.04 guntas out of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.10:-

That Mutation in MR No.H38/2016-17, in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, stands in the name of Lakshmamma W/o late Muniyappa @ Pillappa and others, as per the



order of the Assistant Commissioner in RA BNA/466/2016-17 dated 17.03.2017

DOCUMENT No.11:-

That the RTC for the period of 2017-18 to 2021-22, in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, stands in the name of Lakshamma W/o late Muniyappa @ Pillappa and others.

DOCUMENT No.12:-

That the said Smt.Parvathamma and others executed Deed of Confirmation Deed dated 28.09.2022 bearing Registration No.BYP-1-06942/2022-2023 of Book I in CD No.BYPD1219 registered in the office of the Sub-Registrar, Gandhinagara (Bytarayanapura) in respect of the land bearing Sy.No.67/1 to the extent of 14.04 guntas out of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, in favour of M/s.SSE Projects Pvt.Ltd.,

DOCUMENT No.13:-

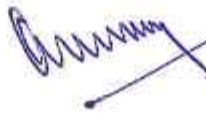
That the said Sri.Sonnegowda and others executed Sale Deed dated 13-3-2023 bearing Registration No. BNG(U)KCH/8977/2022-23 of Book I in CD No.KCHD1309 registered in the office of the Sub-Registrar, Gandhinagara (Kacharakanahalli) in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, in favour of M/s.SSE Projects Pvt.Ltd.,

DOCUMENT No.14:-

That in pursuant to the sale deed the said M/s.SSE Projects Pvt.Ltd.,Rep by its managing Director, Sriram Mahesh Babu was in possession and enjoyment of the schedule land and has got mutated his name in the Revenue Records and got all revenue entries in his name vide Mutation in MR No.H36/2022-23

DOCUMENT No.15:-

That the RTC for the period of 2022-23 to 2024-25, in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, stands in



the name of M/s.SSE Projects Pvt.Ltd.,Rep by its managing Director, Sriram Mahesh Babu.

DOCUMENT No.16:-

That M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu got converted the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No.629773.

DOCUMENT No.17:-

That from the date of Conversion order, MR.No.T56/2023-24, clearly shows that, the M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu got converted the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.18:-

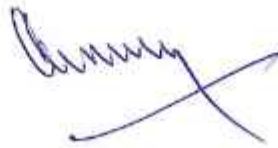
That the Tahasildar Bangalore North Taluk, Bangalore has issued Moola Tippyany, in respect of the land bearing Sy.No.67 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.19:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Hissa Survey Tippyany, in respect of the land bearing Sy.No.67 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.20:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Atlas, in respect of the land bearing Sy.No.67 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.



DOCUMENT No.21:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.22:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Village in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore

DOCUMENT No.23:-

The Encumbrance certificate issued in form No.16 in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it shows the Nil transactions.

DOCUMENT No.24:-

The Encumbrance certificate issued in form No.16 in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore issued from 01.05.1986 to 31.05.1989, it shows the Nil transactions.

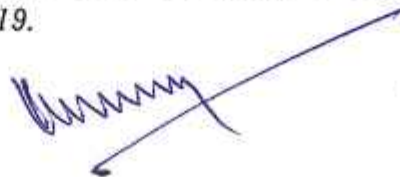
DOCUMENT No.25:-

The Encumbrance certificate issued in form No.16 in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore issued from 01.06.1989 to 31.03.2004, it shows the Nil transactions.

DOCUMENT No.26:-

The Encumbrance certificate issued in form No.15 in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore issued from 01.04.2004 to 01.06.2024, it shows the transactions

- i. Consent Deed dated 28.09.2022 vide Document No.BYP-1-06942/2022-23, CD No.BYPD1219.



- ii. Release Deed dated 22.09.2018 vide Document No.BYP-1-03822/2018-19, CD No.BYPD261
- iii. Joint Development Deed dated 08.02.2017 vide Document No.BYP-1-04651/2016-17, CD No.BYPD240
- iv. Agreement of Sale dated 23.08.2016 vide Document No.BYP-1-02065/2016-17, CD No.BYPD236

DOCUMENT No.27:-

The Encumbrance certificate issued in form No.15 in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore issued from 01.04.2004 to 19.04.2025, it shows the transactions

- i. Sale deed dated 13.03.2023 vide Document No.KCH-1-08977/2022-23, CD No.KCHD1309.
- ii. Consent Deed dated 28.09.2022 vide Document No.BYP-1-06942/2022-23, CD No.BYPD1219.
- iii. Release Deed dated 22.09.2018 vide Document No.BYP-1-03822/2018-19, CD No.BYPD261
- iv. Joint Development Deed dated 08.02.2017 vide Document No.BYP-1-04651/2016-17, CD No.BYPD240
- v. Agreement of Sale dated 23.08.2016 vide Document No.BYP-1-02065/2016-17, CD No.BYPD236

TRACING THE TITLE

It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, and that the said **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu** has acquired the same under the Registered Sale Deed dated 13-3-2023 bearing Registration No. BNG(U)KCH/8977/2022-



23 of Book I in CD No.KCHD1309 registered in the office of the Sub-Registrar, Gandhinagara (Kacharakanahalli) Bangalore, executed by Sri.Sonnegowda and others in favour of **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, in respect of the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. That since from the date of Sale the said **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, were in peaceful possession and enjoyment of the above said land by transferring the revenue entries like RTC and Mutation Register Extract in to his favour.

The subject party **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, is enjoying the land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.

CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, having marketable title in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. The subject party is got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.

2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the Property by way of any conveyance in the form of lands.

"M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu, HAVING MARKETABLE TITLE" in respect of land bearing Sy.No.67/1 to the extent of 28.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, do possess good, valid and marketable title to the said property and they are in peaceful possession and enjoyment of the aforesaid land, and subject party are entitled to deal with any manner in favour of anybody and original documents are verified.

(P.M.NARAYANASWAMY)



Advocate

1
SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of land bearing Sy.No.67/2 to the extent of 13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, owned by M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu.

SCHEDULE PROPERTY: -

All piece and parcel of land bearing Sy.No.67/2 to the extent of 13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore and bounded;

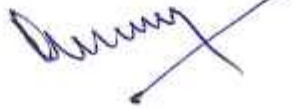
East by : Land bearing Sy.No.67/3
West by : Land bearing Sy.No.67/1
North by : Land bearing Sy.No.105 Doddajala Village
South by : Land bearing Sy.No.72

The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Index of Land.
2.		Record of Rights
3.	18.09.1953	Sale Deed
4.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73, stands in the name of Sri.Muniyappa @ Pillappa S/o Sonnappa
5.	1978-79 to 1986-87	RTC for the period of 1978-79 to 1986-87, stands in the name of Sri.Muniyappa @ Pillappa S/o Sonnappa
6.	22.03.1987	Partition Deed
7.		Mutation in MR No.4/1986-87



8.	1988-89 to 2006-07	RTC for the period of 1988-89 to 2006-07, stands in the name of Sri.H Basappa S/o Sonnappa
9.	08.07.2006	Death Certificate of H.Basappa S/o Sonnappa
10.	10.08.2006	Partition Deed
11.	03.02.2007	Mutation in MR No.36/2006-07
12.	2007-08 to 2019-20	RTC for the period of 2007-08 to 2019-20, stands in the name of Sri.B.Sonnegowda S/o Late H Basappa
13.	14.06.2016	Endorsement
14.	08.02.2017	Joint Development Agreement
15.	08.02.2017	General Power of Attorney
16.	22.09.2018	Release Deed
17.	13.03.2023	Sale Deed
18.	24.06.2023	Mutation in MR No.H37/2022-23
19.	2021-22 to 2024-25	RTC for the period of 2021-22 to 2024-25, stands in the name of M/s SSE Projects Pvt.Ltd., Rep by it Managing Director Sriram Mahesh Babu
20.	28.03.2024	Conversion Order
21.	05.04.2024	Mutation in MR No.T50/2023-24
22.		Akarabandh
23.		Village Map
24.		Genealogical Tree of Sonnagowda.B
25.	01.04.1940 to 31.07.1986	Encumbrance Certificate
26.	01.08.1986 to 31.05.1989	Encumbrance Certificate
27.	01.06.1989 to 31.03.2004	Encumbrance Certificate
28.	01.04.2004 to 01.06.2024	Encumbrance Certificate
29.	01.04.2004 to 19.04.2025	Encumbrance Certificate



DOCUMENT No.1:-

That Index of Land pertaining to the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows that the said land stands in the name of Sri.Gowdanavara Narasappa S/o Annappa.

DOCUMENT No.2:-

Record of rights pertaining to the Land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows in Junjuru No.147, that the said land stands in the name of Sri.Gowdanavara Narasappa S/o Annappa.

Record of rights pertaining to the Land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it clearly shows in Junjuru No.304 & 305, that the said land stands in the name of Sri.Muniyappa @ Pillappa S/o Sonnappa.

DOCUMENT No.3:-

That the said Sri.Gowdanavara Narasappa S/o Annappa and Narayanappa S/o Narasappa have executed Sale deed dated 18.09.1953 vide Document No.1789/1953-54, Volume No.636, Book I, pages 210-211, in favour of Muniyappa @ Pillappa S/o Sonnappa, in respect of Land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore

DOCUMENT No.4:-

The RTC in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, for the period of 1968-69 to 1972-73, stands in the name of Sri.Muniyappa @ Pillappa S/o Sonnappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.5:-

The RTC in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, for the period of 1978-79 to 1986-87, stands in the

name of Sri.Muniyappa @ Pillappa S/o Sonnappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.6:-

That H.Muniyappa and H.Basappa have executed partition Deed dated 22.03.1987, and the said B.Sonnegowda S/o Late H.Basappa was allotted 'B' Schedule property, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.7:-

That the Mutation in MR No.4/1986-87 Clearly shows the partition Deed executed between Muniyappa and Basappa on 15.03.1971 in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore and other lands.

DOCUMENT No.8:-

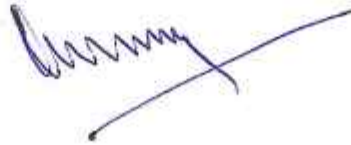
The RTC in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, for the period of 1988-89 to 2006-07, stands in the name of Sri.H.Basappa S/o Sonnappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.9:-

That Sri.H.Basappa S/o Sonnappa died on 08.07.2006, leaving behind Smt.Jayamma w/o Late Basappa and her children namely B.Sonnegowda, B.Shivappa, B.Krishnappa, to substantiate the same Government of Karnataka has issued Certificate of Death in Form 6 (See Rule-8) dated 12.07.2006. That after the death of said Sri.H.Basappa S/o Sonnappa his wife and children have succeeded his share of land.

DOCUMENT No.10:-

That Smt.Jayamma w/o Late Basappa and her children namely B.Sonnegowda, B.Shivappa, B.Krishnappa have executed partition Deed dated 10.08.2006 vide Document No.YAN-1-11115/2006-07, Book I, stored in CD No.YAND218, registered on 11.08.2006, in the office of Sub Registrar, Yelahanka Bangalore and the said B.Sonnegowda S/o Late H.Basappa was allotted 'A' Schedule property, in respect of land bearing



Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.11:-

That in pursuant the partition Deed the said B.Sonnegowda S/o Late H.Basappa got transferred the revenue Records like RTC and Mutation vide Mutation in MR No.36/2006-07, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.12:-

That the RTC for the period of 2007-08 to 2019-20, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, stands in the name of B.Sonnegowda S/o Late H.Basappa.

DOCUMENT No.13:-

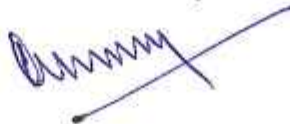
The Endorsement issued by the Thashildar Bangalore North Taluk, Yelahanka, Bangalore, vide No.RK.CR./184/2016-17, dated 14.06.2016 in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore stating that, the RTC pertaining to the aforesaid land for the period 1972-73 to 1977-78 are destroyed.

DOCUMENT No.14:-

That Sri.Sonnegowda and others have executed Joint Development Agreement dated 08.02.2017, vide Document No.BYP-1-04655/2016-17, Book I, CD No.BYPD240, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of M/s.SSE Projects Pvt. Ltd., Rep by its managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.15:-

That Sri.Sonnegowda and others have executed General Power of Attorney dated 08.02.2017, vide Document No.BYP-4-00265/2016-17, Book IV, CD No.BYPD240, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of M/s.SSE Projects Pvt. Ltd., Rep by



its managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.16:-

That Sri.Sonnappa and others have executed Release Deed dated 22.09.2018, vide Document No.BYP-1-03823/2018-19, Book I, CD No.BYPD261, registered in the office of Sub Registrar, Byatarayanapura, Bangalore in favour of M/s.SSE Projects Pvt. Ltd., Rep by its managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.17:-

That the said Sri.Sonnegowda and others executed Sale Deed dated 13-3-2023 bearing Registration No.KCH-1-08978/2022-23 of Book I in CD No.KCHD1309 registered in the office of the Sub-Registrar, Gandhinagara (Kacharakanahalli) in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, in favour of M/s.SSE Projects Pvt.Ltd.,

DOCUMENT No.18:-

That in pursuant to the sale deed the said M/s.SSE Projects Pvt.Ltd.,Rep by its managing Director, Sriram Mahesh Babu was in possession and enjoyment of the schedule land and has got mutated his name in the Revenue Records and got all revenue entries in his name vide Mutation in MR No.H37/2022-23, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore

DOCUMENT No.19:-

That the RTC for the period of 2021-22 to 2024-25, in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, stands in the name of M/s.SSE Projects Pvt.Ltd.,Rep by its managing Director, Sriram Mahesh Babu.



DOCUMENT No.20:-

That M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu got converted the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No.629757.

DOCUMENT No.21:-

That from the date of Conversion order, MR.No.T50/2023-24, clearly shows that, the M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu got converted the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.22:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.23:-

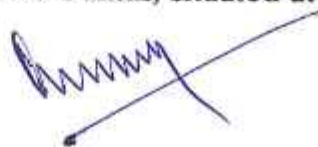
That the Tahasildar Bangalore North Taluk, Bangalore has issued Village Map in respect of the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore.

DOCUMENT No.24:-

The Genealogical tree of Sri.B.Sonnegowda reveals that, wife Kanthamma and his children namely S.Sunil Kumar his wife Vinutha and Bhavin Kumar and have been clearly indicated in the said document, and same has been notarized on 27.07.2015

DOCUMENT No.25:-

The Encumbrance certificate issued in form No.16 in respect of the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala



Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, it shows the Nil transactions.

DOCUMENT No.26:-

The Encumbrance certificate issued in form No.16 in respect of the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, issued from 01.05.1986 to 31.05.1989, it shows the Nil transactions.

DOCUMENT No.27:-

The Encumbrance certificate issued in form No.16 in respect of the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, issued from 01.06.1989 to 31.03.2004, it shows the Nil transactions.

DOCUMENT No.28:-

The Encumbrance certificate issued in form No.15 in respect of the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, issued from 01.04.2004 to 01.06.2024, it shows the transactions:-

- i. Sale Deed dated 13.03.2023 vide Document No.KCH-1-08978/2022-23, CD No.KCHD130.
- ii. Release Deed dated 22.09.2018 vide Document No.BYP-1-03823/2018-19, CD No.BYPD261
- iii. Joint Development Deed dated 08.02.2017 vide Document No.BYP-1-04655/2016-17, CD No.BYPD240

DOCUMENT No.29:-

The Encumbrance certificate issued in form No.15 in respect of the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, issued from 01.04.2004 to 19.04.2025, it shows the transactions:-

- i. Sale Deed dated 13.03.2023 vide Document No.KCH-1-08978/2022-23, CD No.KCHD130.



- ii. Release Deed dated 22.09.2018 vide Document No.BYP-1-03823/2018-19, CD No.BYPD261
- iii. Joint Development Deed dated 08.02.2017 vide Document No.BYP-1-04655/2016-17, CD No.BYPD240
- iv. Mortgage Deed dated 22.09.2015 vide Document No.JAL-1-01341/2015-16, CD No.JALD211
- v. Partition Deed dated 11.08.2006 vide Document No.YAN-1-11115/2006-07.

TRACING THE TITLE

It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, and that the said **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu** has acquired the same under the Registered Sale Deed dated 13-3-2023 bearing Registration No.KCH-1-08978/2022-23 of Book I in CD No.KCHD1309 registered in the office of the Sub-Registrar, Gandhinagara (Kacharakanahalli), Bangalore, executed by B.Sonnegowda and others in favour of **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, in respect of the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. That since from the date of sale the said **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, were in peaceful possession and enjoyment of the above said land by transferring the revenue entries like RTC and Mutation Register Extract in to his favour.

The subject party **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, is enjoying the land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.



CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

- 1. That M/s. SSE projects Pvt. Ltd., Rep by its Managing Director **Sriram Mahesh Babu**, having marketable title in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore. The subject party is got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.*
- 2. The subject party is in 'possession' of the said property.*

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the Property by way of any conveyance in the form of lands.

*"M/s. SSE projects Pvt. Ltd., Rep by its Managing Director **Sriram Mahesh Babu**, **HAVING MARKETABLE TITLE**" in respect of land bearing Sy.No.67/2 to the extent of 0-13 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore, do possess good, valid and marketable title to the said property and they are in peaceful possession and enjoyment of the aforesaid land, and subject party are entitled to deal with any manner in favour of anybody and original documents are verified.*

(P.M.NARAYANASWAMY)


Advocate

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, owned by **M/s.SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu.**

SCHEDULE PROPERTY: -

All piece and parcel of Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded;

East by : Land bearing Sy.No.68
West by : Land bearing Sy.No.67/2
North by : Land bearing Sy.No.105 Doddajala Village
South by : Land bearing Sy.No.72

The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Index of Land.
2.		Record of Rights
3.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73, stands in the name of Sri.Sheshagiri Rao S/o.Subbanna
4.	1978-79 to 2001-02	RTC for the period of 1978-79 to 2000-01, stands in the name of H.Muniyappa S/o.Sonnappa
5.	2001-02 to 2012-13	RTC for the period of 2001-02, stands in the name of H.Muniyappa S/o.Sonnappa
6.	25.04.2014	Mutation in MR No.H20/2013-14
7.	2013-14 to	RTC for the period of 2013-14 to 2015-16, stands in

[Signature]

	2015-16	the name of Manjunath S/o Late H.Muniyappa
8.	30.04.2016	Sale Deed
9.	26.07.2016	Mutation in MR No.H27/2015-16
10.	2016-17 to 2021-22	RTC for the period of 2016-17 to 2021-22, stands in the name of S.Prabhakar Jois
11.	28.09.2022	Sale Deed
12.	29.09.2022	Confirmation Deed
13.		Mutation in MR No.T40/2022-13
14.	2022-23 to 2024-25	RTC for the period of 2022-23 to 2024-25 stands in the name of M/s SSE Projects Pvt.Ltd., Rep by it Managing Director Sriram Mahesh Babu.
15.	28.03.2024	Conversion Order
16.	06.04.2024	Mutation in MR No.T54/2023-24
17.		Akarabandh
18.	01.04.1960 to 31.07.1986	Encumbrance Certificate
19.	01.08.1986 to 31.05.1989	Encumbrance Certificate
20.	01.06.1989 to 31.03.2004	Encumbrance Certificate
21.	01.04.2004 to 20.06.2016	Encumbrance Certificate
22.	01.04.2004 to 01.06.2024	Encumbrance Certificate
23.	01.04.2004 to 19.04.2025	Encumbrance Certificate

DOCUMENT No.1:-

That Index of Land pertaining to the land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows that the said land stands in the name of Sri.Sheshagiri Rao S/o.Subbanna.

DOCUMENT No.2:-

Record of rights pertaining to the land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.148, that the said land stands in the name of Sri.Sheshagiri Rao S/o.Subbanna and in Junjuru No.149 the said land stands in the name of Rangappa S/o Ramegowda.

DOCUMENT No.3:-

The RTC in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1968-69 to 1972-73, stands in the name of Sri.Sheshagiri Rao S/o.Subbanna and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.4:-

The RTC in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1978-79 to 2001-02, stands in the name of Sri.H.Muniyappa S/o Sonnappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.5:-

The RTC in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2001-02 to 2012-13, stands in the name of Sri.H.Muniyappa S/o Sonnappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.6:-

That after the death of H.Muniyappa his son got transferred Katha in to his name vide MR.No.H20/2013-14, clearly shows that, in respect of the land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.7:-

The RTC in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2013-14 to 2015-16, stands in the name of SriManjunath S/o Late H.Muniyappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.8:-

That the said M.Manjunatha S/o. late H.Muniyappa and others executed Registered Sale Deed bearing Registration No.YAN-1-00599/2016-2017 of Book I in CD No.YAND267 dated 30-4-2016 registered in the office of the Sub-Registrar, Yelahanka, Bangalore in favour of S.Prabhakar Jois S/o Late Sathyanarayana Jois. land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.9:-

That in pursuant to the sale deed the said S.Prabhakar Jois was in possession and enjoyment of the schedule land. The said S.Prabhakar Jois has got mutated his name in the Revenue Records and got all revenue entries in his name vide Mutation in MR No.H27/2015-16.

DOCUMENT No.10:-

The RTC in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2016-17 to 2021-22, stands in the name of S.Prabhakar Jois S/o Late Sathyanarayana Jois and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.11:-

That the said S.Prabhakar Jois S/o Late Sathyanarayana Jois executed Registered Sale Deed bearing Registered Sale Deed dated 28-9-2022 bearing Registration No.BYP-1-06960/2022-2023 of Book-I in CD No.BYPD1219 registered in the office of the Sub-Registrar, Byataranayapura, Bangalore in favour of M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.12:-

That the Smt.Lakshmamma, who is none other than the mother of M.Manjunatha and wife late H.Muniyappa has executed Registered Deed of Confirmation in favour of M/s. SSE Projects bearing Registration No.BYP-1-07358/2022-23 of Book-I in CD No.BYPD1226 dated 29-9-2022 registered in the office of the Sub-Registrar, Byatarayanapura, Bangalore, in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.13:-

That the Mutation in MR No.T40/2022-23 stands in the name of M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu, in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.14:-

The RTC in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2022-23 to 2024-25, stands in the name of M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.15:-

That M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu got converted the land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No.629772

DOCUMENT No.16:-

That from the date of Conversion order, MR.No.T54/2023-24, clearly shows that, the M/s.SSE Projects Pvt.Ltd., Rep by its Managing Director, Sriram Mahesh Babu got converted the land bearing Sy.No.67/3 to the

extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.17:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.18:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.1960 to 31.07.1986, it shows the Nil transactions.

DOCUMENT No.19:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.05.1986 to 31.05.1989, it shows the Nil transactions.

DOCUMENT No.20:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.06.1989 to 31.03.2004, it shows the Nil transactions.

DOCUMENT No.21:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.2004 to 20.06.2016, it shows the transactions of the sale deed dated 30.04.2016 executed by Manjunath and other in favour of S.Prabhakar Jois vide Document No.YAN-1-00599/2016-17, CD No.YAND627.

DOCUMENT No.22:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.2004 to 01.06.2024, it shows the transactions

- i. Consent Deed dated 01.10.2022 executed by Smt.Lakshamma in favour of M/s.SSE Project Pvt. Ltd Rep by it Managing Director Sriram Mahesh Babu, vide Document No.BYP-1-07358/2022-23, CD No.BYPD1226.
- ii. Sale deed dated 28.09.2022 executed by Manjunatha and others in favour of M/s.SSE Project Pvt. Ltd Rep by it Managing Director Sriram Mahesh Babu, vide Document No.BYP-1-06960/2022-23, CD No.BYPD1219.

DOCUMENT No.22:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.04.2004 to 19.04.2025, it shows the transactions.

- i. Consent Deed dated 01.10.2022 executed by Smt.Lakshamma in favour of M/s.SSE Project Pvt. Ltd Rep by it Managing Director Sriram Mahesh Babu, vide Document No.BYP-1-07358/2022-23, CD No.BYPD1226.
- ii. Sale deed dated 28.09.2022 executed by Manjunatha and others in favour of M/s.SSE Project Pvt. Ltd Rep by it Managing Director Sriram Mahesh Babu, vide Document No.BYP-1-06960/2022-23, CD No.BYPD1219.
- iii. Sale deed dated 30.04.2016 executed by Manjunath and other in favour of S.Prabhakar Jois vide Document No.YAN-1-00599/2016-17, CD No.YAND627.

TRACING THE TITLE

It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **M/s. SSE projects**

Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu, and that the said **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu** has acquired the same under the Registered Sale Deed dated 28-9-2022 bearing Registration No.BYP-1-06960/2022-2023 of Book-I in CD No.BYPD1219 registered in the office of the Sub-Registrar, Byataranayapura, Bangalore, executed by S.Prabhakar Jois S/o Late Sathyanarayana Jois in favour of **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, in respect of the land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore. That since from the date of Gift the said **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, were in peaceful possession and enjoyment of the above said land by transferring the revenue entries like RTC and Mutation Register Extract in to his favour.

The subject party **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, is enjoying the land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore. Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.

CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That **M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu**, having marketable title in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore. The subject party is got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.



2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the Property by way of any conveyance in the form of lands.

"M/s. SSE projects Pvt. Ltd., Rep by its Managing Director Sriram Mahesh Babu, HAVING MARKETABLE TITLE" in respect of land bearing Sy.No.67/3 to the extent of 0.15.08 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, do possess good, valid and marketable title to the said property and they are in peaceful possession and enjoyment of the aforesaid land, and subject party are entitled to deal with any manner in favour of anybody and original documents are verified.

(P.M.NARAYANASWAMY)



Advocate

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of land bearing old Sy.No.72 Sy.No. 72/1, 72/2, 72/3, 72/4, measuring 1 acre 36 guntas, out of 2 acres 01 guntas, and 0.05 guntas Karab situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore owned by **M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu.**

SCHEDULE PROPERTY: -

Item No.I:-

All piece and parcel of Old Sy.No.72, New Sy.No.72/1, measuring 0-19 guntas, out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by : Land bearing Sy.No.71
West by : Land bearing Sy.No.72/2
North by : Land bearing Sy.No.66 & 67
South by : Land bearing Sy.No.73

Item No.II:-

All piece and parcel of Old Sy.No.72, New Sy.No.72/2, measuring 0-19 guntas, out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by : Land bearing Sy.No.72/1
West by : Land bearing Sy.No.72/3
North by : Land bearing Sy.No.66 & 67
South by : Land bearing Sy.No.73

Item No.III:-

All piece and parcel of Old Sy.No.72, New Sy.No.72/3, measuring 0-19 guntas, out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by : Land bearing Sy.No.72/2
 West by : Land bearing Sy.No.72/4
 North by : Land bearing Sy.No.66 & 67
 South by : Land bearing Sy.No.73

Item No.IV:-

All piece and parcel of Old Sy.No.72, New Sy.No.72/4, measuring 0-19 guntas, out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by : Land bearing Sy.No.72/3
 West by : Land bearing Sy.No.59
 North by : Land bearing Sy.No.66 & 67
 South by : Land bearing Sy.No.73

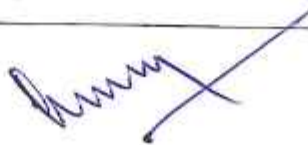
The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Index of Land
2.		Record of Rights
3.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73 clearly shows in column No.9 as Neeruganti Noukari Inamthi land
4.	09.04.1981	Orders in HOA No.50/1979-80
5.	1981-82	Mutation in MR No.1/1981-82
6.	1978-79 to 2010-11	RTC for the period of 1978-79 to 2010-11, stands in the name of Sri.Hanumantharayappa and others
7.	17.05.2012	Mutation in MR.No.H23/2011-12
8.	2011-12 to 2015-16	RTC for the period of 2011-12 to 2015-16, stands in the name of Sri.Hanumantharayappa and others
9.	14.06.2016	Endorsement
10.	28.06.2016	Form No.7, 7A Endorsement



11.	08.06.2016	Agreement of Sale
12.	08.06.2016	General Power of Attorney
13.	08.07.2016	Release Deed
14.	14.07.2016	Agreement of Sale
15.	14.07.2016	General Power of Attorney
16.	22.07.2016	Agreement of Sale
17.	30.11.2016	Agreement of Sale
18.	19.12.2016	General Power of Attorney
19.	28.04.2017	Deed of Rectification
20.	28.04.2017	Deed of Rectification
21.	05.04.2018	Agreement of sale
22.	30.10.2019	General Power of Attorney
23.	06.11.2019	General Power of Attorney
24.	06.11.2019	General Power of Attorney
25.	16.10.2020	General Power of Attorney
26.	25.11.2021	Cancellation of Sale Agreement
27.	25.11.2021	Agreement of Sale
28.	25.11.2021	General Power of Attorney
29.	25.03.2022	General Power of Attorney
30.	2014-15 to 2023-24	RTC for the year 2014-15 to 2023-24 & Mutation in MR No.H24/2016-17
31.	2024-25	RTC for the year 2024-25 stands in the name of M/s.SSE Projects Pvt.Ltd., in Sy.No.72/1
32.	05.04.2024	Mutation in MR No.T48/2023-24
33.	2024-25	RTC for the year 2024-25 stands in the name of M/s.SSE Projects Pvt.Ltd., in Sy.No.72/2
34.	05.04.2024	Mutation in MR No.T53/2023-24
35.	2024-25	RTC for the year 2024-25 stands in the name of M/s.SSE Projects Pvt.Ltd., in Sy.No.72/3
36.	05.04.2024	Mutation in MR No.T49/2023-24
37.	2024-25	RTC for the year 2024-25 stands in the name of M/s.SSE Projects Pvt.Ltd., in Sy.No.72/4
38.	05.04.2024	Mutation in MR No.T51/2023-24
39.	30.10.2024	Form No.7, 7A Endorsement in respect of Sy.No.72/1, 72/2, 72/3 & 73/4
40.	08.02.2024	Sale Deed Sy.No.72/1
41.	08.02.2024	Sale Deed Sy.No.72/2
42.	08.02.2024	Sale Deed Sy.No.72/3

43.	08.02.2024	Sale Deed Sy.No.72/4
44.	17.02.2024	Confirmation Deed
45.	27.02.2024	Confirmation Deed
46.	27.02.2024	Confirmation Deed
47.	27.02.2024	Confirmation Deed
48.	28.03.2024	Conversion Order Sy.No.72/1
49.	28.03.2024	Conversion Order Sy.No.72/2
50.	28.03.2024	Conversion Order Sy.No.72/3
51.	28.03.2024	Conversion Order Sy.No.72/4
52.	24.04.2024	Confirmation Deed
53.	05.09.2024	Confirmation Deed
54.	07.11.2024	Confirmation Deed
55.	2023-24	Mutation in MR No.T16/2023-24
56.	21.02.2025	Confirmation Deed
57.		Survey Phodi Records
58.		Akarabandh
59.	01.08.1986 to 31.05.1989	Encumbrance Certificate
60.	01.06.1989 to 31.03.2004	Encumbrance Certificate
61.	01.04.2004 to 20.06.2016	Encumbrance Certificate
62.	01.04.2004 to 01.06.2024	Encumbrance Certificate
63.	01.04.2004 to 01.06.2024	Encumbrance Certificate
64.	01.04.2004 to 01.06.2024	Encumbrance Certificate
65.	01.04.2004 to 01.06.2024	Encumbrance Certificate



66.	01.04.2004 to 19.04.2025	Encumbrance Certificate
67.	01.04.2004 to 19.04.2025	Encumbrance Certificate
68.	01.04.2004 to 19.04.2025	Encumbrance Certificate
69.	01.04.2004 to 19.04.2025	Encumbrance Certificate

DOCUMENT No.1:-

That Index of Land pertaining to the Sy No.72 measuring 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows that the said land stands in the name of Sri. Hanumantharayappa.

DOCUMENT No.2:-

Record of rights pertaining to the Sy.No.72 measuring 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.537 that, the said land stands in the name of Sri. Hanumappa and others,

Record of rights pertaining to the Sy No.72 measuring 0-10 ½ guntas, out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.538 that, the said land stands in the name of Sri. Hanumappa,

Record of rights pertaining to the Sy No.72 measuring 0-20 guntas, out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.539 that, the said land stands in the name of Sri. Venkatappa,

Record of rights pertaining to the Sy No.72 measuring 0-17 guntas, out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.540 that, the said land stands in the name of Sri. Doddabyrappa,

DOCUMENT No.3:-

The RTC in respect of land bearing Sy.No.72 measuring to an extent of 1 acre 38 guntas and 0.03 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1968-69 to 1972-73, shows as Neeruganti Noukari Inamthi land.

DOCUMENT No.4:-

That the Sri. Hanumantharayappa and others have applied for re grant, before the Tahasildar, Devanahalli Taluk, Devanahalli, in case No. HOA case No.50/79-80, in respect of land bearing Sy.No.72 measuring 2 acres 1 guntas, of Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, and the Tahasildar, has ordered on 09.04.1981, granting the said land in favour of Sri. Hanumantharayappa and others.

DOCUMENT No.5:-

That, Mutation in MR.No.1/1981-82, clearly shows that, the said Tahasildar has granted the said lands as per the Order No.HOA No.50/1979-80 in favour Sri. Hanumantharayappa & others to an extent of 0-10½ guntas, Sri. Venkatappa & others to an extent of 0-20 guntas, Sri. Venkatappa to an extent of 0-20 guntas & Sri. Doddabyrappa & others to an extent of 0-20 guntas, in respect of the land bearing Sy.No.72 situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore,

DOCUMENT No.6:-

The RTC in respect of land bearing Sy.No.72 measuring to an extent of 1 acre 38 guntas and 0.03 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1978-79 to 2010-11, stands in the name of Hanumantharayappa and others and they were in the peaceful possession and enjoyment of the said land.

DOCUMENT No.7:-

That, Mutation in MR.No.H23/2011-12, clearly shows that, the Pahani got changed in respect of the land bearing Sy.No.72 measuring to an extent of 1 acre 36 guntas & 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, as per the order of Assistant Commissioner's order dated 01.09.2009



DOCUMENT No.8:-

The RTC in respect of land bearing Sy.No.72 measuring to an extent of 1 acre 36 guntas and 5 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2011-12 to 2015-16, stands in the name of Hanumantharayappa and others and they were in the peaceful possession and enjoyment of the said land.

DOCUMENT No.9:-

The Endorsement issued by the Thashildar Bangalore North Taluk, Yelahanka, Bangalore, vide No.RK.CR./184/2016-17, dated 14.06.2016 in respect of land bearing Sy.No.72 to the extent of 1 acre 36 Guntas, situated at Doddajala Amanikere Village, Jala Hobli, Bangalore North Taluk, Bangalore stating that, the RR.No.273 pertaining to the aforesaid land has been destroyed.

DOCUMENT No.10:-

That, Tahasildar, Bangalore North Taluk, Bangalore has issued No Tenancy Certificate dated 28.06.2016 vide No.RD0039204019931, stating that, there were no applications for grant of occupancy rights under Form No.7 & 7A of Karnataka Land Reforms Act in respect of land bearing Sy.No.72 measuring to an extent of 1 Acre 36 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore,

DOCUMENT No.11:-

That the Smt. Anjinamma and others have executed Agreement of Sale, dated 08.06.2016, vide Document No.BNG(U)JALA/829/2016-17, registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.12:-

That the Smt. Anjinamma and others have executed General Power of Attorney, dated 08.06.2016, vide Document No.JAL-4-00041/2016-17, CD No.JALD219, Book IV, registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of M/s.SS Projects Pvt. Ltd., Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas

out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.13:-

That the Smt.Anjinamma and others have executed Release Deed, dated 08.07.2016, vide Document No.JAL-4-00058/2016-17, stored in Book No.IV, CD No.JALD220, and registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of Sri. Anand, in respect of the land bearing Sy.No.72, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.14:-

That the Sri. Chikkabyrappa S/o Narasappa and others have executed Agreement of Sale, dated 14.07.2016, vide Document No.JAL-1-01265/2016-17 stored in Book No. I, CD No. JALD220, registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.15:-

That the Sri. Chikkabyrappa and others have executed General Power of Attorney, dated 14.07.2016, vide Document No.JAL-4-00061/2016-17 stored in Book No. IV, CD No. JALD220, registered on 15.07.2016, in the office of Sub Registrar, Gandhinagara (Jala), in favour of M/s.SSE Projects Private Limited rep by its Managing Director, Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.16:-

That the Smt. Anjinamma D/o Akkayamma and others have executed Sale Agreement dated 22.07.2016, vide Document No.JAL-1-01331/2016-17 stored in Book No. I, CD No. JALD221, registered on 25.07.2016, in the office of Sub Registrar, Gandhinagara (Jala), in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05

guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.17:-

That the Sri. Puttaraju S/o Muniyappa and others have executed Sale Deed, dated 30.11.2016, vide Document No. JAL-1-02523/2016-17 stored in Book No. I, CD No. JALD223, registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of Sri. Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.18:-

That the Smt. Anjinamma D/o Akkayamma and others have executed General Power of Attorney, dated 19.12.2016, in favour of M/s.SSE Projects Pvt. Ltd., Rep by it Proprietor Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.19:-

That the Smt. Anjinamma D/o Akkayamma and others Rep by their GPA Holder Sri.Rajanna has Rectification Deed, dated 28.04.2017, vide Document No. JAL-4-00021/2017-18 stored in Book No.IV, CD No. JALD226, registered in the office of Sub Registrar, Gandhinagara (Jala), rectifying the mistake crept in the Principle Deed dated 08.06.2016 vide Document No.JAL-4-00041/2016-17, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore in favour of Sri. Sriram Mahesh Babu S/o Balasubba Rayudu.

DOCUMENT No.20:-

That the Smt. Anjinamma D/o Akkayamma and others have Rectification Deed, dated 28.04.2017, vide Document No.JAL-1-00296/2017-18 stored in Book No.I, CD No. JALD226, registered in the office of Sub Registrar, Gandhinagara (Jala), rectifying the mistake crept in the Principle Deed dated 09.06.2016 vide Document No.JAL-1-00829/2016-17, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19

guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore in favour of Sri. Sriram Mahesh Babu S/o Balasubba Rayudu.

DOCUMENT No.21:-

That the Sri. Muniyappa S/o Venkatappa and others have executed Agreement of Sale, dated 05.04.2018, vide Document No.JAL-1-00065/2018-19, Book I, CD No.JALD236 registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of Sri. D.B. Shivashankar, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.22:-

That the Sri. Srinivas K.R S/o B. Ravi and others, have executed General Power of Attorney, dated 30.10.2019, vide Document No.JAL-4-000121/2019-20 stored in Book No.IV, CD No. JALD472, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-00.04.00 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.23:-

That the Smt. Muniyamma W/o Late Basanna and others have executed General Power of Attorney, dated 06.11.2019, vide Document No.JAL-4-00113/2019-20 stored in Book No.IV, CD No. JALD465, registered on 11.11.2019, in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-00.08.00 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.24:-

That the Smt. Kempamma W/o. Late Narasappa and others have executed General Power of Attorney, dated 06.11.2019, vide Document No.JAL-4-00109/2019-20 stored in Book No.IV, CD No. JALD465, registered

on 11.11.2019 in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-00.08.00 guntas out of 2 acres 01 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.25:-

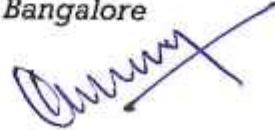
That the Sri. Venkateshappa S/o Chikkabyrappa and others have executed General Power of Attorney, dated 16.10.2020, vide Document No.JAL-4-00079/2020-21 stored in Book No.IV, CD No. JALD690, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-01.08.00 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.26:-

That the Sri. D.B. Shivashankar S/o Brahmachar have executed Cancellation of Sale Agreement, dated 25.11.2021, vide Document No.JAL-1-03136/2021-22, CD No.JALD949, Book I, registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of Sri. Venkatesh S/o Muniyappa and others in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 2 acre 01 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.27:-

That the Smt.Anjinamma W/o Late Muniyappa have executed Sale Agreement, dated 25.11.2021, vide Document No. JAL-1-03148/2021-22, stored in CD No.JALD951, Book I, registered in the office of Sub Registrar, Gandhinagara (Jala), in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 2 acres 01 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore



DOCUMENT No.28:-

That the Smt. Anjinamma W/o Late Muniyappa have executed General Power of Attorney dated 25.11.2021, vide Document No.JAL-4-00147/2021-22, stored in CD No.JALD951 registered on 29.11.2021, in the office of Sub Registrar, Gandhinagara (Jala), in favour of M/s.SSE Projects Private Limited rep by its Managing Director, Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 2 acre 01 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.29:-

That the Sri. Munikempanna S/o Late Narayanappa and others have executed General Power of Attorney, dated 25.03.2022, vide Document No. JAL-7-00223/2021-22 stored in Book No.IV, CD No. JALD1042, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72 measuring to an extent of 0-01.12.00 guntas out of 2 acre 01guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.30:-

The RTC for the period of 2014-15 to 2023-24, & Mutation in MR No.H24/2016-17 in respect of land bearing Sy.No.72 measuring to an extent of 1 acre 36 guntas, and 0.05 guntas Karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, stands in the names of Susheelamma, Narayanaswamy, Anjinamma, Chikka Akkayamma, Kempamma and Venkatesh, they are in the peaceful possession and enjoyment of the said land

DOCUMENT No.31:-

The RTC in respect of land bearing Sy.No.72/1 measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2024-25, stands in the name of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, he is in the peaceful possession and enjoyment of the said land.

DOCUMENT No.32:-

That, Mutation in MR.No.T48/2023-24, clearly shows that, the said M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu has got converted the land bearing Sy.No.72/1 measuring 0-19 guntas, vide conversion order dated 28.03.2024, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.33:-

The RTC in respect of land bearing Sy.No.72/2 measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2024-25, stands in the name of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, were in the peaceful possession and enjoyment of the said land.

DOCUMENT No.34:-

That, Mutation in MR.No.T53/2023-24, clearly shows that, the said M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu got converted the land bearing Sy.No.72/1 measuring 0-19 guntas, vide conversion order dated 28.03.2024, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore,

DOCUMENT No.35:-

The RTC in respect of land bearing Sy.No.72/3 measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2024-25, stands in the name of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, were in the peaceful possession and enjoyment of the said land.

DOCUMENT No.36:-

That, Mutation in MR.No.T49/2023-24 clearly shows that, the said M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu got converted the land bearing Sy.No.72/1 measuring 0-19 guntas, vide conversion order dated 28.03.2024, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore,

DOCUMENT No.37:-

The RTC in respect of land bearing Sy.No.72/4 measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2024-25, stands in the name of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, were in the peaceful possession and enjoyment of the said land.

DOCUMENT No.38:-

That, Mutation in MR.No.T51/2023-24 clearly shows that, the said M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu got converted the land bearing Sy.No.72/1 measuring 0-19 guntas, vide conversion order dated 28.03.2024, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore,

DOCUMENT No.39:-

The Tahasildar, Yelahanka has issued form 2, 7, 7A Endorsement dated 30.10.2024, vide No.RD1219204006658 stating that, in respect of land bearing Sy.No.72/1 measuring 0-19 guntas, Sy.No.72/2 measuring 0-19 guntas, Sy.No.72/3 measuring 0-19 guntas, Sy.No.72/4 measuring 0-19 guntas situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, and there were no any other proceedings are pending before the Tahasildar Yelahanka.

DOCUMENT No.40:-

That the Smt. Anjinamma D/o Late Akkayamma and others have executed Sale Deed, dated 08.02.2024, vide Document No.JAL-1-02790/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/1, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.41:-

That the Smt. Anjinamma D/o Late Akkayamma and others by their registered GPA Holder M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, have executed Sale Deed, dated 08.02.2024, vide Document No.JAL-1-02809/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/2, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.42:-

That the Smt. Anjinamma D/o Late Akkayamma and others by their registered GPA Holder M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, have executed Sale Deed, dated 08.02.2024, vide Document No.JAL-1-02789/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/3, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.46:-

That the Sri. Chikkabyrappa S/o Late Narasappa and others by their registered GPA Holder M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, have executed Sale Deed, dated 08.02.2024, vide Document No.BNG(U)JALA/2797/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/4, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.44:-

That the Smt.Anjinamma and others, have executed Confirmation Deed, dated 17.02.2024, vide Document No.JAL-1-02879/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/1, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.45:-

That the Smt. Gowramma W/o Late Narayanaswamy, and others have executed Confirmation Deed, dated 27.02.2024, vide Document No.JAL-1-02966/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/1, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.46:-

That the Sri. Shiva K.V, have executed Confirmation Deed, dated 27.02.2024, vide Document No.JAL-1-02967/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/4, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.47:-

That the Smt. Chikka Akkayamma W/o Late Hanumappa, and others have executed Confirmation Deed, dated 27.02.2024, vide Document No.JAL-1-02968/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/1,

measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.48:-

That, M/s.SSE Projects Pvt. Ltd., Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu got converted the land bearing Sy.No.72/1, measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No. 629747.

DOCUMENT No.49:-

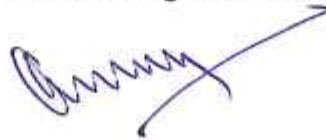
That, M/s.SSE Projects Pvt. Ltd., Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu got converted the land bearing Sy.No. 72/2, measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No. 629769.

DOCUMENT No.50:-

That, M/s.SSE Projects Pvt. Ltd., Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu got converted the land bearing Sy.No. 72/3, measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No. 629767.

DOCUMENT No.51:-

That, M/s.SSE Projects Pvt. Ltd., Rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubbarayudu got converted the land bearing Sy.No. 72/4 measuring to an extent of 0-19 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No. 629753.



DOCUMENT No.52:-

That the Sri. Puttaraju S/o Muniyappa, and others have executed Confirmation Deed, dated 24.04.2024, vide Document No.JAL-1-00219/2024-25 stored in Book No. I, registered on 29.04.2024 in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing New Sy.No.72/1, measuring to an extent of 0-19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.53:-

That the Sri. Muniyappa S/o Chikka Munishamappa and others have executed Confirmation Deed, dated 05.09.2024, vide Document No.JAL-1-01148/2024-25 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72/1 measuring to an extent of 19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.54:-

That the Sri. Krishnappa S/o Late Hanumappa @ Hanumaiah and others have executed Confirmation Deed, dated 07.11.2024, vide Document No.JAL-1-01573/2024-25 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72/1 measuring to an extent of 19 guntas out of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.55:-

That, Mutation in MR.No.T16/2023-2024, clearly shows that, the Pahani got changed in respect of the land bearing Sy.No.72 measuring to an extent of 2 acre 1 guntas and 0.05 guntas karab, situated at Doddajala



Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, as per the order in RA(YLK).31/ 2023 dated 30.01.2023

DOCUMENT No.56:-

That the Smt.Parvathamma w/o K.H.Thimmaraju @K.H.Thimmaiah and others have executed Confirmation Deed, dated 21.05.2025, vide Document No.JAL-1-01958/2024-25 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala) in favour of M/s.SSE Projects Private Limited rep by its Managing Director Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.72/4 measuring to an extent of 19 guntas out of 2 acres 01 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.57:-

That the land Surveyor has issued Survey Phodi Records in respect of land bearing in respect of the Sy.No. 72 measuring to an extent of 01 acre 36 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.58:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing in respect of the Sy.No.72/1, 72/2, 72/3 & 72/4 (old Sy No.72) measuring to an extent of 01 acre 36 guntas, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.59:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.06.1986 to 31.05.1989 it clearly shows the Nil transactions.

DOCUMENT No.60:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.06.1989 to 31.03.2004 it clearly shows the Nil transactions.



DOCUMENT No.61:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72 measuring to an extent of 0-19 guntas out of 2 acres 01 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 20.06.2016 it clearly shows the transactions of the Sale Agreement dated 08.06.2016 vide Document No.JAL-1-00829/2016-17.

DOCUMENT No.62:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/1 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 01.06.2024 it clearly shows the transactions that:

- i. Sale Agreement dated 08.06.2016 vide Document No.JAL-1-00829/2016-17
- ii. Sale Agreement dated 14.07.2016 vide Document No.JAL-1-01265/2016-17
- iii. sale Agreement dated 22.07.2016 vide Document No.JAL-1-01331/2016-17
- iv. sale Agreement dated 30.11.2016 vide Document No.JAL-1-02523/2016-17
- v. Rectification Deed dated 28.04.2017 vide Document No.JAL-1-00296/2017-18
- vi. Cancellation Deed dated 25.11.2021 vide Document No.JAL-1-03136/2021-22
- vii. sale Deed dated 08.02.2024 vide Document No.JAL-1-02790/2023-24

DOCUMENT No.63:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/2 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 01.06.2024 it clearly shows the transactions that:

- i. Sale Agreement dated 14.07.2016 vide Document No.JAL-1-01265/2016-17
- ii. Sale Agreement dated 08.06.2016 vide Document No.JAL-1-00829/2016-17
- iii. sale Agreement dated 22.07.2016 vide Document No.JAL-1-01331/2016-17
- iv. sale Agreement dated 30.11.2016 vide Document No.JAL-1-02523/2016-17
- v. Rectification Deed dated 28.04.2017 vide Document No.JAL-1-00296/2017-18
- vi. Cancellation Deed dated 25.11.2021 vide Document No.JAL-1-03136/2021-22
- vii. sale Agreement dated 25.11.2021 vide Document No.JAL-1-03148/2021-22
- viii. sale Deed dated 05.02.2024 vide Document No.JAL-1-02809/2023-24

DOCUMENT No.64:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/3 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 01.06.2024 it clearly shows the transactions that:

- i. sale Deed dated 08.02.2024 vide Document No.JAL-1-02798/2023-24
- ii. sale Agreement dated 25.11.2021 vide Document No.JAL-1-03148/2021-22
- iii. Cancellation Deed dated 25.11.2021 vide Document No.JAL-1-03136/2021-22
- iv. Rectification Deed dated 28.04.2017 vide Document No.JAL-1-00296/2017-18
- v. sale Agreement dated 30.11.2016 vide Document No.JAL-1-02523/2016-17
- vi. sale Agreement dated 22.07.2016 vide Document No.JAL-1-01331/2016-17
- vii. Sale Agreement dated 14.07.2016 vide Document No.JAL-1-01265/2016-17



- viii. Sale Agreement dated 08.06.2016 vide Document No.JAL-1-00829/2016-17

DOCUMENT No.65:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/4 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 01.06.2024 it clearly shows the transactions that:

- i. sale Deed dated 02.02.2024 vide Document No.JAL-1-002797/2023-24
- ii. sale Agreement dated 25.11.2021 vide Document No.JAL-1-03148/2021-22
- iii. Cancellation Deed dated 25.11.2021 vide Document No.JAL-1-03136/2021-22
- iv. Rectification Deed dated 28.04.2017 vide Document No.JAL-1-00296/2017-18
- v. sale Agreement dated 30.11.2016 vide Document No.JAL-1-02523/2016-17
- vi. sale Agreement dated 22.07.2016 vide Document No.JAL-1-01331/2016-17
- vii. Sale Agreement dated 14.07.2016 vide Document No.JAL-1-01265/2016-17
- viii. Sale Agreement dated 08.06.2016 vide Document No.JAL-1-00829/2016-17.

DOCUMENT No.66:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/1 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 19.04.2025 it clearly shows the transactions that:

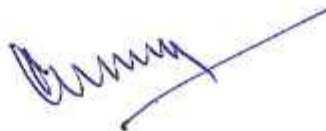
- i. Consent Deed dated 07.11.2024 vide Document No. JAL-1-1573/2024-25
- ii. Consent Deed dated 04.09.2024 vide Document No. JAL-1-1148/2024-25

- iii. Consent Deed dated 25.04.2024 vide Document No. JAL-1-00219/2024-25
- iv. Consent Deed dated 27.02.2024 vide Document No. JAL-1-02966/2024-25
- v. Consent Deed dated 27.02.2024 vide Document No. JAL-1-02968/2024-25
- vi. Consent Deed dated 17.02.2024 vide Document No. JAL-1-02879/2024-25
- vii. Sale Deed dated 08.02.2024 vide Document No. JAL-1-02790/2023-24
- viii. Sale Agreement dated 25.11.2021 vide Document No. JAL-1-03148/2021-22
- ix. Cancellation Deed dated 25.11.2021 vide Document No. JAL-1-03136/2021-22
- x. Rectification Deed dated 28.04.2017 vide Document No. JAL-1-00296/2017-18
- xi. Sale Agreement dated 30.11.2016 vide Document No. JAL-1-02523/2016-17
- xii. Sale Agreement dated 22.07.2016 vide Document No. JAL-1-01331/2016-17
- xiii. Sale Agreement dated 14.07.2016 vide Document No. JAL-1-01265/2016-17
- xiv. Sale Agreement dated 08.06.2016 vide Document No. JAL-1-00829/2016-17

DOCUMENT No.67:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/2 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 19.04.2025 it clearly shows the transactions that:

- i. sale Agreement dated 25.11.2021 vide Document No. JAL-1-03148/2021-22
- ii. Cancellation Deed dated 25.11.2021 vide Document No. JAL-1-03136/2021-22
- iii. Rectification Deed dated 28.04.2017 vide Document No. JAL-1-00296/2017-18



- iv. sale Agreement dated 30.11.2016 vide Document No.JAL-1-02523/2016-17
- v. sale Agreement dated 22.07.2016 vide Document No.JAL-1-01331/2016-17
- vi. Sale Agreement dated 14.07.2016 vide Document No.JAL-1-01265/2016-17
- vii. Sale Agreement dated 08.06.2016 vide Document No.JAL-1-00829/2016-17

DOCUMENT No.68:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/3 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 19.04.2025 it clearly shows the transactions that:

- i. sale Deed dated 08.02.2024 vide Document No.JAL-1-02798/2023-24
- ii. sale Agreement dated 25.11.2021 vide Document No.JAL-1-03148/2021-22
- iii. Cancellation Deed dated 25.11.2021 vide Document No.JAL-1-03136/2021-22
- iv. Rectification Deed dated 28.04.2017 vide Document No.JAL-1-00296/2017-18
- v. sale Agreement dated 30.11.2016 vide Document No.JAL-1-02523/2016-17
- vi. sale Agreement dated 22.07.2016 vide Document No.JAL-1-01331/2016-17
- vii. Sale Agreement dated 14.07.2016 vide Document No.JAL-1-01265/2016-17
- viii. Sale Agreement dated 08.06.2016 vide Document No.JAL-1-00829/2016-17

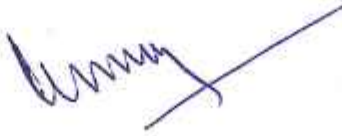
DOCUMENT No.69:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.72/4 measuring to an extent of 1 acre 36 guntas and 0.05 guntas karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 19.04.2025 it clearly shows the transactions that:

- i. Consent Deed dated 21.02.2025 vide Document No. JAL-1-1958/2024-25
- ii. Consent Deed dated 27.02.2024 vide Document No. JAL-1-02967/2023-24
- iii. Sale Deed dated 02.02.2024 vide Document No. JAL-1-002797/2023-24
- iv. sale Agreement dated 25.11.2021 vide Document No. JAL-1-03148/2021-22
- v. Cancellation Deed dated 25.11.2021 vide Document No. JAL-1-03136/2021-22
- vi. Rectification Deed dated 28.04.2017 vide Document No. JAL-1-00296/2017-18
- vii. sale Agreement dated 30.11.2016 vide Document No. JAL-1-02523/2016-17
- viii. sale Agreement dated 22.07.2016 vide Document No. JAL-1-01331/2016-17
- ix. Sale Agreement dated 14.07.2016 vide Document No. JAL-1-01265/2016-17
- x. Sale Agreement dated 08.06.2016 vide Document No. JAL-1-00829/2016-17.

TRACING THE TITLE

It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **M/s.SSE Projects Private Limited rep by its Managing Director, Sri .Sriram Mahesh Babu S/o Balasubbarayudu** and that the said M/s SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu has acquired the same under the registered sale Deeds dated 08.02.2024 vide Document No. JAL-1-02790/2023-24, sale Deed dated 05.02.2024 vide Document No. JAL-1-02809/2023-24, sale Deed dated 08.02.2024 vide Document No. JAL-1-02798/2023-24 and sale Deed dated 02.02.2024 vide Document No. JAL-1-002797/2023-24 stored in Book No. I, registered in the office of Sub Registrar, Gandhinagara (Jala), Bangalore, That since from the date of purchase the said **M/s.SSE Projects Private Limited rep by its Managing Director, Sri .Sriram Mahesh Babu S/o Balasubbarayudu**, were in peaceful possession



and enjoyment of the above said land by transferring the revenue entries in to their favour.

The subject party **M/s. SSE Projects Private Limited rep by its Managing Director, Sri.Sriram Mahesh Babu S/o Balasubbarayudu**, is enjoying the land bearing Old Sy No.72 New Sy.No. 72/1 measuring 0-19 guntas, 72/2 measuring 0-19 guntas, 72/3 measuring 0-19 guntas and 72/4 measuring 0-19 guntas, totally measuring 1 acre 36 guntas out of 2 acres 01 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.

CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That **M/s.SSE Projects Private Limited rep by its Managing Director, Sri.Sriram Mahesh Babu S/o Balasubbarayudu**,, having marketable title in respect of the land bearing Old Sy No.72 New Sy.No. 72/1 measuring 0-19 guntas, 72/2 measuring 0-19 guntas, 72/3 measuring 0-19 guntas and 72/4 measuring 0-19 guntas, totally measuring 1 acre 36 guntas out of 2 acres 01 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk. The subject party is got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.

2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to



the prospective purchaser of the Property by way of any conveyance in the form of lands.

"M/s. SSE Projects Private Limited rep by its Managing Director, Sri.Sriram Mahesh Babu S/o Balasubbarayudu," in respect of land bearing Old Sy No.72 New Sy.No. 72/1 measuring 0-19 guntas, 72/2 measuring 0-19 guntas, 72/3 measuring 0-19 guntas and 72/4 measuring 0-19 guntas, totally measuring 1 acre 36 guntas out of 2 acres 01 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, do possess good, valid and marketable title to the said property and they are in peaceful possession and enjoyment of the aforesaid land, and subject party are entitled to deal with any manner in favour of anybody and original documents are verified.

(P.M.NARAYANASWAMY)



Advocate

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of Old Sy.No.104/2, New Sy.No.104/6, to the extent of 0-9 Guntas and 0-04 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore owned by M/s.SSE Projects Pvt. Ltd., Rep by it Managing Director **SRI.SRIRAM MAHESH BABU**

SCHEDULE PROPERTY: -

All piece and parcel of Old Sy.No.104/2, New Sy.No.104/6, to the extent of 0-9 Guntas and 0-04 guntas Karab, situated at Doddajala e Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

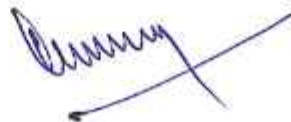
East by: Remaining portion of Land bearing Sy.No.104/2;
West by: Remaining portion of Land bearing Sy.No.104/2;
North by: Land bearing Sy.No.104/1; and
South by: Land bearing Sy.No.106.

The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Index of Land
2.		Record of Rights
3.	09.02.1965	Sale Deed
4.	25.04.1966	Sale Deed
5.	20.10.1976	Sale Deed
6.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73, stands in the name of Venkatasamappa
7.	1978-79 to 1997-98	RTC for the period of 1978-79 to 1997-98, stands in the name of Venkatasamappa
8.		Mutation in MR No.13/2001-02
9.	1997-98 to	RTC for the period of 1997-98 to 2001-02 stands in

[Handwritten signature]

	2001-02	the names of Venkatarayappa, Appaiah and Muniyappa
10.	2001-02 to 2013-14	RTC for the period of 2001-02 to 2013-14 stands in the names of Venkatarayappa, Appaiah and Muniyappa
11.	02.02.2015	Conversion Order
12.	07.11.2015	Sale Deed
13.	14.06.2016	Endorsement
14.	28.06.2016	Form No.7, 7A Endorsement
15.	2014-15 to 2021-22	RTC for the period of 2014-15 to 2020-21 stands in the names of Venkatarayappa, Appaiah and Muniyappa
16.	16.09.2020	Sale Deed
17.	2021-22 to 2024-25	RTC for the period of 2022-23 to 2024-25
18.	29.03.2023	Mutation in MR.No.T53/2022-23
19.	25.10.2024	Mutation in MR.No.T13/2023-24
20.	25.10.2024	Mutation in MR.No.T16/2023-24
21.	03.03.2023	Representation
22.		Akarabandh
23.		Tippany
24.		Hissa Survey Tippany
25.		Moola Tippany
26.		Sketch
27.		Pakka Book (Hissa Survey Babtu)
28.		Atlas
29.		Final Record of the Village
30.	01.04.1960 to 31.07.1986	Encumbrance Certificate
31.	01.08.1986 to 31.05.1989	Encumbrance Certificate
32.	01.06.1989 to 31.03.2004	Encumbrance Certificate
33.	01.04.2004 to 01.06.2024	Encumbrance Certificate



34.	01.04.2004 to 17.04.2025	Encumbrance Certificate
-----	--------------------------------	-------------------------

DOCUMENT No.1:-

That Index of Land pertaining to the land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, it clearly shows that the said land stands in the name of Sri.Venkatashamappa s/o Kempanna and shows the Mortgage Deed in RR No.593

DOCUMENT No.2:-

Record of rights pertaining to the Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, it clearly shows in Junjuru No.198 that, the said land stands in the name of Sri.Venkatashamappa s/o Kempanna.

DOCUMENT No.3:-

That the said Sri.Venkatashamappa s/o Kempanna and his children have executed Sale Deed dated 09.02.1965 vide Document No.3314/1964-65, Volume No.923, Book I, page 107 to 110, registered in the office of Sub Registrar, Devanahalli, in favour of Sri.D.P.Sadashivaiah S/o Nadavalapalli Ranna, in respect of the Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.4:-

That the said Sri.D.P.Sadashivaiah S/o Nadavalapalli Ranna has executed Sale Deed dated 25.04.1966 vide Document No.278/1966-67, Volume No.955, Book I, page 129-131, registered in the office of Sub Registrar, Devanahalli, in favour of Sri.B.Anjinappa S/o Byranna, in respect of the Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.5:-

That the said Sri.B.Anjinappa S/o Byranna has executed Sale Deed dated 20.10.1976 vide Document No.1072, Volume No.1196, Book I, page 239-240, registered on 18.11.1976, in the office of Sub Registrar,

Devanahalli, in favour of Sri.Dandu Venkatappa S/o Venkatappa, in respect of the land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.6:-

The RTC in respect of land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1968-69 to 1972-73, stands in the name of Venkatashamappa S/o Kempanna and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.7:-

The RTC in respect of land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1978-79 to 1997-98, stands in the joint name of Venkatashamappa S/o Kempanna, and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.8:-

That the children of Sri.Dandu Venkatappa S/o Venkatappa, namely Venkatarayappa, Appaiah and Muniyappa have executed Panchayath Partition deed dated 06.06.1990, and same is mentioned in the Mutation register extract vide MR.No.13/2001-02, in respect of the land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore and each of them were allotted 0-09 guntas each.

DOCUMENT No.9:-

The RTC in respect of land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 1997-98 to 2001-25, stands in the joint name of Venkatarayappa, Appaiah and Muniyappa, who are the children of Dandu Venkatappa, and that they were in peaceful possession and enjoyment of the said land.

DOCUMENT No.10:-

The RTC in respect of land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2001-02 to 2013-14, stands in

the joint name of Venkatarayappa, Appaiah and Muniyappa, who are the children of Dandu Venkatappa, and that they were in peaceful possession and enjoyment of the said land.

DOCUMENT No.11:-

That the said Sri.Appaiah S/o.Dandu Venkatappa, got converted the land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 02.02.2015, vide official Memorandum bearing No. ALN.(JALA).SR.34/2014-15

DOCUMENT No.12:-

That the said Sri.Appaiah S/o.Dandu Venkatappa and others has executed Sale Deed dated 07.11.2015 vide Document No.JAL-1-02303/2015-16, CD No.JALD213, Book I, registered in the office of Sub Registrar, Gandhinagar (Jala), in favour of Sri.Muninarayana S/o Late Basavaraju, in respect of the land bearing Sy.No.104/2 to the extent of 0-09 Guntas out of 27 guntas and 09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.13:-

The Endorsement issued by the Tahasildar Bangalore North Taluk, Yelahanka, Bangalore, vide No.RK.CR./188/2016-17, dated 14.06.2016 in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas out of 27 guntas and 09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore stating that, the RR.593 pertaining to the aforesaid land is destroyed are not available.

DOCUMENT No.14:-

That, Tahasildar, Bangalore North Taluk, Bangalore has issued No Tenancy Certificate dated 28.06.2016, vide No.RD0039204019924, stating that, there were no applications for grant of occupancy rights under Form No.7 & 7A of Karnataka Land Reforms Act in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas out of 27 guntas and 09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.15:-

The RTC in respect of land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2014-15 to 2021-22, stands in the joint name of Venkatarayappa, Appaiah and Muniyappa, who are the children of Dandu Venkatappa, and that they were in peaceful possession and enjoyment of the said land.

DOCUMENT No.16:-

That the said B.Muninarayana S/o. late Basavaraju has executed Registered Sale Deed dated 16-09-2020 bearing registration No.BYP-1-03376/2020-21 of Book-I in CD No.BYPD695, registered in the office of Sub Registrar, Gandhinagar, Byatarayanapura in favour of one M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu, land bearing Sy.No.104/2 to the extent of 0-09 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.17:-

The RTC in respect of land bearing Sy.No.104/2 to the extent of 0-27 Guntas and 0-09 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore for the period of 2022-23 to 2024-25.

DOCUMENT No.18:-

That the land bearing Sy.No.104/2 to the extent of 0-09 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore has been phoded and reassigned as New Sy.No.104/2, 5 & 6 as per vide No.ADLR(Y)PR/1085/2022-23 dated 04.03.2022, in respect of and the same reflects in the Mutation Register Extract vide MR.No.T53/2022-23.

DOCUMENT No.19:-

That the land bearing Sy.No.104/6 to the extent of 0-09 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore stands in the name of NAK, in respect of and the same reflects in the Mutation Register Extract vide MR.No.T13/2023-24.

DOCUMENT No.20:-

That the land bearing Sy.No.104/2 to the extent of 0-09 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore has been phoded and reassigned as New Sy.No.104/2, 5 & 6 as per vide

No.ADLR(Y)PR/1085/2022-23 dated 04.03.2022, in respect of and the same reflects in the Mutation Register Extract vide MR.No.T53/2022-23.

DOCUMENT No.21:-

That representation dated 03.03.2023 vide No.121/2022-23, for the transfer of phodi in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.22:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.23:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Tippyany in respect of the land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.24:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Hissa survey Tippyany in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.25:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Moola Tippyany in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.26:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Sketch in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.27:-

That the Taluk Surveyor Bangalore North Taluk, Bangalore has issued Pakka Book (Hissa Survey Babbu) in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.28:-

That the Taluk Surveyor Bangalore North Taluk, Bangalore has issued Atlas in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.29:-

That the Taluk Surveyor Bangalore North Taluk, Bangalore has issued Final Record of the Village in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.30:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.1960 to 31.07.1986 it clearly shows the transactions that

- i. Sale Deed dated 25.04.1966 executed by D.P.Sadashivaian in favour of Anjinappa vide Document No.278/1966-67, Book I, pages 129-131, Volume No.955.*
- ii. Sale Deed dated 20.10.1976 executed by R Anjinappa in favour of Dandu Venkatappa vide Document No.1072/1976-77, Book I.*

DOCUMENT No.31:-

The Encumbrance certificate issued in form No.16 in respect of of land bearing Sy.No.104/2 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.08.1986 to 31.05.1989 it clearly shows the Nil transactions.

DOCUMENT No.32:-

The Encumbrance certificate issued in form No.16 in respect of of land bearing Old Sy.No.104/2, New Sy.No.104/6 to the extent of 0-09 Guntas

and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.06.1989 to 31.03.2004 it clearly shows the Nil transactions.

DOCUMENT No.33:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Old Sy.No.104/2, New Sy.No.104/6 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 01.06.2024, it clearly shows the transactions that:

- i. Sri.Appaiah S/o.Dandu Venkatappa and others has executed Sale Deed dated 07.11.2015 vide Document No.JAL-1-02303/2015-16, CD No.JALD213, Book I, in favour of Sri.Muninarayana S/o Late Basavaraju,
- ii. Sri B.Muninarayana S/o. late Basavaraju has executed Sale Deed dated 16-09-2020 vide Document No.BYP-1-03376/2020-21 of Book-I in CD No.BYPD695, in favour of one M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu,

DOCUMENT No.34:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Old Sy.No.104/2, New Sy.No.104/6 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 17.04.2025, it clearly shows the transactions that:

- i. Sri B.Muninarayana S/o. late Basavaraju has executed Sale Deed dated 16-09-2020 vide Document No.BYP-1-03376/2020-21 of Book-I in CD No.BYPD695, in favour of one M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu.
- ii. Sri.Appaiah S/o.Dandu Venkatappa and others has executed Sale Deed dated 07.11.2015 vide Document No.JAL-1-02303/2015-16, CD No.JALD213, Book I, in favour of Sri.Muninarayana S/o Late Basavaraju

TRACING THE TITLE

It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu**, and that the said M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu has acquired the same under the registered Sale Deed dated 16-09-2020 vide Document No.BYP-1-03376/2020-21 of Book-I in CD No.BYPD695, from one of Sri B.Muninarayana S/o. late Basavaraju, in respect of the land bearing Old Sy.No.104/2, New Sy.No.104/6 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore. That since from the date of purchase the said **M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu**, were in peaceful possession and enjoyment of the above said land by transferring the revenue entries in to their favour.

The subject party **M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu**, is enjoying the land bearing Old Sy.No.104/2, New Sy.No.104/6 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore. Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.

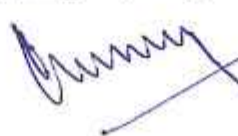
CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That **M/s.SSE Projects Private Limited rep by its Managing Director, Mr.Sriram Mahesh Babu**, having marketable title in respect of land bearing Old Sy.No.104/2, New Sy.No.104/6 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore. The subject party is got good marketable



title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.

2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the Property by way of any conveyance in the form of lands.

"M/S.SSE PROJECTS PRIVATE LIMITED REP BY ITS MANAGING DIRECTOR, MR.SRIRAM MAHESH BABU, HAVING MARKETABLE TITLE" in respect of land bearing Old Sy.No.104/2, New Sy.No.104/6 to the extent of 0-09 Guntas and 4 guntas Karab, situated at Doddajala Amanikere Village, Jala Hobli, Yelahanka Taluk, Bangalore, do possess good, valid and marketable title to the said property and they are in peaceful possession and enjoyment of the aforesaid land, and subject party are entitled to deal with any manner in favour of anybody and the original documents are verified.

(P.M.NARAYANASWAMY)



Advocate

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of Sy.No. 105/4 (old Sy no:105) to the extent of 0-10 Guntas, out of 1 acre 13 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore owned by **SRI.SRIRAM MAHESH BABU**

SCHEDULE PROPERTY: -

All piece and parcel of 105/4 (old Sy.No:105) to the extent of 0-10 Guntas, out of 1 acre 13 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by : Land belongs to Shivalingachar
West by : Land belongs to Madhu Sudhan & Vijaykumar
North by : Rajakaluve
South by : Land belongs to Sonnegowda

THE FOLLOWING DOCUMENTS ARE PRODUCED TO ME FOR SCRUTINY:-

Sl.No.	Date	Particulars
1.		Index of Land
2.		Record of Rights
3.	27.07.1960	Sale Deed
4.	16.12.1961	Sale Deed
5.	21.10.1964	Sale Deed
6.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73, stands in the name of Sri..D.S.Subbarayachar S/o Siddappachar
7.	15.03.1978	Partition Deed
8.	1978-79 to 1982-83	RTC for the period of 1978-79 to 1982-83, stands in the name of Sri.D.S.Subbarayachar S/o Siddappachar
9.	1983-84 to	RTC for the period of 1983-84 to 1996-97 stands in

(Signature)

	1987-88	the names of Sri. Umapathachar & Subbarayachar
10.	1988-89 to 2000-01	RTC for the period of 1997-98 to 2001-02 stands in the names of Sri. Umapathachar
11.	2001-04	RTC for the period of 2001-02 to 2003-04 stands in the names of Sri. D.S. Umapathachar S/o D.S. Subbarayachar
12.	2004-05 to 2017-18	RTC for the period of 2004-05 to 2018-19 stands in the name of Sri. D.S. Umapathachar & others
13.		Mutation in MR.No.05/2002-03
14.	25.04.2019	Agreement of Sale
15.	25.04.2019	Irrevocable General Power of Attorney
16.	06.09.2019	Mutation in MR.No.T17/2018-19
17.	2019-20 to 2022-23	RTC for the period of 2019-20 to 2020-21 stands in the name of Sri. Narayanachar S/o D.S. Subbarayachar
18.	13.03.2023	Sale Deed
19.	2022-23 to 2024-25	RTC for the period of 2021-22 to 2024-25 stands in the name of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu
20.	24.03.2023	Mutation in MR.No.H16/2022-23
21.	14.06.2016	Endorsement
22.	28.03.2024	Conversion Order
23.	28.03.2024	MR.No.T34/2023-24
24.		Akarbandhu,
25.		Moola Tippiany
26.		Village Map
27.	01.04.1940 to 31.07.1986	Encumbrance Certificate
28.	01.08.1986 to 31.05.1989	Encumbrance Certificate
29.	01.06.1989 to 31.03.2004	Encumbrance Certificate
30.	01.04.2004 to 01.06.2024	Encumbrance Certificate
31.	01.04.2004 to 17.04.2025	Encumbrance Certificate

DOCUMENT No.1:-

That Index of Land pertaining to the land bearing Sy no:105 to the extent of 1-13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, it clearly shows that the said land stands in the name of Sri. Subbarayachar S/o Siddachar in RR No.521 and clearly shows the Mortgage Deed in RR No.1048.

DOCUMENT No.2:-

Record of rights pertaining to the it clearly shows in Junjuru No.201 that, the said land stands in the name of Sri. Siddachar S/o Nandachar Sy no:105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

Record of rights shows in Junjuru No.521 that, the said land stands in the name of Sri. Subbarayachar S/o Siddachar Sy.No:105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.3:-

That the said Sri. Subbarayachar S/o Siddachar and his children have executed Sale Deed dated 27.07.1960 vide Document No.1343/1960-61, Volume No.790, Book No. I, page 62 to 64, registered in the office of Sub Registrar, Devanahalli, in favour of Sri.Gopalappa S/o Doddapillappa in respect of the Sy.No.105 to the extent of 1 acre 13 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.4:-

That the said Sri.Gopalappa S/o Doddapillappa has executed Sale Deed dated 20.12.1961 vide Document No.2412/1961-62, Volume No.836, Book I, pages 43-46, registered in the office of Sub Registrar, Devanahalli, in favour of Sri.Subbarayappa S/o T.Narayanappa, in respect of the Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.5:-

That the said Sri.Subbarayappa S/o T.Narayanappa, has executed Sale Deed dated 21.10.1964 vide Document No.2287/1964-65, Volume No.912, Book I, pages 200-202, registered in the office of Sub Registrar, Devanahalli, in favour of Sri. D.S.Subbarayachar S/o Shiddappachar in respect of the Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.6:-

The RTC in respect of land bearing Sy.No. 105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of 1968-69 to 1972-73, stands in the name of Sri.D.S.Subbarayachar S/o Shiddappachar and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.7:-

That the children of Sri.D.S.Subbarayachar S/o Shiddappachar, namely D.S.Umapathachar, S.Narayanachar, S.Janardhanachar, S.Shivalingachar and S.Shankar Murthy have executed Panchayathi (Parikath) Partition deed dated 15.03.1978, in respect of the land bearing Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.8:-

The RTC in respect of land bearing Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of 1978-79 to 1982-83, stands in the name of Sri. D S Subbarayachar S/o Shiddappachar and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.9:-

The RTC in respect of land bearing Sy.No.105 to the extent of 1 acre 13 Guntas,, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of 1983-84 to 1996-97, stands in the name of D.S. Umapathachar and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.10:-

The RTC in respect of land bearing Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of,1997-98 to 2000-01 stands in the name of Sri. D.S. Umapathachar S/o D.S Subbarayachar and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.11:-

The RTC in respect of land bearing Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of 2001-02 to 2003-04 stands in the name of Sri. D.S. Umapathachar

S/o D.S Subbarayachar and others that they were in peaceful possession and enjoyment of the said land.

DOCUMENT No.12:-

The RTC in respect of land bearing Sy.No. 105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of 2004-05 to 2018-19 stands in the name of Sri. Narayanachar S/o D.S. Subbarayachar and others that they were in peaceful possession and enjoyment of the said land

DOCUMENT No.13:-

That, Mutation in MR.No.05/2002-03 dated 30.04.2003, clearly shows that, the Katha got transferred in the name of by Sri. D.S. Umapathachar S/o D.S.Subbarayachar, and others in respect of the land bearing Sy.No.105 to the extent of 1 acre 10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk,

DOCUMENT No.14:-

That the Sri. Narayanachar S/o D.S. Subbarayachar and his family members have executed Agreement of Sale, dated 25.04.2019, vide Document No.BYP-1-00620-2019-20, Stored in CD No.BYPD344, Book I, registered in the office of Sub Registrar, Gandhinagar, (Bytarayanapura), in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.105 to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.15:-

That the Sri.Narayanachar S/o D.S.Subbarayachar and his family members have executed Irrevocable General Power of Attorney, dated 25.04.2019, vide Document No.BYP-4-00053-2019-20, Stored in CD No.BYPD344, Book IV, registered in the office of Sub Registrar, Bytarayanapura, in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.105 to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk,

DOCUMENT No.16:-

That, Mutation in MR.No.T17/2018-19, clearly shows that, the land bearing Sy.No.105 has been assigned and re-assigned as New Sy.No.105/4, measuring to an extent of 0-10 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, stands in the name of Narayanachar.

DOCUMENT No.17:-

The RTC in respect of land bearing Sy.No.105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of 2019-20 to 2020-21 stands in the name of Sri. Narayanachar S/o D.S. Subbarayachar and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.18:-

That the Sri. Narayanachar S/o D.S. Subbarayachar and his family members by their GPA Holder Sri. Sriram Mahesh Babu S/o Balasubbarayudu have executed Sale Deed, dated 13.03.2023, vide Document No.KCH-1-08979-2022-23, Stored in CD No.KCHD1309, Book I, registered in the office of Sub Registrar, Gandhinagara (Kachakaranahalli), Bangalore in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, in respect of the land bearing Sy.No.105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk

DOCUMENT No.19:-

The RTC in respect of land bearing Sy.No. 105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, for the period of 2021-22 to 2024-25 stands in the name of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu and that he was in peaceful possession and enjoyment of the said land.

DOCUMENT No.20:-

That, Mutation in MR.No.H16/2022-23, clearly shows that, in pursuant to the sale deed the Katha got transferred in the name of Sri.Sriram Mahesh Babu S/o Balasubbarayudu in respect of the land bearing Sy.No.105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.21:-

The Endorsement issued by the Tahasildar Bangalore North Taluk, Yelahanka, Bangalore, vide No.RK.CR./188/2016-17, dated 14.06.2016 in respect of land bearing Sy.No.105 to the extent of 0-10 Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore stating that, the RR. 1048 pertaining to the aforesaid land is destroyed are not available.

DOCUMENT No.22:-

That, Sri.Sriram Mahesh Babu S/o Balasubbarayudu got converted the land bearing Sy.No.105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk has been duly converted from agricultural to non agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 28.03.2024 vide official Memorandum bearing No. 629761

DOCUMENT No.23:-

That, Mutation in MR.No.T34/2023-24, clearly shows that, the said Sri.Sriram Mahesh Babu S/o Balasubbarayudu has converted the land bearing Sy.No. 105/4 (old Sy No.105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk,

DOCUMENT No.24:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No. 105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.25:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Moola Tippyany in respect of land bearing Sy.No. 105/4 (old Sy no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.26:-

That the Taluk Surveyor Bangalore North Taluk, Bangalore has issued Village Map in respect of land bearing Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk.

DOCUMENT No.27:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, issued from 01.04.1940 to 31.07.1986 it clearly shows the transactions that:

- i. Sri. Subbarayachar S/o Siddachar and others has executed Sale Deed dated 27.07.1960 vide Document No.1343/1960-61, Volume No.790, Book No. I, page 62 to 64, registered in the office of Sub Registrar, Devanahalli, in favour of Sri. Gopalappa S/o Doddapillappa.

- ii. Sri. Gopalappa S/o Doddapillappa has executed Sale Deed dated 20.12.1961 vide Document No.2412/1961-62, Volume No.836, Book I, pages 43-46, registered in the office of Sub Registrar, Devanahalli, in favour of Sri. Subbarayappa S/o T. Narayanappa
- iii. Sri. Subbarayappa S/o T. Narayanappa, has executed Sale Deed dated 21.10.1964 vide Document No.2287/1964-65, Volume No.912, Book I, pages 200-202, registered in the office of Sub Registrar, Devanahalli, in favour of Sri. D S Subbarayachar S/o Shiddappachar,

DOCUMENT No.27:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No.105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, issued from 01.08.1986 to 31.05.1989 it clearly shows the Nil transactions.

DOCUMENT No.28:-

The Encumbrance certificate issued in form No.16 in respect of land bearing Sy.No. 105 to the extent of 1 acre 13 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, issued from 01.06.1989 to 31.03.2004 it clearly shows the Nil transactions.

DOCUMENT No.30:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.105/4 old Sy.No.105, to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, issued from 01.04.2004 to 01.06.2024 it clearly shows the transactions that:

- i. Sri. Narayanachar S/o D.S. Subbarayachar and his family members by their GPA Holder Sri. Sriram Mahesh Babu S/o Balasubbarayudu have executed Sale Deed, dated 13.03.2023, vide Document No.KCH-1-08979-2022-23, Stored in CD No.KCHD1309, Book I, Pages 1-12, registered in the office of Sub Registrar, Gandhinagara (Kachakaranahalli), in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu,
- ii. Sri. Narayanachar S/o Subbarayachar and his family members have executed Agreement of Sale, dated 25.04.2019, vide Document No.BYP-4-00620-2019-20, Stored in CD No.BYPD344, Book I, Pages 1-13, registered in the office of Sub Registrar, Bytarayanapura, in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu,

DOCUMENT No.31:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.105/4 old Sy.No.105, to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, issued from 01.04.2004 to 17.04.2024 it clearly shows the transactions that:

- i. Sri. Narayanachar S/o D.S. Subbarayachar and his family members by their GPA Holder Sri. Sriram Mahesh Babu S/o Balasubbarayudu have executed Sale Deed, dated 13.03.2023, vide Document No.KCH-1-08979-2022-23, Stored in CD No.KCHD1309, Book I, Pages 1-12, registered in the office of Sub Registrar, Gandhinagara (Kachakaranahalli), in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu,
- ii. Sri. Narayanachar S/o Subbarayachar and his family members have executed Agreement of Sale, dated 25.04.2019, vide Document No.BYP-4-00620-2019-20, Stored in CD No.BYPD344, Book I, Pages 1-13, registered in the office of Sub Registrar, Bytarayanapura, in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu,

TRACING THE TITLE

It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **SRI.SRIRAM MAHESH BABU S/O BALASUBBARAYUDU** and that the said Mr.Sriram Mahesh Babu has acquired the same under the registered Sale Deed 13.03.2023, vide Document No.KCH-1-08979-2022-23, Stored in CD No.KCHD1309, Book I, registered in the office of Sub Registrar, Gandhinagara (Kachakaranahalli), from one Sri. Narayanachar S/o D.S.Subbarayachar and his family members, Rep by their GPA Holder Sri.Sriram Mahesh Babu S/o Balasubbarayudu, in respect of the land bearing Sy.No.105/4 (old Sy.no:105) to the extent of 0-10 Guntas out of 1 acre 13 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk. That since from the date of purchase the said **SRI.SRIRAM MAHESH BABU S/O BALASUBBARAYUDU**, and he was in peaceful possession and enjoyment of the above said land by transferring the revenue entries in to his favour.

The subject party **SRI.SRIRAM MAHESH BABU S/O BALASUBBARAYUDU**, is enjoying the land bearing Sy.No. 105/4 (old Sy no:105) to the extent of 0-10 Guntas, out of 1 acre 13 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk. Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in



question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.

CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That **SRI.SRIRAM MAHESH BABU S/O BALASUBBARAYUDU**, having marketable title in respect of land bearing Sy.No. 105/4 (old Sy no:105) to the extent of 0-10 Guntas, out of 1 acre 13 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk. The subject party is got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.

2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the Property by way of any conveyance in the form of lands.

"SRI.SRIRAM MAHESH BABU S/O BALASUBBARAYUDU, HAVING MARKETABLE TITLE" in respect of land bearing Sy.No.105/4 (old Sy.no:105) to the extent of 0-10 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, do possess good, valid and marketable title to the said property and he is in peaceful possession and enjoyment of the aforesaid land and the original documents are verified.

(P.M.NARAYANASWAMY)



Advocate

SRI.P.M.NARAYANASWAMY
Advocate

No.32, Law Chamber, 3rd Floor
Adjacent to St.Jude Church
CBI Road, Ganganagara
R.T.Nagar, Bangalore -560032.
Mobile : 9844182180

Date: 12.05.2025

LEGAL SCRUTINY

Sub: Scrutiny of documents in respect of Old No.106/1, New Sy.No.106/8 of 0.01.08 guntas out of 6 guntas and 0.12 guntas, Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore owned by **SRI.SRIRAM MAHESH BABU**

SCHEDULE PROPERTY: -

All piece and parcel of Old Sy No.106, Sy.No.106/8 of 0.01.08 guntas out of 6 guntas and 0.12 guntas, Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded

East by: Settigere Village Gadi

West by: Remaining portion of land in Sy.No.106/8;

North by: Land bearing Sy.No.104/2

South by: Land bearing Sy.No.105 and Rajakaluve.

The following documents are produced to me for scrutiny:-

Sl.No.	Date	Particulars
1.		Index of Land
2.		Record of Rights
3.	1968-69 to 1972-73	RTC for the period of 1968-69 to 1972-73 stands in the name of Nanjundappa S/o Krishnappa
4.	1978-79 to 1982-83	RTC for the period of 1978-79 to 1982-83
5.	21-12-1974	LRF No.4/1974-75
6.		Mutation in MR.No.5/1982-83
7.	16-01-1987	Sale Deed
8.		Mutation in MR No.12/1986-87 stands in the name of

[Handwritten signature]

		<i>Basavaraj S/o Dodda Munivenkatappa</i>
9.	<i>1983-84 to 1987-88</i>	<i>RTC for the period of 1983-84 to 1987-88</i>
10.	<i>27-3-1995</i>	<i>Sale Deed</i>
11.		<i>Mutation in MR No.46/1995-96</i>
12.	<i>1988-89 to 2013-14</i>	<i>RTC for the period of 1988-89 to 2013-14, stands in the name of Basavaraj S/o. late Dodda Munivenkatappa</i>
13.		<i>Mutation in MR No.82/2005-06</i>
14.		<i>Mutation in MR.No.137/2006-07</i>
15.		<i>Mutation in MR No.38/2011-12</i>
16.		<i>Mutation in MR No.H56/2014-15</i>
17.	<i>2014-15 to 2015-16</i>	<i>RTC for the period of 2014-15 to 2015-16 stands in the name of Smt.Lakshamma W/o late Basavaraj</i>
18.		<i>Mutation in MR No.T11/2016-14</i>
19.	<i>01.02.2021</i>	<i>Sale deed</i>
20.	<i>05.03.2024</i>	<i>Partition Deed</i>
21.		<i>Mutation in MR No.H18/2023-24</i>
22.	<i>2021-22 to 2024-25</i>	<i>RTC for the period of 2021-22 to 2024-25, stands in the name of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu</i>
23.	<i>31.07.2024</i>	<i>Conversion Order</i>
24.		<i>Mutation in MR No.T4/2024-25</i>
25.	<i>14.06.2016</i>	<i>Endorsement</i>
26.		<i>11 E Sketch</i>
27.		<i>Hissa Survey Tippiany</i>
28.		<i>Moola Tippiany</i>
29.		<i>Pakka Book (Hissa Survey Babbu)</i>
30.		<i>Akarabandh</i>
31.		<i>Atlas</i>
32.		<i>Village Map</i>
33.	<i>01.07.1940 to 31.07.1986</i>	<i>Encumbrance Certificate</i>
34.	<i>01.08.1986 to 31.05.1989</i>	<i>Encumbrance Certificate</i>

35.	01.06.1989 to 31.03.2004	Encumbrance Certificate
36.	01.04.2004 to 01.06.2024	Encumbrance Certificate
37.	01.04.2004 to 17.04.2025	Encumbrance Certificate

DOCUMENT No.1:-

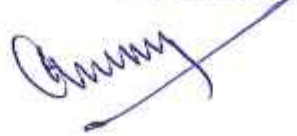
That Index of Land pertaining to the land bearing Sy.No.106/1 to the extent of 2 acres 20 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows that the said land stands in the name of Sri.Nanjundappa S/o Krishnappa and Anjinappa S/o Munishamappa

DOCUMENT No.2:-

Record of rights pertaining to the land bearing Sy.No.106/1 to the extent of 2 acres 20 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No. 452 that, the said land stands in the name of Sri.Nanjundappa S/o Krishnappa and DSO order No.86/05.03.54, M No.4,5/47-48

Record of rights pertaining to the land bearing Sy.No.106/1 to the extent of 2 acres 20 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.202 that, the said land stands in the name of Sri.Nanjundappa S/o Krishnappa and sale deed dated 09.12.1943.

Record of rights pertaining to the land bearing Sy.No.106/1 to the extent of 0-35 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, it clearly shows in Junjuru No.1228 that, the said land stands in the name of Sri.Anjinappa S/o Munishamappa and he got Katha Transfer as per Hukhum Order No.LRF.4/74-75 dated 24.08.1982, issued by the Special Tahasilar, Devanahalli.



DOCUMENT No.3:-

The RTC in respect of land bearing Sy.No.106/1 to the extent of 0-35 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1968-69 to 1972-73, stands in the name of Sri.Nanjundappa S/o Krishnappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.4:-

The RTC in respect of land bearing Sy.No.106/1 to the extent of 0-35 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1978-79 to 1982-83, stands in the name of Nanjundappa S/o Krishnappa and in column No.11 it shows that, the Anjinappa S/o Munishamappa and he got Katha Transfer as per Hukkm Order No.LRF.4/74-75 dated 24.08.1982, issued by the Special Tahasilar, Devanahalli.

DOCUMENT No.5:-

That one Anjinappa S/o. Munishamappa had applied for grant of Occupancy right in respect of the land bearing Sy.No.106/1 to the extent of 35 Guntas out of 2 Acre 24 Guntas under Form No.10 to the Tahasildar before the Land Tribunal in LRF No.4/1974-75 on 21-12-1974.

The Land Tribunal has called for objections if, any. That one Ramakrishnaiah S/o. late Nanjundaiah was the party in the said land and hence, the Land Tribunal made the said Ramakrishnaiah as the Claimant in the said LRF matter in order to claim compensation in respect of the said land. That the said Ramakrishnaiah has given his no objection for the grant of western to southern portion of the land bearing Sy.No.106/1 to the extent of 35 Guntas to the said Anjinappa by claiming compensation

The Land Tribunal after hearing the parties in the LRF matter has granted the land bearing Sy.106/1 to the extent of 35 Guntas as per Section 47(iii) of the KLR Act, 1961 on 5-9-1981 with a condition of non-alienation clause for 15 years. The Land Tribunal has issued Tenancy Document No.486/1982-83 dated 8-10-1972 executed by Tahsildar, Devanahalli in favour of the said Anjinappa.

DOCUMENT No.6:-

That the Tahasildar before the Land Tribunal has granted land bearing Sy.No.106/1 to the extent of 35 Guntas out of 2 Acre 24 Guntas under Form No.10 in LRF No.4/1974-75 on 21-12-1974 in favour of Anjinappa and same has been reflected in MR.No.5/1982-83

DOCUMENT No.7:-

That the said N.Ramakrishnaiah S/o. late Nanjundaiah executed a Sale Deed dated 16-1-1987 bearing Document No.1733/1986-87 in favour of Basavaraj S/o. late Dodda Munivenkatappa to the extent of 1 Acre 28 Gunas of the land bearing Sy.106/1 of Doddajala Village.

DOCUMENT No.8:-

That in the pursuant the said Sale Deed dated 16-1-1987, the katha got transferred in the name of Basavaraj S/o. late Dodda Munivenkatappa to the extent of 1 Acre 28 Guntas of the land bearing Sy.106/1 situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore and the same reflect in MR No.12/1986-87.

DOCUMENT No.9:-

The RTC in respect of land bearing Sy.No.106/1 to the extent of 1 acre 28 guntas, out of 2 acres 23 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1983-84 to 1987-88, stands in the name of Basavaraj S/o. late Dodda Munivenkatappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.10:-

That the said Anjinappa S/o. Munishamappa Rep by his GPA holder Vijayakumar has executed sale deed dated 27-3-1995 vide Document No.9071/1994-95, to an extent of 35 Guntas in respect of land bearing Sy.No.106/1 situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore in favour of Basavaraj S/o. late Dodda Munivenkatappa

DOCUMENT No.11:-

That in the pursuant the said Sale Deed dated 27-3-1995, the katha got transferred in the name of Basavaraj S/o. late Dodda Munivenkatappa to the extent of 35 Guntas of the land bearing Sy.106/1 situated at Doddajala

Village, Jala Hobli, Yelahanka Taluk, Bangalore and the same reflect in MR No.46/1995-96.

DOCUMENT No.12:-

The RTC in respect of land bearing Sy.No.106/1 to the extent of 2 acre 23 guntas, and 1 Gunta Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 1988-89 to 2013-14, stands in the name of Basavaraj S/o. late Dodda Munivenkatappa and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.13:-

That Mutation in MR.No.82/2005-06 clearly reveals the Mortgage deed executed by Basavaraj S/o. late Dodda Munivenkatappa in favour of Reshme Belegarara and Rythara sahakara Bank vide Document No.DBR 93/1976-77 dated 08.02.2006

DOCUMENT No.14:-

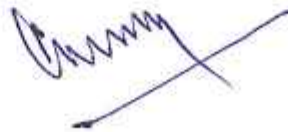
That Mutation in MR.No.137/2006-07, clearly reveals the land bearing Sy.No.106/1 to the extent of 35 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore has been entered in the name of Basavaraj S/o. late Dodda Munivenkatappa as per the order of the Assistant Commissioner vide its order dated RRTCR.714/2005-06 dated 11.12.2006.

DOCUMENT No.15:-

That Mutation in MR.No.38/2011-12, clearly reveals the land bearing Sy.No.106/1 to the extent of 2 acres 23 guntas and 1 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore has been entered as per the order of the Assistant Commissioner vide its order dated LND.CR.68/2009-10 dated 01.09.2009.

DOCUMENT No.16:-

That Mutation in MR.No.H56/2014-15, clearly reveals that after the death of Basavaraju his wife Smt.Lakshamma got Katha transferred in her favour in respect of land bearing Sy.No.106/1 to the extent of 2 acres 23 guntas and 1 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.



DOCUMENT No.17:-

The RTC in respect of land bearing Sy.No.106/1 to the extent of 2 acre 23 guntas, and 1 Gunta Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2014-15 to 2015-16, stands in the name of Smt.Lakshmamma w/o Late Basavaraju and she was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.18:-

That Mutation in MR.No.T11/2016-17, clearly reveals the land bearing Sy.No.106/1 to the extent of 2 acres 23 guntas was phoded and re-assigned as New Sy.No.106/1 measuring 1 acre 28 guntas and New Sy.No.106/6 measuring 0-35 guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.19:-

That the said Smt.Lakshmamma w/o Late Basavaraj executed a Sale Deed dated 01.02.2021 bearing Document No.BYP-1-07858/2020-21, CD No.BYPD795, Book I, same was registered on 01.02.2021, in the office of Sub Registrar, Gandhinagar (Byatarayanapura) Bangalore, in favour of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, to the extent of 0-06 Guntas of the land bearing Sy.106/1 of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.20:-

That the said Sri.Sriram Mahesh Babu S/o Balasubba Rayudu and Smt.Sriram Vasavi, executed a Partition Deed dated 05.03.2024 bearing Document No.BYP-1-17204/2023-24, Book I, registered in the office of Sub Registrar, Byatarayanapura, Bangalore, that the said Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, was allotted A Schedule property to the extent of 01.08 Guntas and 0.04 guntas Karab out of 06 guntas and 12 guntas Karab and Smt.Sriram Vasavi, was allotted B Schedule property to the extent of 01.08 Guntas and 0.04 guntas Karab out of 06 guntas and 12 guntas Karab in Sy.106/8 of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.21:-

That in the pursuant the said Partition Deed dated 05.03.2024, executed between the katha got transferred in the name of Sri.Sriram

Mahesh Babu S/o Balasubba Rayudu and Smt.Sriram Vasavi, in Sy.106/8 of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore and the same reflect in MR No.H18/2023-24.

DOCUMENT No.22:-

The RTC in respect of land to the extent of 01.08 Guntas and 0.04 guntas Karab out of 06 guntas and 12 guntas Karab in Sy.106/8 of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, for the period of 2021-22 to 2024-25, stands in the name of Sri.Sriram Mahesh Babu S/o Balasubba Rayudu and he was in the peaceful possession and enjoyment of the said land.

DOCUMENT No.23:-

That Sri.Sriram Mahesh Babu S/o Balasubba Rayudu got converted the land bearing Sy.No.106/8 measuring 0.1.12.0 guntas, of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore has been duly converted from agricultural to non-agricultural residential purpose by the Deputy Commissioner, Bangalore District, Bangalore dated 31.07.2024 vide official Memorandum bearing No.675860.

DOCUMENT No.24:-

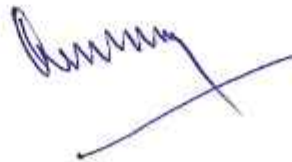
That from the date of Conversion order, MR.No.T4/2024-25, clearly shows that, the Sri.Sriram Mahesh Babu S/o Balasubba Rayudu got converted the land bearing Sy.No.106/8 measuring 0.1.12.0 guntas, of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore

DOCUMENT No.25:-

The Endorsement issued by the Tahasildar Bangalore North Taluk, Yelahanka, Bangalore, vide No.RK.CR./182/2016-17, dated 14.06.2016 in respect of land bearing Sy.No.106/1 of situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore stating that, RTC for the period of 1973 to 1977 pertaining to the aforesaid land is destroyed are not available.

DOCUMENT No.26:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued 11 E Sketch, in respect of the land bearing Sy.No.106/1 of situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.



DOCUMENT No.27:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Hissa Survey Tippyany, in respect of the land bearing Sy.No.106 of situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.28:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Moola Tippyany, in respect of the land bearing Sy.No.106 of situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.29:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Pakka Book (Hissa Survey Babbu), in respect of the land bearing Sy.No.106 of situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.30:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Atlas, in respect of the land bearing Sy.No.106 of situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.31:-

That, the Assistant Director of Land Reforms, Bangalore sub division, Bangalore has issued Karnataka Revision Settlement Akarbandhu, it clearly shows that, the land bearing Sy.No.106/6, to the extent of 2 acres 23 Guntas and 1 guntas Karab, and New Sy.No.106/8 situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.32:-

That the Tahasildar Bangalore North Taluk, Bangalore has issued Village Map in respect of land bearing Sy.No. 106/8, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore.

DOCUMENT No.33:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No. 106/8 to the extent of 2 acres 24 Guntas and 1 guntas Karab, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.1940 to 31.07.1986 it clearly shows the

transactions that, Tenancy Occupancy by Tahasildar in favour of Anjinappa vide Document No.486/82-83, dated 08.10.1982.

DOCUMENT No.34:-

The Encumbrance certificate issued in form No.16 in respect of of land bearing Sy.No. 106/8 to the extent of 2 acres 24 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.08.1986 to 31.05.1989 it clearly shows the Nil transactions.

DOCUMENT No.35:-

The Encumbrance certificate issued in form No.16 in respect of of land bearing Sy.No. 106/8 to the extent of 2 acres 24 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore issued from 01.06.1989 to 31.03.2004 it clearly shows the transactions that, Sri. Anjinappa executed Sale deed in favour of Basavaraju under sale deed dated 27.03.1995, vide Document No.9071/1994-95.

DOCUMENT No.36:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.106/8 to the extent of 2 acres 24 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 01.06.2024 it clearly shows the transactions that:the partition Deed dated 05.03.2024 between Sriram Mahesh Babu and Sriram Vasavi under document No.BYP-1-017204/2023-24.

DOCUMENT No.37:-

The Encumbrance certificate issued in form No.15 in respect of land bearing Sy.No.106/8 to the extent of 0.1.12.0 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, issued from 01.04.2004 to 17.04.2025 it clearly shows the transactions that: the partition Deed dated 05.03.2024 between Sriram Mahesh Babu and Sriram Vasavi under document No.BYP-1-017204/2023-24.

TRACING THE TITLE

It is seen from the records produced that, the lands in question (herein after called the "said property") belongs to **Sri.Sriram Mahesh Babu S/o Balasubba Rayudu**, and that the said **Mr.Sriram Mahesh Babu** has acquired the same under the registered Sale Deed dated

01.02.2021 bearing Document No.BYP-1-07858/2020-21, CD No.BYPD795, Book I, same was registered on 01.02.2021, in the office of Sub Registrar, Gandhinagar (Byatarayanapura) Bangalore, from one Smt.Lakshamma w/o late Basavaraju, in respect of the land bearing Sy.No.106/8 measuring 0.1.12.0 guntas, of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore. That since from the date of purchase the said Sri.Sriram Mahesh Babu S/o Balasubba Rayudu, was in peaceful possession and enjoyment of the above said land by transferring the revenue entries in to their favour.

The subject party **Sri.Sriram Mahesh Babu S/o Balasubba Rayudu**, is enjoying the land bearing Sy.No.106/8 measuring 0.1.12.0 guntas, of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore. Further, the subject party is in exclusive possession and enjoyment of the aforesaid property in question. It is stated that, the property is free from encumbrances and the subject party has a title to the property.

CERTIFICATE OF TITLE

In view of the discussions made in above Para, I am of the firm opinion that, the subject party is the lawful owner of the said property having good marketable title, right and interest over the same.

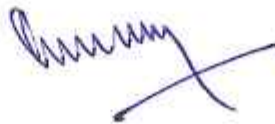
LEGAL OPINION

In view of the deliberations made above supra, I am of the considered legal opinion that: -

1. That **Sri.Sriram Mahesh Babu S/o Balasubba Rayudu**, having marketable title in respect of land bearing Sy.No.106/8 measuring 0.1.12.0 guntas, of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore. The subject party is got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the land or successor in interest by way of any conveyance.

2. The subject party is in 'possession' of the said property.

The subject party has got good marketable title, right and interest over the said property; as such he can convey good marketable title to the prospective purchaser of the Property by way of any conveyance in the form of lands.



"Mr. SRIRAM MAHESH BABU, HAVING MARKETABLE TITLE" in respect of land bearing Sy.No.106/8 measuring 0.1.12.0 guntas, of Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore, do possess good, valid and marketable title to the said property and they are in peaceful possession and enjoyment of the aforesaid land, and subject party are entitled to deal with any manner in favour of anybody and original documents are verified.

(P.M.NARAYANASWAMY)



Advocate