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Ref. No.

**BANGALORE
Date:24-02-2026**

LEGAL OPINION

M/s.VRUSHABADRI DEVELOPERS, approached me and sought for legal opinion in respect of all that piece and parcel of **Residential Converted Lands bearing Sy.No.110/4 measuring 1 acre 17 guntas and Sy.No.110/5 measuring 38 guntas both situated at adjacent to each other(both converted from Agricultural Purpose to Non-Agricultural Group Housing/Apartment-Residential Purpose vide Official Memorandum bearing No: ALN/ASH/SR;206/2024-25 and ALN/ASH/SR;207/2024-25, both dt:18-19-2024, issued by the Special Deputy Commissioner, Bengaluru)**, situated at Neriga Village, Sarjapur Hobli, Anekal Taluk, Bengaluru District.

LIST OF XEROX DOCUMENTS SCRUTINISED:

The following xerox copies of the documents were placed in my hands for verifying the title to the aforesaid property:

1.	27-04-1942	Copy of Sale Deed executed by Sri.Munishamappa, S/o.Sri.Byrappa in favor of Sri.Annaiah S/o.Mariyappa @Mareppa, Registered as Document No.7/1942-43, of Book-1, Volume-497, at pages 105 to 106, Registered in the office of the Sub Registrar Anekal, Bangalore District..(Sy.No.110/4)
2.	28-05-1956	Copy of Sale Deed executed by Sri.R.Rangaswamappa, S/o.Sri.Rangadasappa in favor of Sri.Annaiah S/o.Mariyappa @Mareppa, Registered as Document No. 715/1956-57, of Book-1, Volume-764, at pages 183 to 184, Registered in the office of the Sub Registrar Anekal, Bangalore District (Sy.No.110/5)
3.	31-07-1986	Copy of the Panchyath Parikath
4.		Mutation Register Extract bearing No.IHC No.6/1984-85,



		issued by Tahasildhar, Anekal Taluk.
5.		Entire order sheet in O.S.No.713/2008 on the file of THE CIVIL JUDGE (SR.DN) & JMFC at ANEKAL.
6.		Partnership deed
7.		Registration certificate of Firm
8.		Form No.D
9.	07-12-2011	Copy of agreement of sale executed by Sri.Krishnappa and others in favor of M Sri.Vajrappa Registered as Documents No.SRJ-1-04368-2011-12, Document stored in C.D.No.SRJD88, Registered in the office of the Sub Registrar Sarjapur, Bangalore(Sy.No.110/4 and Sy.No.110/5)
10.	28-08-2020	Copy of Sale Deed executed by Sri.Krishnappa and others in favor of Sri.Vajrappa Registered as Document No.SRJ-1-01488-2020-21, Document stored in C.D.No.SRJD676, Registered in the office of the Sub Registrar Sarjapur, Bangalore.(Sy.No.110/4 and Sy.No.110/5)
11.	06-09-2023,	Copy of rectification entered into between Sri.Krishnappa and others and Sri.Vajrappa, Registered as Documents No.ANK-1-05655-2023-24, Registered in the office of the Sub-Registrar Basavanagudi(Anekal)(Sy.No.110/4 and Sy.No.110/5)
12.	06-09-2023	Copy of Sale Deed executed by Sri.Vajrappa, S/o.Sri.Yellappa in favor of M/s.VRUSHABADRI DEVELOPERS, Registered as Document No.ANK-1-05659-2023-24, Registered in the office of the Senior Sub-Registrar Anekal, Bengaluru.(Sy.No.110/4 and Sy.No.110/5)
13.	18-09-2024	Change Of Land Use bearing No:APA/LC/43/2023-24 in respect of 1 Acres 17 Guntas in Sy.No.110/4 AND Sy.No.110/5 from Industrial Zone to Residential Zone approached the Member-Secretary and Joint Director Rural Project, Anekal Planning Authority.
14.	18-09-2024	Copy of Official Memorandum bearing No: ALN/ASH/SR;207/2024-25 for the conversion of agriculture land bearing Sy.No.110/4 to Non-Agricultural Group Housing/Apartment-Residential Purpose by the Special Deputy commissioner, Bengaluru.
15.	18-09-2024	Copy of Official Memorandum bearing No: ALN/ASH/SR;206/2024-25 for the conversion of agriculture land bearing Sy.No.110/5 to Non-Agricultural Group

		Housing/Apartment-Residential Purpose by the Special Deputy commissioner, Bengaluru.
16.		Mutation Register Extract bearing No. MR.No.26/2011-12 issued by Tahasildhar, Anekal Taluk.
17.		Record of Tenancy and Crops/Pahini (RTC/Pahini), extracts covering the period from 1969-70 to 1978-79, 1984-85 to to 2000-01 with regards to Survey No. 110/4, issued by the Tahsildar, Kanakpura Taluk.
18.		Record of Tenancy and Crops/Pahini (RTC/Pahini), extracts covering the period from 2000-01 to 2024-25 with regards to Survey No.110/4, issued by the Village Accountant, Computer Centre, Taluk Office, Bangalore South Taluk.
19.		Mutation Register Extract bearing No. MR.No.H21/2021-22, issued by Tahasildhar, Anekal Taluk.
20.		Record of Tenancy and Crops/Pahini (RTC/Pahini), extracts covering the period from, 1969-70 to 1978-79, 1984-85 to 2000-01 with regards to Survey No. 110/5, issued by the Tahsildar, Kanakpura Taluk.
21.		Record of Tenancy and Crops/Pahini (RTC/Pahini), extracts covering the period from 2000-01 to 2023-24 with regards to Survey No.110/5, issued by the Village Accountant, Computer Centre, Taluk Office, Bangalore South Taluk.
22.		Village map of Neriga Village, issued by the issued by the Director, Survey Revenue and Records Department, Anekal Taluk.
23.		Copy of Hissa Survey Tippani with regards to Sy.No.110/4 and Sy.No.110/5, issued by the Assistant Director of Land Records, Anekal Taluk.
24.		Copy of RR balabthagada Nakalu with regards to Sy.No.110/4 and Sy.No.110/5, issued by the Assistant Director of Land Records, Anekal Taluk.
25.		Copy of Atlas with regards to Sy.No.110/4 and Sy.No.110/5, issued by the Assistant Director of Land Records, Anekal Taluk.
26.		Akarband with regards to Survey No.110/4, issued by the Assistant Director of Anekal Taluk, Bengaluru.
27.		Akarband with regards to Survey No.110/5, issued by the Assistant Director of Anekal Taluk, Bengaluru.
28.	03-08-2023	The endorsement bearing No.PTCL(A)/CR/232/2023-24, issued by the Assistant Commissioner, Bengaluru South Taluk makes it clear that the Survey No.110/4 is not a granted land attracting the provisions of PTCL Act.
29.	28-07-2023	The Endorsement bearing No.RD0038028272538, issued by the Tahsildar, Anekal Taluk, Bengaluru regarding Nil-Tenancy Certificate, confirms that there are no tenancy

		claims pending in regard to Survey No.110/4, under Section 48(a) of Karnataka Land Reforms Act 1961 and Section 77(a) of the Land Reforms Amended Act 1997.
30.	03-08-2023	The endorsement bearing No.PTCL(A)/CR/231/2023-24, issued by the Assistant Commissioner, Bengaluru South Taluk makes it clear that the Survey No.110/5 is not a granted land attracting the provisions of PTCL Act.
31.	28-07-2023	The Endorsement bearing No.RD0038028272539, issued by the Tahsildar, Anekal Taluk, Bengaluru regarding Nil-Tenancy Certificate, confirms that there are no tenancy claims pending in regard to Survey No.110/5, under Section 48(a) of Karnataka Land Reforms Act 1961 and Section 77(a) of the Land Reforms Amended Act 1997.
32.	04-01-2025	E-Property No.150200101600620942, issued by the Village Panchayath, Nerige issued in favour of M/s.VRUSHABADRI DEVELOPERS with Tax paid receipt.(Sy.No.111/4 and Sy.No.111/5)
33.		Tax Paid Receipt
34.	30-11-2024	Site Approval Plan vide No.APA/ALO/55/2024-25, issued by Anekal Planning Authority, Anekal.
35.	30-11-2024	Sanction Plan of site, issued by Anekal Planning Authority, Anekal.
36.	20-09-2011	Endorsement for non-availability of Index of Land and Record of Right in respect of Sy.No.110/5
37.	17-08-2012	Endorsement for non-availability of Index of Land and Record of Right in respect of Sy.No.110/4
38.		Endorsement bearing No.RK/CR/...../2024-25, non-availability of Index of RTC from 1979-80 to 1983-84 in respect of the Sy.No.110/4
39.		Encumbrance Certificate for the period 01-04-1920 to 31-03-2004 bearing S.A.No.2405/2023-24 issued by the Sub-Registrar, Basavanagudi(Anekal) for Sy.No.110/4.
40.		Encumbrance Certificate for the period 01-04-2004 to 21-07-2023 bearing Certificate No.SRJ-EC-A-677058-2023-24 issued by the Sub-Registrar, Sarjapur for Sy.No.110/4.
41.		Encumbrance Certificate for the period 01-04-1920 to 31-03-2004 bearing S.A.No.2406/2023-24 issued by the Sub-Registrar, Basavanagudi(Anekal) for Sy.No.110/5.
42.		Encumbrance Certificate for the period 01-04-2004 to 21-07-2023 bearing Certificate No.SRJ-EC-A-620284-2023-24 issued by the Sub-Registrar, Sarjapur for Sy.No.110/5.



43.		Encumbrance Certificate for the period 22-07-2023 to 20-02-2025 issued by the Sub-Registrar, Sarjapur for Sy.No.110/4.
44.		Encumbrance Certificate for the period 22-07-2023 to 20-02-2025 issued by the Sub-Registrar, Sarjapur for Sy.No.110/5.

SCHEDULE PROPERTY

All that piece and parcel of **Residential Converted Lands bearing Sy.No.110/4 measuring 1 acre 17 guntas and Sy.No.110/5 measuring 38 guntas both situated at adjacent to each other(both converted from Agricultural Purpose to Non-Agricultural Group Housing/Apartment-Residential Purpose vide Official Memorandum bearing No: ALN/ASH/SR;206/2024-25 and ALN/ASH/SR;207/2024-25, both dt:18-19-2024, issued by the Special Deputy Commissioner, Bengaluru), Nerige Village Panchayath E-Property No.150200101600620942, measuring 9537.14 Square Meters, at Neriga Village, Sarjapur Hobli, Anekal Taluk, Bengaluru District and bounded on the:**

East by : Road
 West by : Nala
 North by : Land in Sy No.110/1
 South by : Land in Sy No.111 and 112

TRACING OF TITLE WITH RESPECT TO THE SCHEDULE PROPERTY:

On perusal of the documents furnished to me reveal that, one Sri.Annaiiah S/o.Mariyappa @Mareppa (The said Annaiah also known as Anniah Reddy) was the absolute owner of the following properties:

a)All that piece and parcel of Agricultural Dry Land bearing Sy No.110/4, measuring 1 acre 17 guntas, situated at Neriga Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, he having acquired the same under the Registered sale deed Dt:27-04-1942, Registered as Document No.7/1942-43, of Book-1, Volume-497, at pages 105 to 106, Registered in the office of the Sub Registrar Anekal, Bangalore District. By such purchase made by Sri.Annaiiah S/o.Mariyappa @Mareppa, he become the absolute owner of the aforesaid property and by such purchase all that right, title, interest and possession has been validly transferred in favour of Sri.Annaiiah S/o.Mariyappa @Mareppa. Subsequent to the purchase of the aforesaid property, the revenue records were mutated in the name of Sri.Annaiiah S/o.Mariyappa @Mareppa.



b) All that piece and parcel of Agricultural Dry Land bearing Sy No.110/5, measuring 38 guntas, situated at Neriga Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, he having acquired the same under the Registered sale deed Dt:28-05-1956, Registered as Document No.715/1956-57, of Book-1, Volume-764, at pages 183 to 184, Registered in the office of the Sub Registrar Anekal, Bangalore District. By such purchase made by Sri.Annaiiah S/o.Mariyappa @Mareppa, he become the absolute owner of the aforesaid property and by such purchase all that right, title, interest and possession has been validly transferred in favour of Sri.Annaiiah S/o.Mariyappa @Mareppa. Subsequent to the purchase of the aforesaid property, the revenue records were mutated in the name of Sri.Annaiiah S/o.Mariyappa @Mareppa.

On perusal of the recitals in the Panchyath Parikath Dt:31-07-1986 and the Complaint in O.S.No.713/2008 furnished to me reveal that, Sri.Annaiiah @ Annaiah Reddy has got wife Viz.,Smt.Gowramma and seven children i.e., six sons viz., Sri.Venkataswamy, Sri.Ramaiah, Sri.Narayanappa @Narayana Reddy, Sri.Krishnappa, Sri.Mariyappa and Sri.Muniswamy and one daughter viz., Smt.Lakshamma.

On perusal of the Panchyath Parikath Dt:31-07-1986 furnished to me reveal that, after the death of Sri.Annaiiah @ Annaiah Reddy, his sons divided the family properties including the aforesaid properties and other properties under the Panchyath Parikath Dt:31-07-1986. The Panchayath Parikath furnished to me reflects the schedule of properties allotted to Sri.Muniswamy i.e. the Person No.6 in the said Panchyath Parikath Dt:31-07-1986. Client has informed me that, the remaining schedules in the Panchyath Parikath Dt:31-07-1986 is not available. To substantiate that the parties having entered into the Panchyath Parikath Dt:31-07-1986, the Copy of the Panchyath Parikath Dt:31-07-1986 coupled with the Mutation entry based on the said Panchyath Parikath Dt:31-07-1986, as per which the land bearing SY.No.110/4 and Sy.No.110/5 was in fact allotted to the share of Sri.Krishnappa. Apart from the above, the fact of the partition as per the Panchyath Parikath Dt:31-07-1986 can be ascertained from the pleadings in O.S.No.713/2008 and the rights of Sri.Krishnappa S/o.Late.Annaiiah @ Annaiah Reddy in the said pleadings. In the said division, the land measuring 1 acre 17 guntas in Sy.No.110/4 and the land

measuring 38 guntas in Sy.No.110/5 and other properties were allotted to the share of Sri.Krishnappa S/o.Late.Annaiiah @ Annaiah Reddy.

On perusal of the IHC No.6/1984-85 furnished to me reveal that, Pursuant to the Panchayath Parikath dt:31-07-1986, the revenue records were mutated in the name of Sri.Krishnappa S/o.Late.Annaiiah @ Annaiah Reddy and his brothers in terms of the shares allotted to them under the Panchyath Parikath Dt:31-07-1986.

On perusal of the Plaint and entire order sheet in O.S.No.713/2008 furnished to me reveal that, The daughter of Sri.Annaiiah @ Annaiah Reddy Viz.,Smt.Lakshmamma filed a suit in O.S.No.713/2008 on the file of THE CIVIL JUDGE (SR.DN) & JMFC at ANEKAL, against the sons of Sri.Annaiiah @ Annaiah Reddy and also the purchasers of portions of properties in respect of family properties including the aforesaid properties. The aforesaid properties are Item No.9 and 10 of suit schedule properties.

During the pendency of the said suit, the plaintiff to the suit Viz.,Smt.Lakshmamma and the defendant No.4 Viz.,Sri.Krishnappa filed a compromise petition under Order 23 Rule 3 Read with Section 151 of CPC in respect of suit Item No. 9 and 10 of suit schedule properties. In terms of the said compromise, the plaintiff withdraw her claim in respect of Item No.9 and 10 of suit schedule properties confirming that the said properties absolutely belongs to defendant No.4 Sri.Krishnappa. In terms of the compromise Petition, the Hon'ble court accepted the compromise and by its order dt:17-11-2011 deleted Item No.9 and 10 of suit schedule property from the suit schedule i.e. the Captioned Schedule Property. The order sheet in O.S.No.713/2008 confirms the same fact.

On perusal of agreement of sale Dt:07-12-2011 reveal that, Sri.Krishnappa S/o.Late.Annaiiah @ Annaiah Reddy who had acquired the land bearing Sy.No.110/4 measuring 1 acre 17 guntas and land bearing Sy No.110/5 measuring 38 guntas, both situated at Neriga Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, he along with his family members had entered into an agreement of sale Dt:07-12-2011 with Sri.Vajrappa, S/o.Sri.Yellappa.

On Perusal of Registered Sale Deed, dt:28-08-2020, reveals that, Sri.Krishnappa and his sons have sold/transferred the aforesaid properties in favour of Sri.Vajrappa, S/o.Sri.Yellappa. By such purchase made by Sri.Vajrappa, S/o.Sri.Yellappa, he become the absolute owner of the aforesaid properties and by such purchase all that right, title, interest and possession has been validly transferred in favour of Sri.Vajrappa, S/o.Sri.Yellappa Subsequent to the purchase of the aforesaid properties, the revenue records were mutated in the name of Sri.Vajrappa, S/o.Sri.Yellappa vide M.R.No.H7/2021-22 and on perusal of rectification deed dt:06-09-2023 reveal that, the parties to the sale deed Dt:28-08-2020 having found some mistakes crept in the said sale deed, the same was rectified by a registered rectification deed dt:06-09-2023.

On Perusal of Registered Sale Deed, dt:06-09-2023, reveals that, Sri.Vajrappa, S/o.Sri.Yellappa had sold/transferred the aforesaid properties in favour of **M/s.VRUSHABADRI DEVELOPERS**. By such purchase made by **M/s.VRUSHABADRI DEVELOPERS**, it has become the absolute owner of the aforesaid properties and by such purchase all that right, title, interest and possession has been validly transferred in favour of **M/s.VRUSHABADRI DEVELOPERS**. Subsequent to the purchase of the aforesaid properties, the revenue records were mutated in the name of **M/s.VRUSHABADRI DEVELOPERS**.

Perusal of the order for change of land use vide its Official Memorandum bearing No:APA/LC/43/2023-24, dt:11-09-2024, issued by the Member-Secretary and Joint Director Rural Project, Anekal Planning Authority, Anekal makes it clear that, Subsequent to the sale deed dt:06-09-2023, **M/s.VRUSHABADRI DEVELOPERS** with an intention to obtain change of land use in respect of the aforesaid properties from Industrial Zone to Residential Zone approached the Member-Secretary and Joint Director Rural Project, Anekal Planning Authority, Anekal and got the change of land use in respect of the aforesaid property) from Industrial Zone to Residential Zone vide Official Memorandum bearing No: APA/LC/43/2023-24, dt:11-09-2024 i.e. the Schedule Property and it paid the necessary charges to the concerned authorities.

Perusal of the Conversion Orders bearing No:ALN/ASH/SR;206/2024-25 and ALN/ASH/SR;207/2024-25, both dt:18-19-2024, issued by the Special Deputy Commissioner, Bengaluru makes it clear that M/s.VRUSHABADRI DEVELOPERS with an intention to convert Sy.No.110/4 measuring 1 acre 17 guntas and land bearing Sy No.110/5 measuring 38 guntas from Agricultural Purpose to Non-Agricultural Group Housing/Apartment-Residential Purpose approached the Special Deputy Commissioner, Bengaluru and got the said extent of Sy.No.110/4 measuring 1 acre 17 guntas and land bearing Sy.No.110/5 measuring 38 guntas converted from Agricultural Purpose to Non-Agricultural Group Housing/Apartment-Residential Purpose vide Official Memorandum bearing No:ALN/ASH/SR;206/2024-25 and ALN/ASH/SR;207/2024-25, both dt:18-19-2024 i.e. the Schedule Property and

perusal of the conversion charges paid receipts dt:18-09-2024 makes it clear that as per the order of the Special Deputy Commissioner, it has paid the conversion charges to the authorities.

Perusal of E-Katha furnished to me reveal that, **M/s.VRUSHABADRI DEVELOPERS** with an intention to obtain E-Katha in respect the aforesaid Property approached the Gram Panchayath, Nerige authorities and obtained E-Katha vide Property No.150200101600620942 dt:04-01-2025 i.e. the Schedule Property.

From the above it is clear that at present **M/s.VRUSHABADRI DEVELOPERS** is the absolute owner in possession and enjoyment of the Schedule Property, and having valid right, title and interest over the same.

Perusal of RTC extracts makes it clear that the name of the aforesaid persons are forthcoming in both ownership column and Possessory column as the owners and person in possession.

Perusal of revenue records, viz.,Hissa Survey Sketch, Atlas, RR balabagada Nakalu and village map discloses the location and identity of the schedule property.

Atlas and Tippani issued by Assistant Director of Land Records, Bangalore, confirms the shape of the Schedule Property.

Akarband Extracts issued by the Assistant Director of Land Records, Bengaluru discloses the extent of lands in the Schedule Property.

Perusal of the endorsement bearing No.PTCL(A)/CR/232/2023-24, dt:03-08-2023, issued by the Assistant Commissioner, Bengaluru South Taluk makes it clear that the Survey No.110/4 is not a granted land attracting the provisions of PTCL Act and Perusal of the Endorsement bearing No.RD0038028272538, dt:28-07-2023, issued by the Tahsildar, Anekal Taluk, Bengaluru regarding Nil-Tenancy Certificate, confirms that there are no tenancy claims pending in regard to Survey No.110/4, under Section 48(a) of Karnataka Land Reforms Act 1961 and Section 77(a) of the Land Reforms Amended Act 1997.

Perusal of the endorsement bearing No.PTCL(A)/CR/231/2023-24, dt:03-08-2023, issued by the Assistant Commissioner, Bengaluru South Taluk makes it clear that the Survey No.110/5 is not a granted land attracting the provisions of PTCL Act and Perusal of the Endorsement bearing No.RD0038028272539, dt:28-07-2023, issued by the Tahsildar, Anekal Taluk, Bengaluru regarding Nil-Tenancy Certificate, confirms that there are no tenancy claims pending in regard to Survey No.110/5, under Section 48(a) of Karnataka Land Reforms Act 1961 and Section 77(a) of the Land Reforms Amended Act 1997.

Perusal of the Encumbrance certificate, confirms Nil Encumbrance with respect to the Schedule Property except the entries with regard to the Sale deeds, Agreement to sell and Mortgage deed referred to above.

OPINION

From the perusal of the above copies of documents, **I opine** that **M/s.VRUSHABADRI DEVELOPERS** has got valid right, title, interest and possession in respect of the schedule property.

Note:-

1. Further you are advised to peruse the original documents.


PRAKASH.H
ADVOCATE