

Legal Nexus

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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash, Son of Sri.G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the land bearing Survey No. 87/3, measuring to an extent of 1 Acre, duly converted from Agricultural to Non - Agricultural Layout-Residential Purpose dated 12.02.2025 vide Official Memorandum of Conversion bearing No. 744410 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

All that piece and parcel of land bearing Survey No. 87/ 3 measuring to an extent of 1 Acre, duly converted from Agricultural to Non - Agricultural Layout-Residential Purpose dated 12.02.2025 vide Official Memorandum of Conversion bearing No. 744410 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/33
West by	Survey No.87/2, 87/24, 87/25, 87/26, 87/27&87/28
North by	Survey No.87/4
South by	Survey No.87/9





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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.





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LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Hissa Tippani for Survey No. 87		Photostat
2.		RR Balabaga for Survey No. 87		Photostat
3.		Pahani Thakthe for the year 1961-62 to 1968-69 with respect to Survey No. 87/3.		Photostat
4.		Manual RTCs for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1989-90 to 1993-94, 1997-98 to 2001-02 to with respect to Survey No. 87/3		Photostat
5.		Computerized RTCs from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15,		Photostat





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		2015-16, with respect to Sy.No.87/3.		
6.		Mutation Register	MR.No.1/2015-16	Photostat
7.		Computerised RTCs from 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, with respect to Sy.No.87/3.		Photostat
8.		Mutation Register	MR.No.H32/2022-23	Photostat
9.	10.01.2023	Sale deed executed by Smt.Muniyamma W/o Late Venkataramanappa and Others in favour of Sri.Manjunath S/o Smt.Lakshamma with respect to Sy.No.87/3 measuring to an extent of 1 Acre out of 2 Acres 1 Gunta.	Registered as Document No.SRJ-1-08366/2022-23, stored in C.D.No.SRJD1293 in the office of Sub Registrar Sarjapur.	Photostat
10.	10.01.2023	Confirmation deed executed by Sri. Srinivasa A S/o Appaiah Reddy in favour of Sri.G.Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/3 measuring to an extent of 2 Acres 1 Gunta.	Doc.No.SRJ-1-08368/2022-23	Photostat
11.		Computerised RTCs from 2023-24, with respect to		Photostat





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		Sy.No.87/3.		
12.	24.05.2023	Joint Development Agreement entered between Sri.Manjunath S/o Sri.Lakshmmamma in favour of Sri.G.Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/3 measuring to an extent of 1 Acre.	Registered as Document No.ABL-1-02145/2023-24 stored in C.D.No.ABLD1448 in the office of Sub Registrar Attibele.	Photostat
13.		Mutation Register	MR.No.H19/2023-24	Photostat
14.		Mutation Register	MR.No.T27/2023-24	Photostat
15.		Mutation Register	MR.No.H26/2023-24	Photostat
16.	10.07.2023	Order issued by the Assistant Commissioner	RA/ ANE/564/2023	Photostat
17.	08.08.2023	Order issued by special Tahsildar	No. RRT (D) CR.466/2022-23	Photostat
18.		Mutation Register	MR.No.T55/2024-25	Photostat
19.	13.06.2024	Paper publication made by BDA		Photostat
20.		Mutation Register	MR.No.T39/2024-25	Photostat
21.		Computerised RTCs from 2024-25, 2025-26 with respect to Sy.No.87/3.		Photostat





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22.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Sy.No.87/3 measuring 2 Acres 1 Gunta.	BDA/NAYOSA/C LU-40/2535/2024-25	Photostat
23.		Hissa Tippani for Sy.No.87/3		Photostat
24.		RR Edabaga for Sy.No.87/3		Photostat
25.	12.02.2025	RR Balabaga for Sy.No.87/3		Photostat
26.		Atlas		Photostat
27.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/3, measuring to an extent of 1 Acre.	BDA/NAYOSA/DLP-59/2024-25/2047/2025-26	Photostat
28.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/3, measuring to an extent of 1 Acre.	BDA/NAYOSA/DLP-59/2024-25/2821/2025-26	Photostat





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29.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP-59/2024-25/2821/2025-26	Photostat
ENDROSMET CERTIFICATE				
30.	24.04.2025	Endorsement issued by Government stating that there is no Kharab Land in Sy.No.87/3 measuring 1 Acre.	No.ADLR/ANK/P ODI/JAM.Sketch/15/2025-26	Photostat
31.	21.11.2025	Endorsement issued by the Assistant Commissioner under PTCL Act with respect to Sy.No. 87/3 measuring 1 Acre.	No.PTCL(A)C.R/411/2025-26	Photostat
SURVEY RECORDS				
32.		Moola Tippani		Photostat
33.		Karda Nakalu		Photostat
34.		Akarbandh		Photostat
35.		Village Map		Photostat
ENCUMBERANCE CERTIFICATE				
36.	29.11.2025	Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/3	SA.No.7980/2025-26	Photostat
37.	27.11.2025	Encumbrance certificate for	No.SRJ-EC-A-	Photostat





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	the period of 01.04.2004 to 26.05.2026, with respect to Sy.No. 87/3	627049-2026-27	
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The Flow of Title:-

On perusal of the documents produced, the larger extent in land bearing Survey No.87/3 measuring 2 Acres 1 Gunta, originally belonged to one Sri. Dodda Yelliga son of Kaka Muniya evidenced in the Hissa Tippani dated 10.03.1939.

It is observed that the Pahani Thakthe with respect to Survey No. 87/3, measuring 2 Acres 1 Gunta for the period 1961-62 to 1968-69 stood in the name of Sri. Dodda Yelliga son of Kaka Muniya.

It is observed that the Manual RTC extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84 stood in the name of Sri. Dodda Yelliga son of Kaka Muniya.

Whereas it could be observed that Sri. Dodda Yelliga son of Kaka Muniya died leaving behind him his legal Heirs to succeed his estate. It is observed that the Manual RTC extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period 1989-90 to 1993-94, 1997-98 to 2001-02 stood in the name of Smt. Venkatamma, Sri. Annaiahappa, Sri. Muniyappa, Sri. Thayappa son of Chinnamma.

It is observed that the Computerized RTCs extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, stood in the name of Smt. Venkatamma, Sri. Annaiahappa, Sri. Muniyappa, Sri. Thayappa son of Chinnamma.
Further, it could be observed Smt. Venkatamma, Sri. Annaiahappa, Sri.





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Muniyappa, Sri. Thayappa son of Chinnamma had got the Katha transferred in their name and recorded in Mutation Register bearing MR. No. H32/2022-23.

It is observed that the Computerized RTCs extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period from 2022-2023 stood in the name of Sri. Muniyappa son of Sri. Dodda Yelliga.

Thereafter, Smt. Muniyamma wife of Late. Venkataramanappa & others (legal heirs of Dodaa Yelliga conveyed the land bearing Survey No.87/3 measuring 1 Acre out of 2 Acres 1 Gunta in favour of Sri. Manjunath son of Lakshmmamma by virtue of a Sale deed dated 11.04.2022, registered on 10.01.2023 as Document No. SRJ-1-08366/2022-23, Book I, stored in CD No. SRJD1293, in the office of the Sub-Registrar, Sarjapura.

Subsequently, Sri. Srinivas A.A, son of Appaiah Reddy (an agreement holder) executed a confirmation deed in favour of Sri. Manjunath son of Lakshmmamma dated 29.10.2022 registered on 10.01.2023 as Document No. SRJ-1-08368/2022-23, Book I, stored in CD No. SRJD1293, in the office of the Sub-Registrar, Sarjapura confirming the aforesaid Sale deed dated 10.01.2023 with respect to the land bearing Survey No.87/3 measuring 1 Acre out of 2 Acres 1 Gunta.

Further, it could be seen that Sri. Manjunath son of Lakshmmamma entered a Joint Development Agreement dated 04.05.2022, registered on 24.05.2023 as document No.ABL-1-02145-2023-24 of Book 1, Stored in CD. No.ABLD1448 in the office of Sub-Register Sarjapura with Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu for development of planned township /Layout consisting of the residential plots with respect to the land bearing Survey No.87/3, measuring to the extent of 1 Acre out of 2 Acres 1 Gunta, with a sharing ratio of 55 : 45. i.e., 55% of the developed plot area is allocated to the owners, and 45% is allocated to the developer.

It is observed that the Computerized RTCs extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period from 2023-24 , 2024-2025 stood in





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the name of Sri. Muniyappa son of Sri. Dodda Yelliga, Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu.

Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/3 measuring 1Acre & 1 Acre 1 Gunta vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Subsequently, the land bearing Survey No.87/3 measuring 1 Acre out of 2 Acres 1 Gunta was further phoded and evidenced in the Hissa Tippani and recorded in the Mutation Register bearing MR T39/2024-25 as follows:

Old Sy No	New Sy No.	Extent	In the name of
87/3	87/3	1Acre	Sri. Muniyappa son of Sri. Dodda Yelliga
87/3	87/33	1 Acre 1 Gunta	Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu

Further, It could be seen that Sri. Manjunath son of Lakshmamma on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 12.02.2025 Vide document bearing No.744410, after paying the Conversion Charges, with respect to Survey No. 87/3 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 1 Acre.





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Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/3 measuring 1 Acre on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26.

Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

Further the land bearing Survey No. 87/3 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.

REGARDING ENDORSEMENTS:

- Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/3 vide No. ADLR/ANK/PODI/JAM.Sketch/15/2025-26.
- Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/3 vide No. PTCL(A)C.R/411/2025-26.
- ❖ Survey Records:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/3 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 24.11.2025, with respect to Sy. No. 87/3 reflects nil transactions.





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- Encumbrance certificate for the period of 01.04.2004 to 26.05.2026, with respect to Survey No. 87/3 reflects the following transactions:-
- Sale deed dated 11.04.2022 vide document No.SRJ-1-08367-2022-23
 - Sale deed dated 11.04.2022 vide document No.SRJ-1-08366-2022-23
 - Consent deed dated 29.10.2022 vide Document No. SRJ-1-08368-2022-23
 - Joint Development Agreement dated 12.05.2022 vide document No.ABL-1-02145-2023-24.

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe Sri. Manjunath son of Lakshamma is the absolute owner of the Schedule Property and holds clear and marketable title over the said property. Sri. G. Jagadish Chandra Prakash, Son of Sri.G.M.K Naidu has got the developmental rights over the said land as per the terms of Joint Development Agreement dated 04.05.2022.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.





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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash, Son of Sri.G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation.

LEGAL SCRUTINY REPORT

Dear Sir,

Subj: Legal Opinion with respect to the land bearing Sy.No.87/6, measuring to an extent of 05 Guntas, duly converted from Agricultural to Non - Agricultural Layout-Residential Purpose dated 12.02.2025 vide Official Memorandum of Conversion bearing No. 742290 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

All that piece and parcel of land bearing Sy.No.87/6 measuring to an extent of 05 Guntas, duly converted from Agricultural to Non - Agricultural Layout-Residential Purpose dated 12.02.2025 vide Official Memorandum of Conversion bearing No. 742290 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/7
West by	Survey No.87/33
North by	Survey No.87/32
South by	Survey No.87/35

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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

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LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Karda Nakalu		Photostat
2.		Moola Tippani		Photostat
3.		Akarbandh		Photostat
4.	07.07.1948	Sale deed dated executed by Sri. Muni Reddy in favour of Sri. Venkata Chalappa with respect to Sy.No.87/6 measuring 1 Acre 34 Guntas.	Registered as document No.39/1948-49 of Book I, Volume 601, Pages 184 to 186, in the office of the Sub-Registrar	Photostat
5.	28.02.1962	Sale deed executed by Sri. Venkata Chalappa in favour of Sri. Muniyappa and Sri. Chinnappa with respect to Sy.No.87/6 measuring 1 Acre 34 Guntas.	Registered as document No.2764/1961-62 of Book I, Volume 939, Pages 26-27, in the office of the Sub- Registrar	Photostat
6.		Pahani Thakthe for the year 1961-62 to 1968-69 with		Photostat

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		respect to Survey No. 87/6.		
7.		Manual RTCs for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02 with respect to Sy.No.87/6		Photostat
8.	05.11.2001	Partition deed entered into between Sri. Muniyappa and Chinnappa with respect to Sy.No.87/6	Doc.No.4862/2001-02 in the office of the Sub- Registrar Anekal.	Photostat
9.		Computerised RTCs from 2000-01, 2001-02, 2002-03, 2003-04 with respect to Sy.No.87/6.		Photostat
10.		Mutation Register	MR.No.22/2004-05	Photostat
11.		Computerised RTCs from 2004-05, 2005-06, 2006-07 with respect to Sy.No.87/6.		Photostat
12.		Mutation Register	MR.No.1/2007-08	Photostat
13.		Computerised RTCs from 2007-08, 2008-09, 2009-10 with respect to Sy.No.87/6.		Photostat
14.		Mutation Register	MR.No.15/2010-11	Photostat
15.		Computerised RTCs from		Photostat

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		2010-11, 2011-12, 2012-13, 2013-14 with respect to Sy.No.87/6.		
16.		Plaint, written statement, and order sheet filed before the civil Court	O.S. No.748/2012	Photostat
17.		Final Decree (C schedule)		Photostat
18.		Mutation Register	MR.No.H43/2014-15	Photostat
19.		Computerised RTCs from 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 with respect to Sy.No.87/6.		Photostat
20.		Mutation Register	MR.No.1/2015-16	Photostat
21.		Mutation Register	MR.No.H5/2023-24	Photostat
22.		Computerised RTCs from 2022-23, 2023-24 with respect to Sy.No.87/6.		Photostat
23.	13.06.2024	Paper publication made by BDA		Photostat
24.		Mutation Register	MR.No.T44/2024-25	Photostat

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25.		Computerised RTCs from 2024-2025, 2025-2026 with respect to Sy.No.87/6.		Photostat
26.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Sy.No.87/6 measuring 1 Acre 34 Guntas.	BDA/NAYOGA/C LU-40/2535/2024-25	Photostat
27.		Change of Land Sketch		Photostat
28.	12.02.2025	Conversion Order issued by the deputy Commissioner with respect to Sy.No.87/6, measuring to an extent of 05 Guntas.	No.742290	Photostat
29.		Affidavit swearing Conversion intimation Sy.No.87/6, measuring to an extent of 05 Guntas.	IN- KA28225052136525 X	Photostat
30.		Fees paid receipt and Sketch of Conversion Order		Photostat
31.	17.04.2025	Joint Development Agreement entered between	Registered as Document No, SRJ-	Photostat

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		Smt. C.Thimmakka w/o Sri.Venkataswamy and Others in favour of Sri.Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/6 measuring to an extent of 05 Guntas.	1-00511/2025-26 of Book 1 in the office of Sub-register Basavanagudi (Sarjapura)	
32.	17.04.2025	GPA executed by Smt. C.Thimmakka w/o Sri.Venkataswamy and Others in favour of Sri.Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/6 measuring to an extent of 05 Guntas.	Registered as Document No. SRJ-4-00062/2025-26 of Book 4, in the office of Sub-register Basavanagudi (Sarjapura)	Photostat
33.		Computerised RTCs from 2024-25, 2025-26 with respect to Sy.No.87/6.		Photostat
34.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to	BDA/ NAYOSA/DLP-59/2024-25/2047/2025-26	Photostat

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		Sy.No.87/6, measuring to an extent of 05 Guntas.		
35.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/6, measuring to an extent of 05 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2821/2025-26	Photostat
36.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP- 59/2024- 25/2821/2025-26	Photostat
37.	24.04.2025	Endorsement issued by Government stating that there is no Kharab Land in Sy.No.87/6 measuring 05 Guntas	No.ADLR/ ANK/P ODI/JAM.Sketch/1 5/2025-26	Photostat
38.	21.11.2025	Endorsement issued by the Assistant Commissioner under PTCL Act with respect to Sy.No. 87/6 measuring 5 Guntas.	No.PTCL(A)C.R/41 1/2025-26	Photostat
39.		Village Map		Photostat

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40.	29.11.2025	Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/6	SA.No.7978/2025-26	Photostat
41.	28.11.2025	Encumbrance certificate for the period of 01.04.2004 to 01.01.2025, with respect to Sy.No. 87/6	No.SRJ-EC-A-308442-2025-26	Photostat
42.	26.05.2026	Encumbrance certificate for the period of 01.01.2024 to 26.05.2026, with respect to Survey No. 87/6	EC-A-627098-2026-27	Photostat

The Flow of Title:-

On perusal of the documents produced, the larger extent in land bearing Survey No.87/6 measuring 1 Acre 34 Guntas situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, originally belonged to one Sri. Muni Reddy son of Sri. Appi Reddy, who conveyed the said land in favour of Sri. Venkatachalappa son of Tippaiah by virtue of Sale deed dated 07.07.1948 Registered as documentNo.39/1948-49 of Book I, Volume 601, Pages 184 to 186, in the office of the Sub- Registrar.

Further, it could be observed that Sri. Venkatachalappa son of Tippaiah conveyed the land bearing Survey No.87/6 measuring 1 Acre 34 Guntas situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of Sri. Muniyappa & Sri. Channappa sons of Sri. Gangaiah by virtue of Sale deed dated 07.11.1961 Registered on 28.02.1962 as documentNo.2764/1961-62 of

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Book I, Volume 939, Pages 26-27, in the office of the Sub- Registrar.

It is observed that the Pahani Thakthe with respect to Survey No. 87/6, measuring 1 Acre 34 Guntas for the period 1961-62 to 1968-69 stood in the name of Sri. Muniyappa & Sri. Channappa sons of Sri. Gangaiah.

It is observed that though the land Survey No. 87/6, measuring 1 Acre 34 Guntas was purchased by both Sri. Muniyappa & Sri. Channappa sons of Sri. Gangaiah the Manual RTC extracts with respect to Survey No. 87/2 measuring 3 Acres 6 Guntas for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, stood only in the name of Sri. Muniyappa son of Sri. Gangaiah.

Whereas, upon perusal of the registered Partition Deed dated 05.11.2001, registered as Document No. 4862/2001-02 in the office of the Sub-Registrar, Anekal, it is observed that the land bearing Survey No. 87/6, measuring a total extent of 1 Acre 34 Guntas, was partitioned between Sri. Muniyappa, son of Sri. Gangaiah, and Sri. Appaiah Reddy, son of Late Channappa. Under the said partition, an extent of 1 Acre 29 Guntas was allotted to Sri. Muniyappa and an extent of 5 Guntas was allotted to Sri. Appaiah Reddy.

It is observed that the Computerized RTCs from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07 stood in the name of Sri. Muniyappa son of Sri. Gangaiah.

It is further observed that subsequent to the demise of Sri. Muniyappa, the revenue records pertaining to the entire extent of Survey No. 87/6 measuring 1 Acre 34 Guntas came to be mutated in the name of his wife, Smt. Chikkathayamma, wife of Late Sri. Muniyappa, vide MR No. 1/2007-08, notwithstanding the earlier partition under which 5 Guntas had already been allotted to Sri. Appaiah Reddy.





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It is observed that the Computerized RTCs from 2007-08, 2008-09, 2009-10 stood in the name of Smt. Chikkathayamma wife of Late. Sri. Muniyappa.

Thereafter, the Assistant Commissioner, by Order No. RRTCR(A)812/10-11, rectified the revenue entries and directed that the extent of 5 Guntas in Survey No. 87/6 be recorded in the name of Sri. Appaiah Reddy and the remaining extent of 1 Acre 29 Guntas be recorded in the name of Smt. Chikkathayamma, wife of Late Sri. Muniyappa. Pursuant thereto, the revenue records were mutated accordingly vide MR No. 15/2010-11.

It is observed that the Computerized RTCs from 2010-11, 2011-12, 2012-13, 2013-14 stood in the name of Smt. Chikkathayamma wife of Late. Sri. Muniyappa & Sri. Appaiah son of Chinnappa.

Whereas, an original suit bearing OS.No.748/2012 was filed by Smt. Thimmakka & others before the Court of the Senior Civil Judge and JMFC, at Anekal for Partition and the said was compromised and in the Final Decree the land bearing Survey No.87/6 measuring 5 Guntas was allotted to Smt. Thimmakka wife of Venkataswami and the same was recorded in the Mutation Register bearing MR.No.H43/2014-15.

It is observed that the Computerized RTCs from 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2023-2024, stood in the name of Smt. Chikkathayamma wife of Late. Sri. Muniyappa & Smt. Thimmakka wife of Venkataswami.





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Subsequently, the land Survey No. 87/6, measuring 1 Acre 34 Guntas was phoded and evidenced in the Mutation Register bearing MR T44/2024-25 as follows:

Old Sy No	New Sy No.	Extent	In the name of
87/6	87/6	5 Guntas	Smt. Thimmakka wife of Venkataswami
87/6	87/35	1Acre 29 Guntas	Sri. Chandrappa & others

It is observed that the Computerized RTCs from 2024-2025, 2025-2026, stood in the name Smt. Thimmakka wife of Venkataswami.

Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/6 measuring 5 Guntas vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Further, It could be seen that Smt. Thimmakka wife of Venkataswami on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 12.02.2025 Vide document bearing No. 742290 after paying the Conversion Charges, with respect to Survey No. 87/6 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally





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measuring to the extent of 5 Guntas.

Further, it could be seen that Smt. Thimmakka wife of Venkataswami, Smt. V. Radhamma & Smt. Shashikala V. daughters of Venkataswamy Reddy L.V, entered a Joint Development Agreement dated 17.04.2025, registered as document No.SRJ-1-00511-2025-26 of Book 1, in the office of Sub-Register Sarjapura with Sri. Gali. Jagadish Chandra Prakash son of Sri. G.M.K Naidu for developing the Schedule Property by constructing residential Villa Plot/ Villaments with respect to the land bearing Survey No.87/6 (Old Survey No.87), measuring to the extent of 5 Guntas, with a sharing ratio of 33:67, i.e., 33% of the saleable area in the form of Residential Villas plot is allocated to the owners, and 67% of the saleable area in the form of Residential Villas plot is allocated to the developer.

Subsequently, Smt. Thimmakka wife of Venkataswami, Smt. V. Radhamma & Smt. Shashikala V. daughters of Venkataswamy Reddy L.V has also executed a General Power of Attorney in favour of Mr.G.Jagadish Chandra Prakash S/o G.M.K Naidu on 17.04.2025, Registered as Document No. SRJ-4-00062/2025-26 of Book 4, in the office of Sub-register Basavanagudi (Sarjapura) to deal with the 67% of the developer's area.

Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/6 measuring 5 Guntas on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26. Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, Whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

Further the land bearing Survey No. 87/6 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.





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REGARDING ENDORSEMENTS:

- ❖ Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/6 vide No.ADLR/ANK/PODI/JAM.Sketch/15/2025-26.
- ❖ Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/6 vide No.PTCL(A)C.R/411/2025-26.

Survey Records:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/6 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District,

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/6 reflects the following transactions:-
 - Sale deed dated 07.07.1948 vide Document No. 39.
 - Sale deed dated 28.02.1962 vide Document No. 2764.
- Encumbrance certificate for the period of 01.04.2004 to 01.01.2025, with respect to Survey No. 87/6 reflects the following transactions:-





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- Joint Development Agreement dated 28.03.2022 vide Document No. SRJ-1-07763-2021-22(not our subject property)
- Encumbrance certificate for the period of 01.01.2024 to 26.05.2026, with respect to Survey No. 87/6 reflects the following transactions:-
- Joint Development Agreement dated 17.04.2025 vide Document No. SRJ-1-00511-2025-26.

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe C.Thimmakka wife of Sri.Venkataswamy is the absolute owner of the Schedule Property and holds clear and marketable title over the said property. Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu has got the developmental rights over the said land as per the terms of Joint Development Agreement dated 17.04.2025.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.



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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu, Bangalore and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the land bearing Survey No. 87/24 (old Survey No. 87/2), measuring to an extent of 10 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 739252 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

All that piece and parcel of land bearing Survey No. 87/24 (old Survey No. 87/2), measuring to an extent of 10 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 739252 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/3
West by	Survey No.87/1
North by	Survey No.87/2
South by	Survey No.87/25

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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.





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LIST OF DOCUMENTS SCRUTINIZED:

Sl. No.	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Hissa Tippani for Survey No. 87		Photostat
2.		RR Balabaga for Survey No. 87		Photostat
3.		Record of Rights	RR No.193	Photostat
4.		Pahani Thakthe for the year 1961-62 to 1968-69 with respect to Survey No. 87/2.		Photostat
5.		Manual RTCs for the period 1969-70 to 1973-74, 1974-75 to 1978-79 with respect to Survey No. 87/2		Photostat
6.		Mutation Register	MR.No.1/1987-88	Photostat
7.		Manual RTCs for the period 1989-90 to 1993-94, 1994-95 to 1996-97 with respect to Survey No. 87/2		Photostat
8.		Computerized RTCs from 2000-01, 2001-02, 2002-03, 2003-		Photostat

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		04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, with respect to Survey No. 87/2.		
9.		Family tree of Sri. Krishnappa S/o Sri. Muniyappa issued by Tahsildar.	No.RD0038028253 050	Photostat
10.	01.07.2011	Gift deed executed by Sri. Krishnappa Son of Sri. Muniyappa in favour of Smt. K. Jayamma and Others with respect to Survey No. 87/2 measuring 1 Acre 02 Guntas.	Registered as Document No.SRJ-1-01446/2011-12 of Book 1, Stored in CD. No.SRJD72 in the office of Sub-Register Sarjapura.	Photostat
11.		Mutation Register	MR.No.11/2011-12	Photostat
12.		Computerized RTCs from 2012-13, 2013-14 with respect to Survey No. 87/2.		Photostat
13.		Hissa Tippani for Survey No. 87/2		Photostat
14.		RR Edabaga & RR Balabaga, Atlas for Survey No. 87/2		Photostat
15.		Mutation Register	MR.No.H28/2013-14	Photostat
16.		Computerized RTC's from		Photostat

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		2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, with respect to Survey No. 87/24		
17.	27.08.2020	Release deed executed by Smt. S.Sandhya Daughter of Sri. M. Seenappa in favour of Smt.K. Jayamma wife of Sri. M.Seenappa with respect to Survey No. 87/24 measuring 10 Guntas.	Doc.No.SRJ-1-01760/2020-21	Photostat
18.		Computerized RTC's from 2020-2021, 2021-2022, with respect to Survey No. 87/24.		Photostat
19.	05.03.2022	Sale deed executed by Smt. K. Jayamma Daughter of Late Krishanappa in favour of Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu with respect to Survey No. 87/24 measuring 10 Guntas.	Document No.SRJ-1-07151/2021-22 of Book 1, Stored in CD. No.SRJD1059 in the office of Sub-Register Sarjapura.	Photostat
20.		Mutation Register	MR.No.H63/2021-22	Photostat
21.		Computerised RTC's from 2022-2023, 2023-2024; 2024-2025; 2025-2026 with respect to Survey No. 87/24.		Photostat





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22.	13.06.2024	Paper publication made by BDA		Photostat
23.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Survey No. 87/24 measuring 10 Guntas.	BDA/NAYOSA/CLU-40/2535/2024-25	Photostat
24.		Change of Land Sketch		Photostat
25.	01.02.2025	Conversion Order issued by the deputy Commissioner with respect to Survey No. 87/24, measuring to an extent of 10 Guntas.	No.739252	Photostat
26.		Fees paid receipt and Sketch for the conversion order		Photostat
27.		Mutation Register	MR.No.T62/2024-25	Photostat
28.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Survey No. 87/24, measuring to an extent of 10 Guntas.	BDA/NAYOSA/DLP-59/2024-25/2047/2025-26	Photostat





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29.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Survey No. 87/24, measuring to an extent of 10 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2821/2025-26	Photostat
30.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP- 59/2024- 25/2821/2025-26	Photostat
31.		Joint E-Katha	No.400093022	Photostat
32.		Record of Rights	RR No.193	Photostat
33.	24.04.2025	Endorsement issued by Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/24	No.ADLR/ ANK/ PODI/JAM.Sketch /15/2025-26	Photostat
34.	21.11.2025	Endorsement issued by the Assistant Commissioner under PTCL Act with respect to Survey No. 87/24 measuring 10 Guntas.	No.PTCL(A)C.R/4 11/2025-26	Photostat
35.		Karda Nakalu		Photostat
36.		Moola Tippani		Photostat

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37.		Akarbandh		Photostat
38.		Village Map		Photostat
39.	29.11.2025	Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/2	SA.No.7979/2025-26	Photostat
40.	28.11.2025	Encumbrance certificate for the period of 01.04.2004 to 30.04.2013, with respect to Survey No. 87/2	No.SRJ-EC-A-306719-2025-26	Photostat
41.	26.05.2026	Encumbrance certificate for the period of 01.04.2013 to 26.05.2026, with respect to Survey No. 87/24	EC-A-627286-2026-27	Photostat

The Flow of Title:-

On perusal of the documents produced, the larger extent in the land bearing Survey No.87/2 (old Survey No. 87) measuring 3 Acres 06 Guntas, originally belonged to one Sri. Muncappa, son of Sri. Venkatappa evidenced in the Hissa Tippani dated 10.03.1939, Record of Rights bearing RR No.193 & RR Balabaga.

It is observed that the Pahani Thakthe with respect to Survey No. 87/2, measuring 3 Acres 6 Guntas for the period 1961-62 to 1968-69 stood in the name of the elder son of Sri. Muncappa i.e., Sri. Venkatappa.

It is observed that the Manual RTC extracts with respect to Survey No. 87/2 measuring 3 Acres 6 Guntas for the period 1969-70 to 1973-74, 1974-75 to 1978-79,





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stood in the name of the elder son of Sri. Muneappa i.e., Sri. Venkatappa.

Further, it could be observed in the Mutation Register bearing MR.No. 1/1987-88 that there was a family partition entered among the children of Sri. Muneappa, namely Sri. Venkatappa, Sri. Subbaiah & Sri Krishnappa and the said land bearing Survey No.87/2 measuring 3 Acres 06 Guntas was allotted in the following manner:

- ❖ Sri. Krishnappa son of Sri. Muncappa was allotted 1 Acre 02 Guntas.
- ❖ Sri. Venkatappa son of Sri. Muncappa was allotted 1 Acre 02 Guntas.
- ❖ Sri. Subbaiah son of Sri. Muncappa was allotted 1 Acre 02 Guntas.

It is observed that the Manual RTC extracts with respect to Survey No. 87/2 for the period 1989-90 to 1993-94, 1994-95 to 1996-97, stood in the name of Sri. Krishnappa son of Sri. Muncappa, Sri. Venkatappa son of Sri. Muncappa & Sri. Subbaiah son of Sri. Muncappa measuring 1 Acre 02 Guntas each.

It is observed that the Computerized RTC extracts with respect to Survey No. 87/2 for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, stood in the name of Sri. Krishnappa son of Sri. Muncappa Sri. Venkatappa son of Sri. Muncappa & Sri. Subbaiah son of Sri. Muncappa measuring 1 Acre 02 Guntas each.

Further, the family tree of Sri. Krishnappa, son of Sri. Muncappa issued by Tahsildar has been furnished for perusal.

Thereafter, Sri. Krishnappa, son of Sri. Muncappa, executed a Gift Deed dated 08.04.2011, registered as Document No. SRJ-1-01446/2011-12, Book I, stored in CD No. SRJD72, in the office of the Sub-Registrar, Sarjapura, whereby portions of land carved out of Survey No. 87/2 measuring 1 Acre 02 Guntas were gifted in favour of his children, namely: Smt. Jayamma - 10 Guntas; Smt. K. Gowramma - 11 Guntas; Smt. K. Pramila - 10 Guntas; Smt. K. Latha - 11 Guntas.





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It is observed that even after the said conveyance the Computerised RTC extracts with respect to Survey No. 87/2 for the period 2012-13, 2013-14, stood in the name of Sri. Krishnappa son of Sri. Muneappa Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

Subsequently, the Katha was transferred and further phoded and evidenced in the Mutation Register bearing MR H28/2013-14 & Survey records, Hissa Tippani, RR Edabaga & Balabaga as follows:

Old Sy No	New Sy No.	Extent	In the name of
87/2	87/24	10 Guntas	Smt. Jayamma
87/2	87/25	11 Guntas	Smt. K. Gowramma
87/2	87/26	10 Guntas	Smt. K. Pramila
87/2	87/27	11 Guntas	Smt. K. Latha

It is observed that the Computerised RTC extracts with respect to Survey No. 87/24 measuring 10 Guntas for the period 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, stood in the name of Smt. Jayamma, wife of Sri. M.Seenappa; daughter of Sri. Krishnappa.

Further, Smt.S.Sandhya, daughter of Sri. M.Seenappa relinquished all her rights, title and interest in the land measuring 10 Guntas in Survey Number 87/24 in favour of Sri. M.Seenappa son of Late Marappa & Smt. Jayamma, wife of Sri. M.Seenappa; daughter of Sri. Krishnappa vide Release deed dated 27.08.2020 registered on 11.09.2020 as document No SRJ-1-01760-2020-21, stored in CD No SRJD688, Book I, in the office of the sub registrar, Basavangudi.

It is observed that the Computerised RTC extracts with respect to Survey No. 87/24 measuring 10 Guntas for the period 2020-2021, 2021-2022 stood in the name





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of Smt. Jayamma, wife of Sri. M.Seenappa; daughter of Sri. Krishnappa.

Further, it could be observed that Smt. K. Jayamma, Daughter of Late Krishanappa conveyed the land measuring 10 Guntas in Survey Number 87/24 in favour of Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu by virtue of Sale deed dated 05.03.2022 registered as document No.SRJ-1-07151-2021-22, stored in CD No SRJD1059, Book I, in the office of the sub registrar, Basavangudi. Subsequently, the Katha was transferred in the name of Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu and evidenced in Mutation Register bearing MR H63/2021-22.

It is observed that the Computerised RTC extracts with respect to Survey No. 87/24 measuring 10 Guntas for the period 2022-2023, 2023-2024; 2024-2025; 2025-2026 stood in the name of Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu.

Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/24 measuring 10 Guntas vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Further, It could be seen that Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 01.02.2025 Vide document bearing No.739252, after paying the Conversion Charges, with respect to Survey No. 87/24 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 10 Guntas. Subsequently, the same has





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been mutated, as evidenced in Mutation Register bearing MR No.T62/2024-25. Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/24 measuring 10 Guntas along with various adjacent lands on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26. Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

Further the land bearing Survey No. 87/24 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.

REGARDING ENDORSEMENTS:

- ❖ Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/24 vide No.ADLR/ ANK/PODI/JAM.Sketch/15/2025-26.
- ❖ Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/24 vide No.PTCL(A)C.R/411/2025-26.

Survey Records:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/24 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.





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TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/2 reflects the following transactions:-
 - Mortgage deed dated 27.12.1957 vide Document No. 2759.
- Encumbrance certificate for the period of 01.04.2004 to 30.04.2013, with respect to Survey No. 87/2 reflects the following transactions:-
 - Gift deed dated 08.04.2011 vide Document No. SRJ-1-01446-2011-12.
- Encumbrance certificate for the period of 01.01.2013 to 26.05.2026, with respect to Survey No. 87/24 reflects the following transactions:-
 - Release deed dated 27.08.2020 vide Document No. SRJ-1-01760-2020-21.
 - Sale deed dated 05.03.2022 vide Document No. SRJ-1-07151-2021-22

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu is the absolute owner of the Schedule Property and holds clear and marketable title over the said property.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.





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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation

LEGAL SCRUTINY REPORT

Dear Sir,

Subj: Legal Opinion with respect to the land bearing Sy.No.87/25 (old Sy.No.87/2), measuring to an extent of 11 Guntas, duly converted from Agricultural to Non – Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 739253 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

Item No.1:

All that piece and parcel of land bearing Sy.No.87/25 (old Sy.No.87/2), measuring to an extent of 11 Guntas, duly converted from Agricultural to Non – Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 739253 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/3
West by	Survey No.87/34
North by	Survey No.87/24
South by	Survey No.87/26





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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.

LIST OF DOCUMENTS SCRUTINIZED:

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Sl. No.	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Hissa Tippani for Survey No. 87		Photostat
2.		RR Balabaga for Survey No. 87		Photostat
3.		Record of Rights	RR No.193	Photostat
4.		Pahani Thakthe for the year 1961-62 to 1968-69 with respect to Survey No. 87/2.		Photostat
5.		Manual RTCs for the period 1969-70 to 1973-74, 1974-75 to 1978-79 with respect to Survey No. 87/2		Photostat
6.		Mutation Register	MR.No.1/1987-88	Photostat
7.		Manual RTCs for the period 1989-90 to 1993-94, 1994-95 to 1996-97 with respect to Survey No. 87/2		Photostat
8.		Computerized RTCs from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07,		Photostat

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		2007-08, 2008-09, 2009-10, 2010-11, 2011-12, with respect to Survey No. 87/2.		
9.		Family tree of Sri. Krishnappa S/o Sri. Muniyappa issued by Tahsildar.	No.RD0038028253 050	Photostat
10.	01.07.2011	Gift deed executed by Sri. Krishnappa Son of Sri. Muniyappa in favour of Smt. K. Jayamma and Others with respect to Survey No. 87/2 measuring 1 Acre 02 Guntas.	Registered as Document No.SRJ-1-01446/2011-12 of Book 1, Stored in CD. No.SRJD72 in the office of Sub-Register Sarjapura.	Photostat
11.		Computerised RTCs from 2012-13, 2013-14 with respect to Survey No. 87/2.		Photostat
12.		Mutation Register	MR.No.11/2011-12	Photostat
13.		Hissa Tippiani for Survey No. 87/2		Photostat
14.		RR Edabaga & RR Balabaga, Atlas		Photostat
15.		Mutation Register	MR.No.H28/2013-14	Photostat
16.		Computerized RTC's from 2014-15, 2015-16, 2016-17, 2017-		Photostat

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		18, 2018-19, 2019-20, 2020-2021, 2021-2022 with respect to Survey No. 87/25.		
17.	05.03.2022	Sale deed executed by Smt. K. Gowramma D/o Late Krishanappa in favour of Sri. G. Jagadish Chandra Prakash S/o Sri.G.M.K Naidu with respect to Sy.No.87/25 measuring 11 Guntas.	Document No.SRJ-1-07152/2021-22 of Book 1, Stored in CD. No.SRJD1059 in the office of Sub-Register Sarjapura.	Photostat
18.		Mutation Register	MR.No.H62/2021-22	Photostat
19.		Computerised RTC's from 2022-2023, 2023-2024, 2024-2025, 2025-2026 with respect to Survey No. 87/25.		Photostat
20.	13.06.2024	Paper publication made by BDA		Photostat
21.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Survey No. 87/25 measuring 11 Guntas.	BDA/NAYOSA/CLU-40/2535/2024-25	Photostat
22.		Change of Land Sketch		Photostat
23.	01.02.2025	Conversion Order issued by the	No.739253	Photostat

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		deputy Commissioner with respect to Sy.No.87/25, measuring to an extent of 11 Guntas.		
24.		Fees paid receipt and Sketch for the conversion order		Photostat
25.		Mutation Register	MR.No.T64/2024-25.	Photostat
26.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Survey No. 87/25, measuring to an extent of 11 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2047/2025-26	Photostat
27.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Survey No. 87/25, measuring to an extent of 11 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2821/2025-26	Photostat
28.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP- 59/2024- 25/2821/2025-26	Photostat
29.		Karda Nakalu		Photostat

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30.		Moola Tippani		Photostat
31.		Akarbandh		Photostat
32.		Village Map		Photostat
33.	26.11.2024	Endorsement issued by the Special Tahsildar stating Non availability of Mutation Register bearing MR No. 1/1987-88		Photostat
34.	24.04.2025	Endorsement issued by Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/25	No.ADLR/ ANK/ PODI/JAM.Sketch /15/ 2025-26	Photostat
35.	21.11.2025	Endorsement issued by the Assistant Commissioner under PTCL Act with respect to Survey No.87/25 measuring 11 Guntas	PTCL(A)/C.R/411 /2025-26	Photostat
36.	29.11.2025	Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/2.	SA.No.7979/2025-26	Photostat
37.	28.11.2025	Encumbrance certificate for the period of 01.04.2004 to 30.04.2013, with respect to	No.SRJ-EC-A-306719-2025-26	Photostat

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		Survey No. 87/2		
38.	26.05.2026	Encumbrance certificate for the period of 01.04.2013 to 26.05.2026, with respect to Survey No. 87/25	EC-A-627222-2026-27	Photostat

The Flow of Title:-

On perusal of the documents produced, the larger extent in the land bearing Survey No.87/2 (old Survey No. 87) measuring 3 Acres 06 Guntas, originally belonged to one Sri. Muneappa, son of Sri. Venkatappa evidenced in the Hissa Tippani dated 10.03.193, Record of Rights bearing RR No.193 & RR Balabaga.

It is observed that the Pahani Thakthe with respect to Survey No. 87/2, measuring 3 Acres 6 Guntas for the period 1961-62 to 1968-69 stood in the name of the elder son of Sri. Muneappa i.e., Sri. Venkatappa.

It is observed that the Manual RTC extracts with respect to Survey No. 87/2 measuring 3 Acres 6 Guntas for the period 1969-70 to 1973-74, 1974-75 to 1978-79, stood in the name of Sri. Venkatappa son of Sri. Muneappa.

Further, it could be observed in the Mutation Register bearing MR.No. 1/1987-88 that there was a family partition entered among the children of Sri. Muneappa, namely Sri. Venkatappa, Sri. Subbaiah & Sri Krishnappa and the said land bearing Survey No.87/2 measuring 3 Acres 06 Guntas was allotted in the following manner:

- ❖ Sri. Krishnappa son of Sri. Muneappa was allotted 1 Acre 02 Guntas.
- ❖ Sri. Venkatappa son of Sri. Muneappa was allotted 1 Acre 02 Guntas.
- ❖ Sri. Subbaiah son of Sri. Muneappa was allotted 1 Acre 02 Guntas.

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It is observed that the Manual RTC extracts with respect to Survey No. 87/2 for the period 1989-90 to 1993-94, 1994-95 to 1996-97, stood in the name of Sri. Krishnappa son of Sri. Muneappa, Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

It is observed that the Computerized RTC extracts with respect to Survey No. 87/2 for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, stood in the name of Sri. Krishnappa son of Sri. Muneappa Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

Further, the family tree of Sri. Krishnappa, son of Sri. Muneappa issued by Tahsildar has been furnished for perusal.

Thereafter, Sri. Krishnappa, son of Sri. Muneappa, executed a Gift Deed dated 08.04.2011, registered as Document No. SRJ-1-01446/2011-12, Book 1, stored in CD No. SRJD72, in the office of the Sub-Registrar, Sarjapura, whereby portions of land carved out of Survey No. 87/2 measuring 1 Acre 02 Guntas were gifted in favour of his children, namely: Smt. Jayamma - 10 Guntas; Smt. K. Gowramma - 11 Guntas; Smt. K. Pramila - 10 Guntas; Smt. K. Latha - 11 Guntas.

It is observed that even after the said conveyance the Computerized RTC extracts with respect to respect to Survey No. 87/2 for the period 2012-13, 2013-14, stood in the name of Sri. Krishnappa son of Sri. Muneappa Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

Subsequently, the Katha was transferred and further phoded and evidenced in the





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Mutation Register bearing MR H28/2013-14 & Survey records, Hissa Tippani, RR Edabaga & Balabaga as follows:

Old Sy No	New Sy No.	Extent	In the name of
87/2	87/24	10 Guntas	Smt. Jayamma
87/2	87/25	11 Guntas	Smt. K. Gowramma
87/2	87/26	10 Guntas	Smt. K. Pramila
87/2	87/27	11 Guntas	Smt. K. Lalitha

It is observed that the Computerized RTC extracts with respect to Survey No. 87/25 measuring 11 Guntas for the period 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, stood in the name of Smt. K. Gowramma, daughter of Sri. Krishnappa.

It is observed that the Computerized RTC extracts with respect to Survey No. 87/25 measuring 11 Guntas for the period 2020-2021, 2021-2022 stood in the name of Smt. K. Gowramma, daughter of Sri. Krishnappa.

Further, it could be observed that Smt. K. Gowramma, daughter of Sri. Krishnappa conveyed the land measuring 11 Guntas in Survey Number 87/25 in favour of Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu by virtue of Sale deed dated 05.03.2022 registered as document No.SRJ-1-07152-2021-22, stored in CD No SRJD1059, Book I, in the office of the sub registrar, Basavangudi. Subsequently, the Katha was transferred in the name of Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu and evidenced in Mutation Register bearing MR H62/2021-22.

It is observed that the Computerised RTC extracts with respect to Survey No. 87/25 measuring 11 Guntas for the period 2022-2023, 2023-2024; 2024-2025; 2025-2026 stood in the name of Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu.

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Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/25 measuring 11 Guntas vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Further, It could be seen that Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 01.02.2025 Vide document bearing No.739253, after paying the Conversion Charges, with respect to Survey No. 87/25 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 11 Guntas. Subsequently, the same has been mutated, as evidenced in Mutation Register bearing MR No.T64/2024-25.

Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/25 measuring 11 Guntas on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26. Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

Further the land bearing Survey No. 87/25 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.





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REGARDING ENDORSEMENTS:

- ❖ Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/25 vide No.ADLR/ ANK/PODI/JAM.Sketch/15/2025-26.
- ❖ Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/25 vide No.PTCL(A)C.R/411/2025-26.

Survey Records:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/25 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/2 reflects the following transactions:-
 - Mortgage deed dated 27.12.1957 vide Document No. 2759.
- Encumbrance certificate for the period of 01.04.2004 to 30.04.2013, with respect to Survey No. 87/2 reflects the following transactions:-
 - Gift deed dated 08.04.2011 vide Document No. SRJ-1-01446-2011-12





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- Encumbrance certificate for the period of 01.01.2013 to 26.05.2026, with respect to Survey No. 87/25 reflects the following transactions:-
- Sale deed dated 05.03.2022 vide Document No. SRJ-1-07152-2021-22

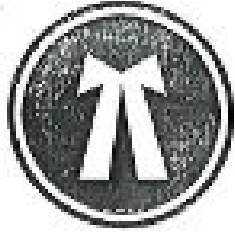
CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu is the absolute owner of the Schedule Property and holds clear and marketable title over the said property.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.





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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the land bearing Sy.No.87/26 (old Sy.No.87/2), measuring to an extent of 10 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 73949 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

Item No.1:

All that piece and parcel of land bearing Sy.No.87/26 (old Sy.No.87/2), measuring to an extent of 10 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 73949 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/3
West by	Survey No.87/34
North by	Survey No.87/25
South by	Survey No.87/27





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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.





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LIST OF DOCUMENTS SCRUTINIZED:

Sl. No.	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Hissa Tippani for Survey No. 87		Photostat
2.		RR Balabaga for Survey No. 87		Photostat
3.		Record of Rights	RR No.193	Photostat
4.		Pahani Thakthe for the year 1961-62 to 1968-69 with respect to Survey No. 87/2.		Photostat
5.		Manual RTCs for the period 1969-70 to 1973-74, 1974-75 to 1978-79 with respect to Survey No. 87/2		Photostat
6.		Mutation Register	MR.No.1/1987-88	Photostat
7.		Manual RTCs for the period 1989-90 to 1993-94, 1994-95 to 1996-97 with respect to Survey No. 87/2		Photostat
8.		Computerized RTCs from 2000-01, 2001-02, 2002-03, 2003-		Photostat





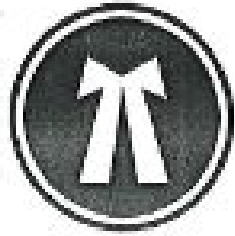
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		04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, with respect to Survey No. 87/2.		
9.		Family tree of Sri. Krishnappa S/o Sri. Muniyappa issued by Tahsildar.	No.RD0038028253 050	Photostat
10.	01.07.2011	Gift deed executed by Sri. Krishnappa Son of Sri. Muniyappa in favour of Smt. K. Jayamma and Others with respect to Survey No. 87/2 measuring 1 Acre 02 Guntas.	Registered as Document No.SRJ-1-01446/2011-12 of Book 1, Stored in CD. No.SRJD72 in the office of Sub-Register Sarjapura.	Photostat
11.		Mutation Register	MR.No.11/2011-12	Photostat
12.		Computerized RTCs from 2012-13, 2013-14 with respect to Survey No. 87/2.		Photostat
13.		Hissa Tippani for Survey No. 87/2		Photostat
14.		RR Edabaga & RR Balabaga, Atlas		Photostat
15.		Mutation Register	MR.No.H28/2013-14	Photostat
16.		Computerized RTC's from 2014-15, 2015-16, 2016-17, 2017-		Photostat





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		18, 2018-19, 2019-20,2020-2021, 2021-2022 with respect to Survey No. 87/26.		
17.	25.07.2022	Joint Development Agreement entered into between Smt. K. Pramila daughter of Late Krishanappa with Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu with respect to Sy.No.87/26 measuring 10 Guntas.	Registered as Document No.SRJ-1-03564/2022-23 of Book 1, Stored in CD. No.SRJD1167 in the office of Sub-Register Sarjapura.	Photostat
18.	13.06.2024	Paper publication made by BDA		Photostat
19.		Computerised RTC's from 2022-2023, 2023-2024, 2024-2025, 2025-2026 with respect to Survey No. 87/26.		Photostat
20.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Survey No. 87/26 measuring 10 Guntas.	BDA/NAYOSA/CLU-40/2535/2024-25	Photostat
21.		Change of Land Sketch		Photostat
22.	01.02.2025	Conversion Order issued by the deputy Commissioner with respect to Sy.No.87/26, measuring to an extent of 10	No.739249	Photostat





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		Guntas.		
23.		Fees paid receipt and Sketch for the conversion order		Photostat
24.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Survey No. 87/26, measuring to an extent of 11 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2047/2025-26	Photostat
25.	10.10.2025	Supplementary Joint Development Agreement entered between Smt.K. Pramila D/o Late Krishnappa and Mr.G.Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/26, measuring to an extent of 10 Guntas.	Document No.SRJ-1-05705/2025-26 in the office of Sub-Register Sarjapura.	Photostat
26.	10.10.2025	General Power of Attorney executed by Smt.K. Pramila D/o Late Krishnappa in favour of Mr.G.Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/26, measuring to an extent of 10 Guntas.	Document No.SRJ-1-05706/2025-26 in the office of Sub-Register Sarjapura	Photostat





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27.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/26, measuring to an extent of 10 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2821/2025-26	Photostat
28.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP- 59/2024- 25/2821/2025-26	Photostat
29.	24.04.2025	Endorsement issued by Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/26	No.ADLR/ANK/ PODI/JAM.Sketch /15/2025-26	Photostat
30.	21.11.2025	Endorsement issued by the assistant commissioner under PTCL Act	No.PTCL(A)/C.R /411/2025-26	Photostat
31.		Karda Nakalu		Photostat
32.		Moola Tippani		Photostat
33.		Akarband		Photostat
34.		Village		Photostat
35.	29.11.2025	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Sy.No.87/2	SA.No.7979/2025- 26	Photostat





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36.		Encumbrance Certificate from 01.04.2013 to 24.11.2025 with respect to Sy.No.87/26	SRJ-EC-A-308535/2025-26	Photostat
37.	17.03.2026	Encumbrance Certificate from 24.11.2024 to 14.03.2026 with respect to Sy.No.87/26	SJR-EC-A-4476457/2025-26	Photostat
38.	08.05.2026	Encumbrance Certificate for the period 14.03.2026 to 05.05.2026 with regard to Sy.No.87/26	SJR-EC-A-398982/2026-27	Photostat

The Flow of Title:-

On perusal of the documents produced, the larger extent in the land bearing Survey No.87/2 (old Survey No. 87) measuring 3 Acres 06 Guntas, originally belonged to one Sri. Muneappa, son of Sri. Venkatappa evidenced in the Hissa Tippiani dated 10.03.193, Record of Rights bearing RR No.193 & RR Balabaga.

It is observed that the Pahani Thakthe with respect to Survey No. 87/2, measuring 3 Acres 6 Guntas for the period 1961-62 to 1968-69 stood in the name of the elder son of Sri. Muneappa i.e., Sri. Venkatappa.

It is observed that the Manual RTC extracts with respect to Survey No. 87/2 measuring 3 Acres 6 Guntas for the period 1969-70 to 1973-74, 1974-75 to 1978-79, stood in the name of the elder son of Sri. Muneappa i.e., Sri. Venkatappa.

Further, it could be observed in the Mutation Register bearing MR.No. 1/1987-88 that there was a family partition entered among the children of Sri. Muneappa, namely Sri. Venkatappa, Sri. Subbaiah & Sri Krishnappa and the said land bearing Survey No.87/2 measuring 3 Acres 06 Guntas was allotted in the following manner:

- ❖ Sri. Krishnappa son of Sri. Muneappa was allotted 1 Acre 02 Guntas.
- ❖ Sri. Venkatappa son of Sri. Muneappa was allotted 1 Acre 02 Guntas.





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❖ Sri. Subbaiah son of Sri. Muneappa was allotted 1 Acre 02 Guntas.

It is observed that the Manual RTC extracts with respect to Survey No. 87/2 for the period 1989-90 to 1993-94, 1994-95 to 1996-97, stood in the name of Sri. Krishnappa son of Sri. Muneappa, Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

It is observed that the Computerized RTC extracts with respect to Survey No. 87/2 for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, stood in the name of Sri. Krishnappa son of Sri. Muneappa Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

Further, the family tree of Sri. Krishnappa, son of Sri. Muneappa issued by Tahsildar has been furnished for perusal.

Thereafter, Sri. Krishnappa, son of Sri. Muneappa, executed a Gift Deed dated 08.04.2011, registered as Document No. SRJ-1-01446/2011-12, Book I, stored in CD No. SRJD72, in the office of the Sub-Registrar, Sarjapura, whereby portions of land carved out of Survey No. 87/2 measuring 1 Acre 02 Guntas were gifted in favour of his children, namely: Smt. Jayamma - 10 Guntas; Smt. K. Gowramma - 11 Guntas ; Smt. K. Pramila - 10 Guntas; Smt. K. Latha - 11 Guntas.

It is observed that even after the said conveyance the Computerised RTC extracts with respect to respect to Survey No. 87/2 for the period 2012-13, 2013-14, stood in the name of Sri. Krishnappa son of Sri. Muneappa Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

Subsequently, the Katha was transferred and further phoded and evidenced in the Mutation Register bearing MR H28/2013-14 & Survey records, Hissa Tippari, RR Edabaga & Balabaga as follows:





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Old Sy No	New Sy No.	Extent	In the name of
87/2	87/24	10 Guntas	Smt. Jayamma
87/2	87/25	11 Guntas	Smt. K. Gowramma
87/2	87/26	10 Guntas	Smt. K. Pramila
87/2	87/27	11 Guntas	Smt. K. Lalitha

It is observed that the Computerised RTC extracts with respect to Survey No. 87/26 measuring 10 Guntas for the period 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-2021, 2021-2022 stood in the name of Smt. K. Pramila, daughter of Sri. Krishnappa.

Further, it could be seen that Smt. K. Pramila, daughter of Sri. Krishnappa entered a Joint Development Agreement dated 25.07.2022, registered as document No.SRJ-1-03564/2022-23 of Book 1, Stored in CD. No.SRJD1167 in the office of Sub-Register Sarjapura with Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu for development of planned township /Layout consisting of the residential plots with respect to the land bearing Survey No.87/26 (Old Survey No.87/2), measuring to the extent of 10 Guntas, with a sharing ratio of 55 : 45, i.e., 55% of the developed plot area is allocated to the owners, and 45% is allocated to the developer.

It is observed that the Computerised RTC extracts with respect to Survey No. 87/26 measuring 10 Guntas for the period 2022-2023, 2023-2024, 2024-2025, 2025-2026 stood in the name of Smt. K. Pramila, daughter of Sri. Krishnappa.

Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/26 measuring 10 Guntas vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Further, It could be seen that Smt. K. Pramila, daughter of Sri. Krishnappa on applying conversion from Agricultural to Residential Purposes,



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Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 01.02.2025 Vide document bearing No. 739249, after paying the Conversion Charges, with respect to Survey No. 87/26 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 10 Guntas.

Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/26 measuring 10 Guntas along with various other lands on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26.

Subsequently, Smt. K. Pramila, daughter of Sri. Krishnappa & Mr.G.Jagadish Chandra Prakash S/o G.M.K Naidu entered into a Supplementary Joint Development Agreement dated 10.10.2025, registered as Document No. SRJ-1-05705/2025-26, modifying the earlier Joint Development Agreement dated 25.07.2022, registered as Document No. SRJ-1-03564/2022-23, whereby the original scheme of development from formation of residential sites to development of a gated residential villa community. The sharing ratio was also revised to 67:33. i.e., 67% of the share is allocated to the developer and 33% is allocated to the owners. Further, it could be seen that Smt. K. Pramila, daughter of Sri. Krishnappa has also executed a General Power of Attorney in favour of Mr.G.Jagadish Chandra Prakash S/o G.M.K Naidu on 10.10.2025, registered as document no. SRJ-1-05706/2025-26 in the office of Sub-Register Sarjapura to deal with the 67% of the developer's area.

Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, Whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

11





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Further the land bearing Survey No. 87/6 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.

REGARDING ENDORSEMENTS:

- ❖ Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/26 vide No.ADLR/ANK/PODI/JAM.Sketch/15/2025-26.
- ❖ Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/26 vide No.PTCL(A)C.R/411/2025-26

Survey Records:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/26 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District,

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/2 reflects the following transactions:-
 - Mortgage deed dated 27.12.1957 vide Document No. 2759.
- Encumbrance certificate for the period of 01.04.2004 to 30.04.2013, with respect to Survey No. 87/2 reflects the following transactions:-
 - Gift deed dated 08.04.2011 vide Document No. SRJ-1-01446-2011-12.
- Encumbrance certificate for the period of 01.04.2013 to 24.11.2025, with respect to Survey No. 87/26 reflects the following transactions:-
 - Rectification deed/ Modification deed dated 18.09.2025 vide Document No. SRJ-1-05705-2025-26.





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- Rectification deed/ Modification deed dated 18.09.2025 vide Document No. SRJ-1-05706-2025-26.
- Joint development Agreement dated 25.07.2022 vide document No.3564/2022-23
- Encumbrance certificate for the period of 24.11.2024 to 14.03.2026, with respect to Survey No. 87/26 reflects nil transactions.
- Encumbrance certificate for the period of 14.03.2026 to 05.05.2026, with respect to Survey No. 87/26 reflects nil transactions.

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe H Smt.K. Pramila D/o Late Krishnappa is the absolute owner of the Schedule Property and holds clear and marketable title over the said property. Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu has got the developmental rights over the said land as per the terms of Joint Development Agreement dated 25.07.2022 & Supplementary Joint Development Agreement 10.10.2025.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.





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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash, Son of Sri.G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the land bearing Sy.No.87/27 (old Sy.No.87/2), measuring to an extent of 11 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 73950 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

Item No.1:

All that piece and parcel of land bearing Sy.No.87/27 (old Sy.No.87/2), measuring to an extent of 11 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 73950 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/3
West by	Survey No.87/34
North by	Survey No.87/26
South by	Survey No.87/28



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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.

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LIST OF DOCUMENTS SCRUTINIZED:

Sl. No.	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Hissa Tippani for Survey No. 87		Photostat
2.		RR Balabaga for Survey No. 87		Photostat
3.		Record of Rights	RR No.193	Photostat
4.		Pahani Thakthe for the year 1961-62 to 1968-69 with respect to Survey No. 87/2.		Photostat
5.		Mutation Register	MR.No.1/1987-88	Photostat
6.		Manual RTCs for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1989-90 to 1993-94, 1994-95 to 1996-97 with respect to Survey No. 87/2		Photostat
7.		Computerised RTCs from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09,		Photostat

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		2009-10, 2010-11, 2011-12, with respect to Survey No. 87/2.		
8.		Family tree of Sri. Krishnappa S/o Sri. Muniyappa issued by Tahsildar.	No.RD0038028253050	Photostat
9.	01.07.2011	Gift deed executed by Sri. Krishnappa S/o Sri. Muniyappa in favour of Smt. K. Jayamma and Others with respect to Sy.No.87/2 measuring 1 Acre 02 Guntas.	Registered as Document No.SRJ-1-01446/2011-12 of Book 1, Stored in CD. No.SRJD72 in the office of Sub-Register Sarjapura.	Photostat
10.		Computerised RTCs from 2012-13, 2013-14 with respect to Survey No. 87/2.		Photostat
11.		Mutation Register	MR.No.11/2011-12	Photostat
12.		Hissa Tippani for Survey No. 87/2		Photostat
13.		RR Edabaga & RR Balabaga, Atlas		Photostat
14.		Mutation Register	MR.No.11/2011-12	
15.		Mutation Register	MR.No.H28/2013-14	Photostat

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16.		Computerised RTC's from 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-2021, 2021-2022 with respect to Survey No. 87/27.		Photostat
17.	25.07.2022	Joint Development Agreement entered into between Smt. K. Laltha D/o Late Krishanappa in favour of Sri. G. Jagadish Chandra Prakash S/o Sri.G.M.K Naidu with respect to Sy.No.87/27 measuring 11 Guntas.	Registered as Document No.SRJ-1-03561/2022-23 of Book 1, Stored in CD. No.SRJD1167 in the office of Sub-Register Sarjapura.	Photostat
18.	13.06.2024	Paper publication made by BDA		Photostat
19.		Computerised RTC's from 2022-2023, 2023-2024, 2024-2025, 2025-2026 with respect to Survey No. 87/27.		Photostat
20.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Sy.No.87/27 measuring	BDA/NAYOSA/CLU -40/2535/2024-25	Photostat

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		11 Guntas.		
21.		Change of Land Sketch		Photostat
22.	01.02.2025	Conversion Order, intimation letter, fees paid receipt and sketch issued by the deputy Commissioner with respect to Sy.No.87/27, measuring to an extent of 11 Guntas.	No.739250	Photostat
23.		Fees paid receipt and Sketch for the conversion order		Photostat
24.		Mutation Register	MR.No.T61/2024-25	
25.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/27, measuring to an extent of 11 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2047/2025-26	Photostat
26.	10.10.2025	Supplementary Joint Development Agreement entered between Smt.K.Lalitha D/o Late Krishnappa and	Document No.SRJ-1-05708/2025-26 in the office of Sub-Register Sarjapura.	

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		Mr.G.Jagadish Chandra Prakash S/o G. M. K Naidu with respect to Sy.No.87/27, measuring to an extent of 11 Guntas.		
27.	10.10.2025	General Power of Attorney executed by Smt.K.Lalitha D/o Late Krishnappa in favour of Mr.G.Jagadish Chandra Prakash S/o G. M. K Naidu with respect to Sy.No.87/27, measuring to an extent of 11 Guntas.	Document No.SRJ-1-05707/2025-26 in the office of Sub-Register Sarjapura.	
28.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/27, measuring to an extent of 11 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2821/2025-26	Photostat
29.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP- 59/2024- 25/2821/2025-26	Photostat
30.	24.04.2025	Endorsement issued by Government stating that there is no Kharab Land in	No.ADLR/ ANK/PO DI/JAM.Sketch/15/2 025-26	Photostat

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		Sy.No.87/27		
31.	21.11.2025	Endorsement issued by the assistant commissioner under PTCL Act	No.PTCL(A)/C.R/411 /2025-26	Photostat
32.		Karda Nakalu		Photostat
33.		Moola Tippani		Photostat
34.		Akarband		Photostat
35.		village		Photostat
36.	29.11.2025	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Sy.No.87/2	SA.No.7979/2025-26	Photostat
37.	27.11.2025	Encumbrance Certificate from 01.04.2004 to 30.04.2013 with respect to Sy.No.87/2	SRJ-EC-A-306719/2025-26	Photostat
38.	28.11.2025	Encumbrance Certificate from 01.04.2013 to 24.11.2025 with respect to Sy.No.87/27	SJR-EC-A-307982/2025-26	Photostat
39.		Encumbrance Certificate from 24.11.2024 to 14.03.2026 with respect to	SJR-EC-A-4476388/2025-26	Photostat

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		Sy.No.87/27		
40.		Encumbrance Certificate from 14.03.2026 to 05.05.2026 with respect to Sy.No.87/27	SJR-EC-A-399175/2025-26	Photostat

The Flow of Title:-

On perusal of the documents produced, the larger extent in the land bearing Survey No.87/2 (old Survey No. 87) measuring 3 Acres 06 Guntas, originally belonged to one Sri. Muneappa, son of Sri. Venkatappa evidenced in the Hissa Tippani dated 10.03.193, Record of Rights bearing RR No.193 & RR Balabaga.

It is observed that the Pahani Thakthe with respect to Survey No. 87/2, measuring 3 Acres 6 Guntas for the period 1961-62 to 1968-69 stood in the name of the elder son of Sri. Muneappa i.e., Sri. Venkatappa.

It is observed that the Manual RTC extracts with respect to Survey No. 87/2 measuring 3 Acres 6 Guntas for the period 1969-70 to 1973-74, 1974-75 to 1978-79, stood in the name of the elder son of Sri. Muneappa i.e., Sri. Venkatappa.

Further, it could be observed in the Mutation Register bearing MR.No. 1/1987-88 that there was a family partition entered among the children of Sri. Muneappa, namely Sri. Venkatappa, Sri. Subbaiah & Sri Krishnappa and the said land bearing Survey No.87/2 measuring 3 Acres 06 Guntas was allotted in the following manner:

- ❖ Sri. Krishnappa son of Sri. Muneappa was allotted 1 Acre 02 Guntas.
- ❖ Sri. Venkatappa son of Sri. Muneappa was allotted 1 Acre 02 Guntas.
- ❖ Sri. Subbaiah son of Sri. Muneappa was allotted 1 Acre 02 Guntas.

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It is observed that the Manual RTC extracts with respect to Survey No. 87/2 for the period 1989-90 to 1993-94, 1994-95 to 1996-97, stood in the name of Sri. Krishnappa son of Sri. Muneappa, Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

It is observed that the Computerised RTC extracts with respect to Survey No. 87/2 for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, stood in the name of Sri. Krishnappa son of Sri. Muneappa Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas.

Further, the family tree of Sri. Krishnappa, son of Sri. Muneappa issued by Tahsildar has been furnished for perusal.

Thereafter, Sri. Krishnappa, son of Sri. Muneappa, executed a Gift Deed dated 08.04.2011, registered as Document No. SRJ-1-01446/2011-12, Book I, stored in CD No. SRJD72, in the office of the Sub-Registrar, Sarjapura, whereby portions of land carved out of Survey No. 87/2 measuring 1 Acre 02 Guntas were gifted in favour of his children, namely: Smt. Jayamma - 10 Guntas; Smt. K. Gowramma - 11 Guntas ; Smt. K. Pramila - 10 Guntas; Smt. K. Latha - 11 Guntas.

It is observed that even after the said conveyance the Computerised RTC extracts with respect to respect to Survey No. 87/2 for the period 2012-13, 2013-14, stood in the name of Sri. Krishnappa son of Sri. Muneappa Sri. Venkatappa son of Sri. Muneappa & Sri. Subbaiah son of Sri. Muneappa measuring 1 Acre 02 Guntas each.

Subsequently, the Katha was transferred and further phoded and evidenced in the Mutation Register bearing MR H28/2013-14 & Survey records, Hissa Tippani, RR

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Edabaga & Balabaga as follows:

Old Sy No	New Sy No.	Extent	In the name of
87/2	87/24	10 Guntas	Smt. Jayamma
87/2	87/25	11 Guntas	Smt. K. Gowramma
87/2	87/26	10 Guntas	Smt. K. Pramila
87/2	87/27	11 Guntas	Smt. K. Lalitha

It is observed that the Computerised RTC extracts with respect to Survey No. 87/27 measuring 10 Guntas for the period 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-2021, 2021-2022 stood in the name of Smt. K. Lalitha, daughter of Sri. Krishnappa.

Further, it could be seen that Smt. K. Lalitha, daughter of Sri. Krishnappa entered a Joint Development Agreement dated 25.07.2022, registered as document No.SRJ-1-03561/2022-23 of Book 1, Stored in CD. No.SRJD1167 in the office of Sub-Register Sarjapura with Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu for development of planned township /Layout consisting of the residential plots with respect to the land bearing Survey No.87/27 (Old Survey No.87/2), measuring to the extent of 11 Guntas, with a sharing ratio of 55 : 45. i.e., 55% of the developed plot area is allocated to the owners, and 45% is allocated to the developer.

It is observed that the Computerised RTC extracts with respect to Survey No. 87/27 measuring 11 Guntas for the period 2022-2023, 2023-2024, 2024-2025, 2025-2026 stood in the name of Smt. K. Lalitha, daughter of Sri. Krishnappa.

Further, It could be seen that the Bangalore Development Authority issued an

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order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/27 measuring 11 Guntas vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Further, It could be seen that Smt. K. Lalitha, daughter of Sri. Krishnappa on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 01.02.2025 Vide document bearing No. 739250, after paying the Conversion Charges, with respect to Survey No. 87/27 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 11 Guntas. Subsequently, the same has been mutated, as evidenced in Mutation Register bearing MR NoT61/2024-25.

Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/27 measuring 11 Guntas on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26.

Subsequently, Smt. K. Lalitha, daughter of Sri. Krishnappa & Mr.G.Jagadish Chandra Prakash S/o G.M.K Naidu entered into a Supplementary Joint Development Agreement dated 10.10.2025, registered as Document No. SRJ-1-05708/2025-26, modifying the earlier Joint Development Agreement dated 25.07.2022, registered as Document No. SRJ-1-03561/2022-23, whereby the original scheme of development from formation of residential sites to development of a





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gated residential villa community. The sharing ratio was also revised to 67:33, i.e., 67% of the share is allocated to the developer and 33% is allocated to the owners. Further, it could be seen that Smt. K. Lalitha, daughter of Sri. Krishnappa has also executed a General Power of Attorney in favour of Mr.G.Jagadish Chandra Prakash S/o G.M.K Naidu on 10.10.2025, registered as document no. SRJ-1-05707/2025-26 in the office of Sub-Register Sarjapura to deal with the 67% of the developer's area.

Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, Whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

Further the land bearing Survey No. 87/27 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 &11 A Katha bearing No. 150200101600320307.

REGARDING ENDORSEMENTS:

- ❖ Endorsement certificate dated 24.04.2025 issued by the Asssistant Director of Land records stating that there is no Kharab Land in Survey No. 87/27 vide No.ADLR/ANK/PODI/JAM.Sketch/15/2025-26.
- ❖ Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/27 vide No.PTCL(A)C.R/411/2025-26.

Survey Records:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to

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Survey No. Survey No. 87/27 situated at Kathariguppe Village, Sarjapura Hobli,
Anekal Taluk, Bangalore Urban District,

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/2 reflects the following transactions:-
 - Mortgage deed dated 27.12.1957 vide Document No. 2759.
- Encumbrance certificate for the period of 01.04.2004 to 30.04.2013, with respect to Survey No. 87/2 reflects the following transactions:-
 - Gift deed dated 08.04.2011 vide Document No. SRJ-1-01446-2011-12
- Encumbrance certificate for the period of 01.04.2013 to 24.11.2025, with respect to Survey No. 87/27 reflects the following transactions:-
 - Rectification deed/ Modification deed dated 18.09.2025 vide Document No. SRJ-1-05708-2025-26.
 - Rectification deed/ Modification deed dated 18.09.2025 vide Document No. SRJ-1-05707-2025-26.
 - Joint development Agreement dated 25.07.2022 vide document No.3561/2022-23

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CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe H Smt.K. Lalitha D/o Late Krishnappa is the absolute owner of the Schedule Property and holds clear and marketable title over the said property. Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu has got the developmental rights over the said land as per the terms of Joint Development Agreement dated 25.07.2022 & Supplementary Joint Development Agreement 10.10.2025.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.



ADVOCATE



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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the land bearing Sy.No.87/33(old Sy.No.87/3), measuring to an extent of 1 Acre 01 Gunta, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 739251 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

Item No.1:

All that piece and parcel of land bearing Sy.No.87/33 (old Sy.No.87/3), measuring to an extent of 1 Acre 01 Gunta, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 01.02.2025 vide Official Memorandum of Conversion bearing No. 739251 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No. 87/6, 87/31, 87/32, & 87/35;
West by	Survey No. 87/3;
North by	Survey No. 87/4;
South by	Survey No. 87/9.

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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/ made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.





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LIST OF DOCUMENTS SCRUTINIZED:

Sl. No.	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Hissa Tippani for Survey No. 87		Photostat
2.		RR Balabaga for Survey No. 87		Photostat
3.		Pahani Thakthe for the year 1961-62 to 1968-69 with respect to Survey No. 87/3.		Photostat
4.		Manual RTCs for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1989-90 to 1993-94, 1997-98 to 2001-02 to with respect to Survey No. 87/3		Photostat
5.		Computerized RTCs from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, with respect to		Photostat

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		Sy.No.87/3.		
6.		Mutation Register	MR.No.H1/2015-16	Photostat
7.		Computerised RTCs from 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, with respect to Sy.No.87/3.		Photostat
8.		Mutation Register	MR.No.H32/2022-23	Photostat
9.	29.10.2022	Confirmation deed executed by Sri. Srinivasa A S/o Appaiah Reddy in favour of Sri.G.Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/3 measuring to an extent of 2 Acres 1 Gunta.	Doc.No.SRJ-1-08368/2022-23	Photostat
10.	10.01.2023	Sale deed executed by Smt.Muniyamma W/o Late Venkataramanappa and Others in favour of Sri.G. Jagadish Chandra Prakash S/o G.M.K. Naidu with respect to Sy.No.87/3 measuring to an extent of 1 Acre 1 Gunta out of 2 Acres 1 Gunta.	Registered as Document No.SRJ-1-08367/2022-23, stored in C.D.No.SRJD1293 in the office of Sub Registrar Sarjapur.	Photostat
11.		Mutation Register	MR.No.H56/2022-23	Photostat
12.		Mutation Register	MR.No.H9/2022-23	Photostat

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13.		Mutation Register	MR.No.H26/2023-24	Photostat
14.	10.07.2023	Order issued by Assistant Commissioner Bangalore.	No. RA/ANE/564/2023	Photostat
15.		Mutation Register	MR.No.T27/2023-24	Photostat
16.	08.08.2023	Order issued by special Tahsildar	No. RRT (D) CR.466/2022-23	Photostat
17.		Mutation Register	MR.No.T55/2024-25	Photostat
18.	13.06.2024	Paper publication made by BDA		Photostat
19.		Mutation Register	MR.No.T39/2024-25	Photostat
20.		Computerised RTCs from 2023-24, 2024-25 with respect to Sy.No.87/3.		Photostat
21.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Sy.No.87/3 measuring 2 Acres 1 Gunta.	BDA/NAYOSA/CL U-40/2535/2024-25	Photostat
22.		Change of Land Sketch		Photostat
23.		Hissa Tippani for Sy.No.87/3		Photostat
24.		RR Edabaga for Sy.No.87/3		Photostat

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25.		RR Balabaga for Sy.No.87/3		Photostat
26.		Atlas		Photostat
27.	01.02.2025	Conversion Order issued by the deputy Commissioner with respect to Sy.No.87/33, measuring to an extent of 1 Acre 01 Gunta.	No. 739251	Photostat
28.		Fees paid receipt and Sketch for the conversion order		Photostat
29.		Mutation Register	MR.No.T63/2024-25	Photostat
30.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/33, measuring to an extent of 1 Acre 01 Gunta.	BDA/ NAYOSA/DLP- 59/2024- 25/2047/2025-26	Photostat
31.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore	BDA/ NAYOSA/DLP-	Photostat

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		Development Authority with respect to Sy.No.87/33, measuring to an extent of 1 Acre 01 Gunta.	59/2024-25/2821/2025-26	
32.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP-59/2024-25/2821/2025-26	Photostat
33.		Computerised RTC 2024-25, 2025-26 with respect to Sy.No.87/33.		Photostat
34.	24.04.2025	Endorsement issued by Government stating that there is no Kharab Land in Sy.No.87/33, measuring to an extent of 1 Acre 01 Gunta.	No.ADLR/ ANK/PO DI/JAM.Sketch/15/2025-26	Photostat
35.	21.11.2025	Endorsement issued by the Assistant Commissioner under PTCL Act with respect to Sy.No. 87/33 measuring 1 Acre 1 Gunta.	No.PTCL(A)C.R/411 /2025-26	Photostat
36.		Moola Tippani		Photostat
37.		Karda Nakalu		Photostat
38.		Akarbandh		Photostat
39.		Village Map		Photostat

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40.	29.11.2025	Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/3	SA.No.7980/2025-26	Photostat
41.	27.11.2025	Encumbrance certificate for the period of 01.04.2004 to 24.11.2025, with respect to Sy.No. 87/3.	No.SRJ-EC-A-306921-2025-26	Photostat
42.	27.11.2025	Encumbrance certificate for the period of 01.04.2004 to 26.05.2026, with respect to Sy.No. 87/3	No.SRJ-EC-A-627049-2026-27	Photostat
43.	28.11.2025	Nil Encumbrance certificate for the period of 30.11.2025 to 24.11.2025, with respect to Sy.No. 87/3.	No.SRJ-EC-A-3574574-2025-26	Photostat
44.	17.03.2026	Nil Encumbrance certificate for the period of 24.11.2024 to 14.03.2026, with respect to Sy.No. 87/33	No.SRJ-EC-A-308564-2025-26	Photostat

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The Flow of Title:-

On perusal of the documents produced, the larger extent in land bearing Survey No.87/3 measuring 2 Acres 1 Gunta, originally belonged to one Sri. Dodda Yelliga son of Kaka Muniya evidenced in the Hissa Tippani dated 10.03.1939.

It is observed that the Pahani Thakthe with respect to Survey No. 87/3, measuring 2 Acres 1 Gunta for the period 1961-62 to 1968-69 stood in the name of Sri. Dodda Yelliga son of Kaka Muniya.

It is observed that the Manual RTC extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84 stood in the name of Sri. Dodda Yelliga son of Kaka Muniya.

Whereas it could be observed that Sri. Dodda Yelliga son of Kaka Muniya died leaving behind him his legal Heirs to succeed his estate. It is observed that the Manual RTC extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period 1989-90 to 1993-94, 1997-98 to 2001-02 stood in the name of Smt. Venkatamma, Sri. Annaiahappa, Sri. Muniyappa, Sri. Thayappa son of Chinnamma.

It is observed that the Computerized RTCs extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, stood in the name of Smt. Venkatamma, Sri. Annaiahappa, Sri. Muniyappa, Sri. Thayappa son of Chinnamma.

Further, it could be observed Smt. Venkatamma, Sri. Annaiahappa, Sri. Muniyappa, Sri. Thayappa son of Chinnamma had got the Katha transferred in their name and recorded in Mutation Register bearing MR. No. H32/2022-23





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It is observed that the Computerized RTCs extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period from 2022-2023 stood in the name of Sri. Muniyappa son of Sri. Dodda Yelliga.

Thereafter, Smt. Muniyamma wife of Late. Venkataramanappa & others (legal heirs of Dodaa Yelliga conveyed the land bearing Survey No.87/3 measuring 1 Acre out of 2 Acres 1 Gunta in favour of Sri.G. Jagadish Chandra Prakash S/o G.M.K. Naidu by virtue of a Sale deed dated 10.01.2023, registered on 10.01.2023 as Document No. SRJ-1-08367/2022-23, Book I, stored in CD No. SRJD1293, in the office of the Sub-Registrar, Sarjapura.

Subsequently, Sri. Srinivas A.A, son of Appaiah Reddy (an agreement holder) executed a confirmation deed in favour of Sri. Manjunath son of Lakshmmamma dated 29.10.2022 registered on 10.01.2023 as Document No. SRJ-1-08368/2022-23, Book I, stored in CD No. SRJD1293, in the office of the Sub-Registrar, Sarjapura confirming the aforesaid Sale deed dated 10.01.2023 with respect to the land bearing Survey No.87/3 measuring 1 Acre out of 2 Acres 1 Gunta.

It is observed that the Computerized RTCs extracts with respect to Survey No. 87/3 measuring 2 Acres 1 Gunta for the period from 2023-24 , 2024-2025 stood in the name of Sri. Muniyappa son of Sri. Dodda Yelliga, Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu.

Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/3 measuring 1Acre & 1 Acre 1 Gunta vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Subsequently, the land bearing Survey No.87/3 measuring 1 Acre out of 2 Acres 1

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Gunta was further phoded and assigned new Survey Numbers evidenced in the Mutation Register bearing MR T39/2024-25 as follows:

Old Sy No	New Sy No.	Extent	In the name of
87/3	87/3	1Acre	Sri. Muniyappa son of Sri. Dodda Yelliga
87/3	87/33	1 Acre 1 Gunta	Sri. G. Jagadish Chandra Prakash son of Sri. G.M.K Naidu

Further, It could be seen that Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 12.02.2025 Vide document bearing No. 739251, after paying the Conversion Charges, with respect to Survey No. 87/33 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 1 Acre 1 Gunta.

Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/33 measuring 1 Acre 01 Gunta on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26. Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid





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reference number has been issued.

Further the land bearing Survey No. 87/33 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.

REGARDING ENDORSEMENTS:

- Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/33 vide No.ADLR/ ANK/PODI/JAM.Sketch/15/2025-26.
- Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/33 vide No.PTCL(A)C.R/411/2025-26.

SURVEY RECORDS:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/33 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District,

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/3 reflects nil transactions.
- Encumbrance certificate for the period of 01.04.2004 to 26.05.2026, with respect to Survey No. 87/3 reflects the following transactions:-
 - Sale deed dated 11.04.2022 vide document No.SRJ-1-08367-2022-23
 - Sale deed dated 11.04.2022 vide document No.SRJ-1-08366-2022-23
 - Consent deed dated 29.10.2022 vide Document No. SRJ-1-08368-2022-23
 - Joint Development Agreement dated 12.05.2022 vide document No.ABL-1-02145-2023-24.

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- Encumbrance certificate for the period of 30.11.2024 to 24.11.2025, with respect to Sy. No. 87/33 reflects nil transactions.
- Encumbrance certificate for the period of 24.11.2024 to 14.03.2026, with respect to Sy. No. 87/33 reflects nil transactions

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu is the absolute owner of the Schedule Property and holds clear and marketable title over the said property.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.





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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation.

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the land bearing Sy.No.87/34 (Old Sy No.87/1) measuring to an extent of 2 Acres 23 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 21.03.2025 vide Official Memorandum of Conversion bearing No. 751354 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

All that piece and parcel of land bearing Sy.No.87/34 (Old Sy No.87/1) measuring to an extent of 2 Acres 23 Guntas, duly converted from Agricultural to Non - Agricultural Layout- Residential Purpose dated 21.03.2025 vide Official Memorandum of Conversion bearing No. 751354 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/2, 87/24,87/25,87/26, 87/27 & 87/28
West by	Survey No.87/1, 87/15& 87/29
North by	Survey No.87/88 & road
South by	Survey No.87/16





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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion. Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.





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DOCUMENTS PRODUCED:

Sl. No.	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.	12.01.1950	Sale deed executed by Sri. Kirasappa son of Sri. Nanjappa in favour of Sri. Gullappa son of Sri. Chandrappa with respect to Sy.No.87/1 measuring 2 Acres 23 Guntas.	Registered as document No.1284/1949-20, volume 628, pages 25-27, in the office of the Sub- Registrar	Photostat
2.	16.02.2021	Notarized family tree of Sri. Kirasappa	IN- KA50189542918523 T	Photostat
3.		Family tree of Sri. Gullappa issued by Deputy Tahsildar.		Photostat
4.		Affidavit sworn by Sri.Srinivasa S/o Sri. Gullappa swearing the death of his father Sri. Gullappa S/o Sri. Chandrappa on 14.08.1958		Photostat
5.		Mutation Register	MR.No.H1/2015-16	Photostat
6.		Mutation Register	MR.No.H7/2015-16	Photostat
7.		Mutation Register	MR.No.H22/2015-16	Photostat
8.	21.07.2016	Sale agreement entered into	Registered as	Photostat





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		between Sri. Dodda Venkataramanappa S/o Late Chandrappa and Others with Sri. R. Chandra Reddy S/o Late Ramakrishna Reddy and Smt. Narasamma W/o Sri. P Ananta Reddy with respect to Sy.No.87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas	Doc.No.JGN-1-02053/2016-17 of Book1, CD, No. JGND447 in the office of Sub-registrar Basavanagudi (Jigani)	
9.		Order sheet of the OS Suit issued by the Senior civil judge and JMFC Anekal	O.S. No.969/2016	Photostat
10.		Mutation Register	MR.No.T5/2016-17	Photostat
11.	19.02.2021	Sale agreement entered between Sri. G. Srinivas S/o Sri. Gullappa and Sri. R. Chandra Reddy S/o Late Ramakrishna Reddy (Confirming Party) in favour M/s Eco Life Developers represented by its Managing Partner Sri. Ramesh P with respect to Sy.No.87/1 measuring 2 Acre 23 Guntas	Registered as Doc.No.SRJ-1-05002/2020-21 of Book1, CD, No. SRJD804 in the office of Sub-registrar Basavanagudi (Sarjapura)	Photostat
12.	16.03.2022	Sale agreement entered between Sri. Muniraju S/o Late Kondappa and others Represented by their GPA holder Sri. Chandra Reddy S/o Late Ramakrishna	Registered as Doc.No.SRJ-1-07423/2021-22 of Book1, CD, No. SRJD1068 in the office of Sub-	Photostat





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		Reddy with Sri. Chandra Reddy S/o Late Ramakrishna Reddy with respect to Sy.No. 87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas	registrar Basavanagudi (Sarjapura)	
13.	16.03.2022	GPA executed by Sri. Dodda Venkataramanappa in favour of Sri. R. Chandra Reddy S/o Late. Amakrishnareddy, same is registered before of the Sub Registrar Sarjapura	Registered as Doc. No. SRJ-4-00396/2021-22 in the office of Sub-registrar.	Photostat
14.	21.03.2022	Sale agreement entered between Sri. Muniraju S/o Late Kondappa and others Represented by their GPA holder Sri. Chandra Reddy S/o Late Ramakrishna Reddy with Sri. Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No. 87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas.	Registered as Doc.No.SRJ-1-07558/2021-22 of Book 1, CD. No. SRJD1072 in the office of Sub-registrar Basavanagudi (Sarjapura)	Photostat
15.	30.09.2022	Cancellation of agreement of Sale executed by Sri. G. Srinivas S/o Gullappa and Sri. R. Chandra Reddy in favour of M/s Eco Life Developers represented by	Registered as Doc.No.SRJ-1-05480/2022-23 of Book 1, CD. No. SRJD1218 in the office of Sub-	Photostat





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		its Managing Partner Sri. Ramesh P with respect to Sy.No.87/1 measuring 2 Acre 23 Guntas	registrar Basavanagudi (Sarjapura)	
16.		Mutation Register	MR.No.T27/2022-23	Photostat
17.	02.09.2023	Order issued by the Court of the Assistant commissioner Bangalore South	RA.(A)No.453/2023	Photostat
18.		Mutation Register	MR.No.T52/2023-24	Photostat
19.	02.03.2023	Letter issued by Tahsildar in favour of Assistant commissioner	No. RRT/CR/1023/2022-23	Photostat
20.	03.04.2024	Sale deed executed by Sri.Muniraju S/o Late Kondappa and Others in favour of Sri.G.Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/34, measuring 2 Acres 23 Guntas	Registrared as Doc.No.SRJ-1-00083/2024-25 of Book1, in the office of Sub-registrar Basavanagudi (Sarjapura)	Photostat
21.	03.04.2024	Confirmation deed executed by Smt. G.A. Chandrakala W/o A.Srinivasa in favour of Sri. Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No. 87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas.	Registrared as Doc.No.SRJ-1-00091/2024-25 of Book 1, in the office of Sub-registrar	Photostat





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22.	10.09.2024	Declaration deed executed by Sri.Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No. 87/1 measuring 2 Acre 23 Guntas	Registered as Doc. No. SRJ-1-05081/2024-25 of Book 1, in the office of Sub-registrar Sarjapura.	Photostat
23.	13.06.2024	Paper publication made by BDA		Photostat
24.	02.12.2024	Confirmation deed executed by Smt. Narsamma W/o Sri. P. Anantha Reddy in favour of Sri.Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No. 87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas.	Registered as Doc.No. SRJ-1-08053/2024-25 of Book 1, in the office of Sub-registrar Sarjapura.	Photostat
25.		Mutation Register	MR.No.T43/2024-25	Photostat
26.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Sy.No.87/1 measuring 2 Acres 23 Guntas.	BDA/NAYOSA/C LU-40/2535/2024-25	Photostat
27.		Change of Land Sketch		Photostat
28.	01.02.2025	Letter issued by the Special Tahsildar	No.RRT/AAS/CR/850/2024-25	Photostat





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29.		Mutation Register	MR.No.T67/2024-25	Photostat
30.	21.03.2025	Conversion Order issued by the deputy Commissioner with respect to Sy.No.87/34 measuring 2 Acres 23 Guntas.	No.751354	Photostat
31.		Conversion fees paid receipt and Sketch with respect to Sy.No.87/34 measuring 2 Acres 23 Guntas.		Photostat
32.		Mutation Register	MR.No.T80/2024-25	Photostat
33.	26.08.2025	Application relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/34 measuring 2 Acres 23 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2047/2025-26	Photostat
34.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/34 measuring 2 Acres 23 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2821/2025-26	Photostat





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35.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP-59/2024-25/2821/2025-26	Photostat
36.		Form 9 & 11 A Katha	150200101600320307	Photostat
37.		Pahani Thakthe for the year 1960-61 to 1968-69 with respect to Sy.No.87/1		Photostat
38.		Manual RTC for the year 1969-70 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97 with respect to Sy.No.87/1		Photostat
39.		Computerized RTC for the year 2000-01, 2001-02, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy.No.87/1		Photostat
40.		Computerized RTC for the year 2024-25, 2025-26 with respect to Sy.No.87/34.		Photostat





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41.		Kardha Nakalu		Photostat
42.		Hissa Tippani		Photostat
43.		RR Edabagha & Balabagha		Photostat
44.		Village Map		Photostat
45.	24.04.2025	Endorsement issued by Government stating that there is no Kharab Land in Sy.No.87/34 measuring 2 Acres 23 Guntas.	No.ADLR/ANK/P ODI/JAM.Sketch/15/2025-26	Photostat
46.	21.11.2025	Endorsement issued by the Assistant Commissioner under PTCL Act with respect to Sy.No.87/34.	No. PTCL(A)/CR/411/2025-26	Photostat
47.		Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/1	SA No. 7981/25-26	Photostat
48.		Encumbrance Certificate for the period of 01.04.2004 to 16.03.2026 with regard to Sy.No. 87/1	SRJ-EC-A-306703-2024-25	Photostat
49.		Encumbrance Certificate for the period of 01.04.2004 to 16.03.2026 with regard to Sy.No. 87/1	SRJ-EC-A-306703-2024-25	Photostat





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50.	17.03.2026	Nil Encumbrance Certificate for the period of 14.03.2026 to 05.05.2026 with regard to Sy.No. 87/34	EC-A-399003/2026-27	Photostat
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The Flow of Title:-

On perusal of the documents produced, the land bearing Survey No.87/1 measuring 3 Acres 11 Guntas situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, originally belonged to one Sri. Kirasappa son of Sri. Nanjappa, who conveyed the land measuring 2 Acres 23 Guntas out of 3 Acres 11 Guntas in favour of Sri. Gullappa by virtue of Sale deed dated 12.01.1950 Registered as document No.1284/1949-20, volume 628, pages 25-27, in the office of the Sub- Registrar.

Further it could be observed that Sri. Gullappa, died on 14.08.1958 leaving behind him his wife Smt. Rathnamma and children namely Sri. Srinivas.G, Sri. Nagaraju.G, and Smt. Geetha G to succeed his estate. We have been produced with the Family tree of Sri. Gullappa issued by Deputy Tahsildar and an Affidavit sworn by Sri. Srinivas. G S/o Sri. Gullappa swearing the death of his father Sri. Gullappa.

Further, the larger extent in the land bearing Survey No.87/1 was bifurcated and phoded into Survey No.87/1 and Survey No.87/15, which could be evidenced in Mutation Register bearing MR.No.H7/2015-16.

Fuether, it could be observed that Sri. Dodda Venkataramanappa S/o Late Chandrappa and Others with Sri. R. Chandra Reddy S/o Late Ramakrishna Reddy and Smt. Narasamma w/o Sri. P Ananta Reddy entered into an Agreement to Sale dated 21.07.2016 Registered as Doc.No.JGN-1-02053/2016-17 of Book1, CD. No. JGND447 in the office of Sub-registrar Basavanagudi (Jigani), in later years the said





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Smt. Narasamma w/o Sri. P Ananta Reddy has executed a Confirmation deed dated 02.12.2024 in favour of the present owner Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu.

Whereas it could be observed that Smt. Chandrakala wife of Sri.A. Srinivas filed a Original suit before the Court of the Senior Civil Judge at Anekal in O.S. No.969/2016 against Sri. Dodda Venkataramanappa S/o Late Chandrappa, Sri. Srinivas.G, Sri. Nagaraju.G and Others for Specific Performance. Subsequently the same was recorded in Mutation Register bearing MR.No.T5/2016-17.

Whereas, it could be observed that Sri. G. Srinivas S/o Sri. Gullappa entered into an agreement to Sell on 19.02.2021 along with Sri. R. Chandra Reddy S/o Late Ramakrishna as confirming party with M/s Eco Life Developers represented by its Managing Partner Sri. Ramesh P with respect to Sy.No.87/1 measuring 2 Acre 23 Guntas, Registered as Doc.No.SRJ-1-05002/2020-21 of Book1, CD. No. SRJD804 in the office of Sub-registrar Basavanagudi (Sarjapura) and same agreement was later cancelled in the Cancellation of Agreement of Sale dated 30.09.2022, registrared as document No. Doc.No.SRJ-1-05480/2022-23 of Book 1, CD. No. SRJD1218 in the office of Sub-registrar Basavanagudi (Sarjapura)

WHEREAS, during the pendency of above said O.S. No.969/2016 the said Doddavenkataramanappa and his family members and Late. Kondappa and his family members are jointly entered in to the Agreement of Sale dated 10-03-2022 in favour of One R. Chandra Reddy S/o Late. Ramakrishnareddy, same is registrared before of the Sub Registrar Sarjapura vide Document No. SRJ-1-07423/2021-22, stored in CD No. SRJD-1068, dated: 16-03-2022, and very same day the said Doddavenkataramanappa and his family members and Late. Kondappa and his family members are jointly executed registrared GPA dated: 16-03-2022 in favour of One R. Chandra Reddy S/o Late. amakrishnareddy, same is registrared before of the Sub Registrar Sarjapura vide Document No. SRJ-4-00396/2021-22. As per the said Agreement and GPA the said Doddavenkataramanappa and his





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family members and Late. Kondappa and his family members are jointly received entire sale consideration from said R. Chandra Reddy. And all of them have relinquish their rights in respect of schedule property in favour of said R. Chandra Reddy.

Further, Sri. Muniraju S/o Late Kondappa and others (the legal heirs of Sri. Kirsappa & Sri. Gullappa) Represented by their GPA holder Sri. Chandra Reddy S/o Late Ramakrishna Reddy entered into an agreement to Sale on 21.03.2022 with Sri. Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No. 87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas Registered as Doc.No.SRJ-1-07558/2021-22 of Book 1, CD. No. SRJD1072 in the office of Sub-registrar Basavanagudi (Sarjapura)

Further, Sri. Muniraju S/o Late Kondappa and others (the legal heirs of Sri. Kirsappa & Sri. Gullappa) Represented by their GPA holder Sri. Chandra Reddy S/o Late Ramakrishna Reddy conveyed the land bearing Survey No. 87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas in favour of Sri. Gali Jagadish Chandra Prakash S/o G.M.K Naidu Registered as Doc.No.SRJ-1-00083/2024-25 of Book1, in the office of Sub-registrar Basavanagudi (Sarjapura).

It could be observed that Smt. G.A. Chandrakala W/o A.Srinivasa has executed a Confirmation deed in favour of Sri. Gali Jagadish Chandra Prakash S/o G.M.K Naidu dated 29.10.2022 Registered on 03.04.2024 as Doc.No.SRJ-1-00091/2024-25 of Book 1, in the office of Sub-registrar, Sarjapura, confirming the aforementioned Sale deed Registered as Doc.No.SRJ-1-00083/2024-25 of Book1, in the office of Sub-registrar Basavanagudi (Sarjapura).

Further, Sri. Gali Jagadish Chandra Prakash S/o G.M.K Naidu executed a Deed of Declaration dated 10.09.2024 Registered as document No. SRJ-1-05081/2024-25 of Book 1, in the office of Sub-registrar Sarjapura, declaring his ownership, confirming the Stamp Duty and registration paid under the Sale deed Registered





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as Doc.No.SRJ-1-00083/2024-25 of Book1, in the office of Sub-registrar Basavanagudi (Sarjapura).

Further, it could be observed that Smt. Narsamma W/o Sri. P. Anantha Reddy an agreement holder (vide aforementioned Agreement to Sale dated 21.07.2016 document No.2053/2016-17)executed a Confirmation deed dated 02.12.2024 Registered as Doc.No. SRJ-1-08053/2024-25 of Book 1, in the office of Sub-registrar Sarjapura in favour of Sri.Gali Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No. 87/1 measuring 2 Acre 23 Guntas out of 3 Acres 11 Guntas confirming Sale deed Registered as Doc.No.SRJ-1-00083/2024-25 of Book1, in the office of Sub-registrar Basavanagudi (Sarjapura).

Further it could be observed that the Survey Number 87/1 was bifurcated and assigned new Survey Number 87/34 the same has been recorded in the Mutation Register bearing MR. No.T43/2024-25.

Thereafter, the Katha of the land bearing Survey Number 87/34 measuring 2 Acres 23 Guntas was transferred in the name of Sri.Gali Jagadish Chandra Prakash S/o G.M.K Naidu and the same has been recorded in Mutation Register bearing MR T67/2024-25.

Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/34 measuring 2Acres 23 Guntas vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Further, It could be seen that Sri.Gali Jagadish Chandra Prakash S/o G.M.K Naidu on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner,





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Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 21.03.2025 Vide document bearing No. 751354 after paying the Conversion Charges, with respect to Survey No. 87/34 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 2 Acres 23 Guntas and the same has been recorded in Mutation Register bearing MR.No.T80/2024-25.

Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/34 measuring 2 Acres 23 Guntas on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26.

Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, Whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

Further the land bearing Survey No. 87/34 measuring presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.

REVENUE DOCUMENTS:

- Pahani Thakthe for the period 1960-61 to 1968-69 with respect to Survey No.87/1 as been produced for perusal.
- Manual RTC for the year 1969-70 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97 with respect to Sy.No.87/1 as been produced for perusal.





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- Computerised RTC for the year 2000-01, 2001-02, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Sy.No.87/1 as been produced for perusal.
- Computerised RTC for the year 2024-25, 2025-26 with respect to Sy.No.87/34 as been produced for perusal.

REGARDING ENDORSEMENTS:

- ❖ Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/34 vide No.ADLR/ANK/PODI/JAM.Sketch/15/2025-26.
- ❖ Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/35 vide No.PTCL(A)C.R/411/2025-26.

Survey Records:

Survey records such as Kardha Nakalu, Hissa Tippani, RR Edabagha & Bakabagha, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/34 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/1 reflects the transactions of the other portions.





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- Encumbrance certificate for the period of 01.04.2004 to 16.03.2026, with respect to Survey No. 87/1 reflects the following transactions:-
 - Consent deed dated 29.10.2022 vide document No.SRJ-1-91-2024-25.
 - Deed of Declaration dated 10.09.2024 vide document No. SRJ-1-05081-2024-25.
 - Consent deed dated 29.11.2024 vide document No. SRJ-1-05083-2024-25.
- Encumbrance certificate for the period of 28.12.2024 to 24.11.2025, with respect to Survey No. 87/34 reflects nil transactions.
- Encumbrance certificate for the period of 14.03.2026 to 05.05.2026, with respect to Survey No. 87/34 reflects nil transactions.

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe Sri. Gali Jagadish Chandra Prakash S/o G.M.K Naidu is the absolute owner of the Schedule Property and holds clear and marketable title over the said property.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.





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We are pleased to have the opportunity to provide legal opinion to our Client Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation.

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect to the land bearing Sy.No.87/35, measuring to an extent of 1 Acre 29 Guntas, duly converted from Agricultural to Non – Agricultural Layout-Residential Purpose dated 12.02.2025 vide Official Memorandum of Conversion bearing No. 742288 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

SCHEDULE PROPERTY:

All that piece and parcel of land bearing Sy.No.87/35 measuring to an extent of 1 Acre 29 Guntas, duly converted from Agricultural to Non – Agricultural Layout-Residential Purpose dated 12.02.2025 vide Official Memorandum of Conversion bearing No. 742288 issued by the Deputy Commissioner Bangalore, situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	Survey No.87/7
West by	Survey No.87/33
North by	Survey No.87/6
South by	Survey No.87/18



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SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations in this Opinion are limited to issues and risks arising from a legal perspective regarding the property's title, as analyzed by us only from the information and documents furnished to us.

CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.





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LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/certified/true copy/Photostat
1.		Karda Nakalu		Photostat
2.		Moola Tippani		Photostat
3.		Akarbandh		Photostat
4.	07.07.1948	Sale deed dated executed by Sri. Muni Reddy in favour of Sri. Venkata Chalappa with respect to Sy.No.87/6 measuring 1 Acre 34 Guntas.	Registered as documentNo.39/19 48-49 of Book I, Volume 601,Pages 184 to 186, in the office of the Sub-Registrar	Photostat
5.	28.02.1962	Sale deed executed by Sri. Venkata Chalappa in favour of Sri. Muniyappa and Sri. Chinnappa with respect to Sy.No.87/6 measuring 1 Acre 34 Guntas.	Registered as documentNo.2764/ 1961-62 of Book I, Volume 939, Pages 26-27, in the office of the Sub- Registrar	Photostat
6.		Pahani Thakthe for the year 1961-62 to 1968-69 with		Photostat

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		respect to Survey No. 87/6.		
7.		Manual RTCs for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02 with respect to Sy.No.87/6		Photostat
8.		Computerised RTCs from 2000-01, 2001-02, 2002-03, 2003-04 with respect to Sy.No.87/6.		Photostat
9.		Mutation Register	MR.No.22/2004-05	Photostat
10.		Computerised RTCs from 2004-05, 2005-06, 2006-07 with respect to Sy.No.87/6.		Photostat
11.		Mutation Register	MR.No.1/2007-08	Photostat
12.		Computerised RTCs from 2007-08, 2008-09, 2009-10 with respect to Sy.No.87/6.		Photostat
13.		Mutation Register	MR.No.15/2010-11	Photostat
14.		Computerised RTCs from 2010-11, 2011-12, 2012-13, 2013-14 with respect to Sy.No.87/6.		Photostat

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15.		Mutation Register	MR.No.H43/2014-15	Photostat
16.		Computerised RTCs from 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 with respect to Sy.No.87/6.		Photostat
17.		Mutation Register	MR.No.1/2015-16	Photostat
18.	29.03.2022	Joint Development Agreement entered between Smt. Susheelamma w/o Late Ramaswamy and Others in favour of Sri.G.Jagadish Chandra Prakash S/o G.M.K Naidu with respect to Sy.No.87/6 measuring to an extent of 1 Acre 29 Guntas.	Registered as Document No. SRJ-1-07763/2021-22 of Book1, CD.No.SRJD1079 in the office of Sub-register Basavanagudi (Sarjapura)	Photostat
19.		Mutation Register	MR.No.H5/2023-24	Photostat
20.		Computerised RTCs from 2022-23, 2023-24 with respect to Sy.No.87/6.		Photostat
21.	13.06.2024	Paper publication made by BDA		Photostat

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22.		Mutation Register	MR.No.T44/2024-25	Photostat
23.		Computerised RTCs from 2024-2025, 2025-2026 with respect to Sy.No.87/6.		Photostat
24.	03.01.2025	Change of Land from agricultural Land use to residential use with respect to Sy.No.87/6 measuring 1 Acre 34 Guntas.	BDA/NAYOSA/C LU-40/2535/2024-25	Photostat
25.		Change of Land Sketch		Photostat
26.	12.02.2025	Conversion Order issued by the deputy Commissioner with respect to Sy.No.87/35, measuring to an extent of 1 Acre 29 Guntas.	No.742288	Photostat
27.		Fees paid receipt and Sketch for the conversion order		Photostat
28.		Computerised RTCs from 2024-25, 2025-26 with respect to Sy.No.87/6.		Photostat
29.	26.08.2025	Application relating to the Housing Development Plan	BDA/NAYOSA/DLP-	Photostat

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		Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/35, measuring to an extent of 1 Acre 29 Guntas.	59/2024-25/2047/2025-26	
30.	27.10.2025	Order relating to the Housing Development Plan Map Approval issued by Bangalore Development Authority with respect to Sy.No.87/35, measuring to an extent of 1 Acre 29 Guntas.	BDA/ NAYOSA/DLP- 59/2024- 25/2821/2025-26	Photostat
31.	27.10.2025	Approved layout plan issued by BDA.	BDA/TPM/DLP- 59/2024- 25/2821/2025-26	Photostat
32.	24.04.2025	Endorsement issued by Government stating that there is no Kharab Land in Sy.No.87/35, measuring to an extent of 1 Acre 29 Guntas.	No.ADLR/ANK/P ODI/JAM.Sketch/1 5/2025-26	Photostat

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33.	21.11.2025	Endorsement issued by the Assistant Commissioner under PTCL Act with respect to Sy.No.87/35, measuring to an extent of 1 Acre 29 Guntas.	No.PTCL(A)C.R/41 1/2025-26	Photostat
34.		Village Map		Photostat
35.	29.11.2025	Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/6	SA.No.7978/2025- 26	Photostat
36.	28.11.2025	Encumbrance certificate for the period of 01.04.2004 to 01.01.2025, with respect to Sy.No. 87/6	No.SRJ-EC-A- 308442-2025-26	Photostat
37.	28.11.2025	Encumbrance certificate for the period of 01.01.2025 to 24.11.2025, with respect to Sy.No. 87/35	No.SRJ-EC-A- 308444-2025-26	Photostat
38.		Encumbrance certificate for the period of 24.11.2025 to 05.01.2026 with respect to Sy.No. 87/35	No.SRJ-EC-A- 3574518-2025-26	Photostat





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The Flow of Title:-

On perusal of the documents produced, the larger extent in land bearing Survey No.87/6 measuring 1 Acre 34 Guntas situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, originally belonged to one Sri. Muni Reddy son of Sri. Appi Reddy, who conveyed the said land in favour of Sri. Venkatachalappa son of Tippaiah by virtue of Sale deed dated 07.07.1948 Registered as documentNo.39/1948-49 of Book I, Volume 601, Pages 184 to 186, in the office of the Sub- Registrar.

Further, it could be observed that Sri. Venkatachalappa son of Tippaiah conveyed the land bearing Survey No.87/6 measuring 1 Acre 34 Guntas situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of Sri. Muniyappa & Sri. Channappa sons of Sri. Gangaiah by virtue of Sale deed dated 07.11.1961 Registered on 28.02.1962 as documentNo.2764/1961-62 of Book I, Volume 939, Pages 26-27, in the office of the Sub- Registrar.

It is observed that the Pahani Thakthe with respect to Survey No. 87/6, measuring 1 Acre 34 Guntas for the period 1961-62 to 1968-69 stood in the name of Sri. Muniyappa & Sri. Channappa sons of Sri. Gangaiah.

It is observed that though the land Survey No. 87/6, measuring 1 Acre 34 Guntas was purchased by both Sri. Muniyappa & Sri. Channappa sons of Sri. Gangaiah the Manual RTC extracts with respect to Survey No. 87/2 measuring 3 Acres 6 Guntas for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, stood only in the name of Sri. Muniyappa son of Sri. Gangaiah.

Whereas, upon perusal of the registered Partition Deed dated 05.11.2001, registered as Document No. 4862/2001-02 in the office of the Sub-Registrar, Anekal, it is observed that the land bearing Survey No. 87/6, measuring a total extent of 1 Acre 34 Guntas, was partitioned between Sri. Muniyappa, son of Sri.





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Gangaiah, and Sri. Appaiah Reddy, son of Late Channappa. Under the said partition, an extent of 1 Acre 29 Guntas was allotted to Sri. Muniyappa and an extent of 5 Guntas was allotted to Sri. Appaiah Reddy.

It is observed that the Computerized RTCs from 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07 stood in the name of Sri. Muniyappa son of Sri. Gangaiah.

It is further observed that subsequent to the demise of Sri. Muniyappa, the revenue records pertaining to the entire extent of Survey No. 87/6 measuring 1 Acre 34 Guntas came to be mutated in the name of his wife, Smt. Chikkathayamma, wife of Late Sri. Muniyappa, vide MR No. 1/2007-08, notwithstanding the earlier partition under which 5 Guntas had already been allotted to Sri. Appaiah Reddy. It is observed that the Computerized RTCs from 2007-08, 2008-09, 2009-10 stood in the name of Smt. Chikkathayamma wife of Late. Sri. Muniyappa.

Thereafter, the Assistant Commissioner, by Order No. RRICR(A)812/10-11, rectified the revenue entries and directed that the extent of 5 Guntas in Survey No. 87/6 be recorded in the name of Sri. Appaiah Reddy and the remaining extent of 1 Acre 29 Guntas be recorded in the name of Smt. Chikkathayamma, wife of Late Sri. Muniyappa. Pursuant thereto, the revenue records were mutated accordingly vide MR No. 15/2010-11.

It is observed that the Computerized RTCs from 2010-11, 2011-12, 2012-13, 2013-14 stood in the name of Smt. Chikkathayamma wife of Late. Sri. Muniyappa & Sri. Appaiah son of Chinnappa.

It is observed that the Computerized RTCs from 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20 stood in the name of Smt. Chikkathayamma wife of Late. Sri. Muniyappa & Smt. Thimmakka wife of Venkataswami.





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Whereas, it could be observed that Smt. Chikkathayamma wife of Late. Sri. Muniyappa died leaving behind her legal heirs namely Sri. Chandrappa M.Narayanamma & others which has been recorded in Mutation Register bearing MR.No.H42/2020-21

It is observed that the Computerized RTCs from 2020-21, 2021-22, stood in the name of Smt. Chikkathayamma wife of Late. Sri. Muniyappa & Sri. Chandrappa M.Narayanamma & others.

Further, it could be seen that Smt.Susheelamma wife of Late Ramaswamy & others entered a Joint Development Agreement dated 28.03.2025, registered on 29.03.2022 as document No.SRJ-1-07763-2021-22 of Book 1, in the office of Sub-Register Sarjapura with Sri. Gali. Jagadish Chandra Prakash son of Sri. G.M.K Naidu for development of planned township /Layout consisting of the residential plots with respect to the land bearing Survey No.87/6 measuring to the extent of 1 Acre 29 Guntas, with a sharing ratio of 55:45, i.e., 55% of the developed sital area in the planned township /Layout is allocated to the owners, and 67% of the developed sital area in the planned township /Layout is allocated to the developer.

Subsequently, the land Survey No. 87/6, measuring 1 Acre 34 Guntas was phoded and assigned new Survey Number which could be evidenced in the Mutation Register bearing MR T44/2024-25 as follows:

Old Sy No	New Sy No.	Extent	In the name of
87/6	87/6	5 Guntas	Smt. Timakka wife of Venkataswami
87/6	87/35	1Acre 29 Guntas	Sri. Chandrappa & others

It is observed that the Computerized RTCs from 2024-2025, 2025-2026, stood in the name Sri. Chandrappa M.Narayanamma & others.





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Further, It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the Survey No. 87/35 measuring 1Acre 29 Guntas vide document No BDA/NAYOSA/CLU-40/2535/2024-25 Situated at Kathariguppe Village.

Further, It could be seen that Sri. Chandrappa M.Narayanamma & others on applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 12.02.2025 Vide document bearing No. 742288 after paying the Conversion Charges, with respect to Survey No. 87/35 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring to the extent of 1Acre 29 Guntas.

Further, it is observed that the Bangalore Development Authority (BDA) issued an Application relating to the Housing Development Plan Map Approval in respect of land bearing Survey No. 87/35 measuring 1Acre 29 Guntas on 26.08.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2047/2025-26.

Subsequently, the BDA issued an Order dated 27.10.2025 vide No. BDA/NAYOSA/DLP-59/2024-25/2821/2025-26, Whereby the Housing Development Plan was approved. Pursuant thereto, the approved layout plan dated 27.10.2025 bearing the aforesaid reference number has been issued.

Further the land bearing Survey No. 87/35 presently comes within the limits of Neriga Village Panchayath, and said Panchayath has issued the Form 9 & 11 A Katha bearing No. 150200101600320307.





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REGARDING ENDORSEMENTS:

- ❖ Endorsement certificate dated 24.04.2025 issued by the Assistant Director of Land records stating that there is no Kharab Land in Survey No. 87/35 vide No.ADLR/ANK/PODI/JAM.Sketch/15/2025-26.
- ❖ Endorsement certificate dated 21.11.2025 issued by the Assistant Commissioner under PTCL Act in Survey No. 87/35 vide No.PTCL(A)C.R/411/2025-26.

Survey Records:

Survey records such as Kardha Nakalu, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing with respect to Survey No. Survey No. 87/35 situated at Kathariguppe Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District,

TRACING OF ENCUMBRANCES

- Encumbrance certificate for the period of 01.04.1920 to 31.03.2004, with respect to Sy. No. 87/6 reflects the following transactions:-
 - Sale deed dated 07.07.1948 vide Document No. 39.
 - Sale deed dated 28.02.1962 vide Document No. 2764
- Encumbrance certificate for the period of 01.04.2004 to 01.01.2025, with respect to Survey No. 87/6 reflects the following transactions:-
 - Joint Development Agreement dated 28.03.2022 vide Document No. SRJ-1-07763-2021-22





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- Encumbrance certificate for the period of 01.01.2025 to 24.11.2025, with respect to Survey No. 87/35 reflects nil transactions.
- Encumbrance certificate for the period of 24.11.2025 to 05.01.2026, with respect to Survey No. 87/35 reflects nil transactions.

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Schedule Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe Sri. Chandrappa M. Narayanamma & others are the absolute owners of the Schedule Property and holds clear and marketable title over the said property. Sri. G. Jagadish Chandra Prakash Son of Sri.G.M.K Naidu has got the developmental rights over the said land as per the terms of Joint Development Agreement dated 29.03.2022.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.



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