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Date: 10/02/2024

To,
M/s. PREETI DEVELOPERS Pvt Ltd.,
No. 889/1, Preeti Square, 3rd Floor,
M. C. E. H. S. Layout, 1st Phase,
Dr. Shivaram Karanth Nagar,
BENGALURU – 560 077

Sirs,

**SUB: Preliminary Legal Scrutiny Report for Villas Project located in
Sy No. 17/1 of Byanahalli Village, Jala Hobli, Bangalore North Taluk.**

SCHEDULE PROPERTY

All that Piece and Parcel of immovable property being residentially converted land measuring 2 Acres and 18 Guntas in survey number 17/1 situated in Byanahalli Village Jala Hobli Bangalore North Taluk, duly converted vide Conversion order bearing No: ALN(JALA)SR70/17-18 dated 27/06/2018 passed by the Deputy Commissioner, Bangalore District, Bangalore and bounded on the

East by	:	Krishnappa's Land,
West by	:	SLN Dream Layout,
North by	:	Road,
South by	:	SLN Dream Layout.

The copies of the following documents are placed our hands and an initial study flow of title has been undertaken confining only to title records for the present from 1945 only.

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Document No	Descriptions of the Document	Type of Document
Document No. 1	Sale Deed dated 17/7/1945	certified copy
Document No. 2	Sale Deed dated 17/8/1948	certified copy
Document No. 3	Family Tree of Sri. Thippiah	Photocopy
Document No. 4	Release Deed dated 4/7/2013	Photocopy
Document No. 5	MR No. T2 dated 16/2/2018	Photocopy
Document No. 6	RTC for 2021 – 2022 & 2023-2024	Photocopy
Document No. 7	Akarband	Photocopy
Document No. 8	Conversion Order dated 7/7/2018	Photocopy
Document No. 9	E C from 1/4/2004 to 24/7/2023	Photocopy
Document No. 10	E C from 1/4/2004 to 29/1/2024	Photocopy
Document No. 11	Exchange Deed dated 14/2/2019	Photocopy
Document No. 12	Joint Development Agreement dated 12/9/2022	Photocopy
Document No. 13	General Power of Attorney dated 12/9/2022	Photocopy
Document No. 14	Letter from ADLR confirming Road access	Photocopy
Document No. 15	Provisional Plan Approval from BIAAPA dated 30/6/2023	Photocopy

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TRACING OF TITLE

1. The Schedule Property was originally agricultural land measuring 2 Acres and 18 Guntas in survey number 17/1 situated in Byanahalli Village Jala Hobli Bangalore North Taluk, owned by one Sri. Ramaiah who sold it to Sri. Dodda Sonappa under a registered sale deed bearing Document No: 101/1945-46 and registered in Book – 1 and recorded in Volume No. 492 and in pages 176 to 178 on 17/7/1945 in the office of the Sub Registrar at Devanahalli referred above as Document No. 1.
2. The same extent of agricultural land measuring 2 Acres and 18 Guntas in survey number 17/1 situated in Byanahalli Village Jala Hobli Bangalore North Taluk, was sold by Sri. Dodda Sonappa to Sri. Thippiah under a registered sale deed bearing Document No: 379/1948-49 and registered in Book – 1 and recorded in Volume No. 551 and in pages 159 to 160 on 17/8/1948 in the office of the Sub Registrar at Devanahalli referred above as Document No. 2.
3. Ever since 17/8/1948 the same extent of agricultural land measuring 2 Acres and 18 Guntas in survey number 17/1 situated in Byanahalli Village Jala Hobli Bangalore North Taluk, has remained within the family of Sri. Thippiah.
4. By inheritance, over a period of time from 17/8/1948 to 4/7/2013, the title to the same extent of agricultural land measuring 2 Acres and 18 Guntas in survey number 17/1 situated in Byanahalli Village Jala Hobli Bangalore North Taluk, had devolved to the legal heirs of Sri. Thippiah.

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5. A Family tree of the family of Late Thippiah sworn as an affidavit by Sri. B. T. Veerappa shows that 1) T. Erappa, 2) Smt. Subbamma, 3) Sri. Kallesh Kautilya, 4) Rachanachitra, 5) Sushmithamala, 6) Sri. Ajay, 7) Arushranadhir, 8) Aryan Rushikesh, 9) Sri. Vijay, 10) Sri. Balaji. B. 11) Rohita Thrilochana, 12) Sri. Chikka Veerabhadrapa, 13) Smt. Lakshmi Devi, 14) Smt. Anitha. A, 15) Sri. Manjunatha, 16) Sri. Kalyan Kumar, 17) Sri. B. T. Veerappa, 18) Smt. Nagavenamma, 19) Smt. Sowmya. V., 20) Smt. Bindhu. B.V., 21) Sri. Vishwanath. B.V., and 22) Smt. Eramma are the surviving legal heirs of Late Thippiah. The Family tree also shows that 1) Smt. C. A. Jyothi, 2) Smt. Lakshmikanta, 3) Smt. Chandramma, and 4) Arpitha. M., are the incoming daughters-in-law into the family of Late Thippiah referred above as Document No. 3.
6. As part of family arrangement Smt. Eramma, Daughter of late Thippiah executed a registered release deed bearing Document No: BYP-1-02662-2013-14 stored in C. D. No. BYPD179 dated 4/7/2013 in the office of the Sub Registrar at Gandhinagar (Byatarayanpura) relinquishing all her right title and interest in the Schedule Property in favour of her brothers namely 1) Sri. T. Erappa, 2) Sri. Chikka Veerabhadrapa, and 3) Sri. B. T. Veerappa referred above as Document No. 4.
7. Documents Nos 5, 6, and 7 are relevant Revenue records which needs to be studied in detail.
8. The Schedule Property was converted from Agricultural status to Residential usage vide Conversion order bearing No: ALN(JALA)SR70/17-18 dated 7/7/2018 passed by the Deputy Commissioner, Bangalore District, Bangalore, referred above as Document No. 8.

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9. Documents 9 and 10 are Encumbrance Certificates from the period from 1/4/2004 to 24/7/2023 and from 1/4/2004 to 29/1/2024.

10. The surviving legal heirs of Late Thippiah namely, 1) T. Erappa, 2) Smt. Subbamma, 3) Sri. Kallesh Kautilya, 4) Rachanachitra, 5) Sushmithamala, 6) Sri. Ajay, 7) Arushranadhir, 8) Aryan Rushikesh, 9) Sri. Vijay, 10) Sri. Balaji. B. 11) Rohita Thrilochana, 12) Sri. Chikka Veerabhadrapa, 13) Smt. Lakshmi Devi, 14) Smt. Anitha. A, 15) Sri. Manjunatha, 16) Sri. Kalyan Kumar, 17) Sri. B. T. Veerappa, 18) Smt. Nagavenamma, 19) Smt. Sowmya. V., 20) Smt. Bindhu. B.V., 21) Sri. Vishwanath. B.V., and 22) Smt. Eramma have executed a registered exchange deed under which the Schedule Property has been given in exchange of some other property to Mr. G. Venugopal and the said Exchange Deed is duly registered as Document No. GNR-1-05378-2018-19 dated 14/2/2019 and stored in C. D. No. GNRD176 in the office Sub Registrar, Gandhinagar (Gandhinagar) and referred above as Document No. 11.

11. Subsequently Mr. G. Venugopal entered into Joint Development Agreement dated 12/9/2022, with M/s. Preeti Developers Private Limited, Represented by its Managing Director Mr. M. Rama Rangeswar Reddy to develop the Schedule Property and also executed a registered General Power of Attorney dated 12/9/2022 in favor of M/s. Preeti Developers Private Limited, Represented by its Managing Director Mr. M. Rama Rangeswar Reddy to vest necessary authority in the hands of M/s. Preeti Developers Private Limited, to implement the said Joint Development agreement. The said Joint Development agreement and the said General Power of Attorney are registered as Document No GNR-1-02591-2022-23 dated 12/9/2022 and as Document No. GNR-4-00297-2022-23 dated 12/9/2022 and both the above referred documents are registered in the office of the Sub

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Registrar, Gandhi Nagar (Ganganagar), Bangalore. Both the Joint Development agreement and the General Power of Attorney are referred above as Document Nos. 12 and 13.

12. Acting under the Joint Development agreement and the General Power of Attorney, M/s. Preeti Developers Private Limited, Represented by its Managing Director Mr. M. Rama Rangeswar Reddy has approached concerned authorities and has procured a Letter from ADLR confirming Road access to the Schedule Property to enable M/s. Preeti Developers Private Limited, to get necessary plan approval for development of the Schedule Property and is referred above as Document No. 14.
13. M/s. Preeti Developers Private Limited, has got Provisional Plan Approval from BIAAPA dated 30/6/2023 for development of the Schedule Property and the said Provisional Plan Approval is referred above as Document No. 15.

CONCLUSION

The documents referred above and tracing of the title based on the above documents, clearly indicate clear marketable title in the hands of Mr. G. Venugopal in respect of the Schedule Property and consequently, M/s. Preeti Developers Pvt Ltd., is duly empowered to develop the Schedule Property on the terms of the Provisional Plan Approval given by BIAAPA

PREREQUISITS

Complete scrutiny of Revenue records and adequate and appropriate press notification are necessary to confirm unambiguous presence of clear marketable title in the hands of Mr. G. Venugopal in respect of the Schedule Property and consequently the authority vested in the

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hands of M/s. Preeti Developers Pvt Ltd., represented by its Managing Director Mr. Ram Rangeshwara Reddy to develop the Schedule Property on the terms of the Provisional Plan Approval from BIAAPA.

(Sangamesh. R. B.)