

To,
Bangalore

Date:

LEGAL OPINION

Opinion is sought as to whether the Schedule property has a good and marketable title.			
I.	1	<u>Description of the Property (SCHEDULE PROPERTY)</u>	
		All that piece and parcel of property bearing Flat No.413, 2 BHK, 4 th Floor, measuring 1088Sq.Ft., “ASPIRE SERENITY” , constructed in Sy.No.112/3 , measuring 1 Acre 1 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.	
II.	2	<u>Description of the documents scrutinised</u>	
Sl. No	Date of the Document	<u>Nature of Document</u> (Names of the parties to be mentioned)	Original/ Certified/ Xerox copy
1.	07.05.2012	Registered Joint Development Agreement executed between Sri. S. Satish and M/s. Aaspire Developers Represented by its Partners Sri. M.	Xerox

		Narayanswamy, Sri. L. Umesh, and S. Venkatesh.	
2.	07.05.2012	Registered General Power of Attorney executed between Sri. S. Satish and M/s. Aaspire Developers Represented by its Partners Sri. M. Narayanswamy, Sri. L. Umesh, and S. Venkatesh.	Xerox
3.	30.05.2018	Registered Rectification/ Supplementary Deed of Joint Development Agreement & General Power of Attorney executed between Sri. S. Satish and M/s. Aaspire Mansions Private Limited Represented by its Directors Sri. M. Narayanswamy, Sri. L. Umesh, and S. Venkatesh & is represented by its Directors 1. Sri. Ramesh Venkatappa 2. Sri. Kuchala Hanumanthu.	Xerox
4.	16/21.01.2013	Deed of Assignment executed between M/s. Aaspire Developers Represented by its Partners Sri. M. Narayanswamy, Sri. L. Umesh, and S. Venkatesh in favour of M/s. Aaspire Mansions Pvt. Ltd. Represented by its Managing Directors Sri. M. Narayanswamy, Sri. L. Umesh, and S. Venkatesh	Xerox

5.	13.12.2012	Plan Sanction Approval Letter by BDA	Xerox
6.	04.08.2012	NOC from Karnataka State Pollution Control Board	Xerox
7.	15.02.2011	Official Memorandum bearing No. ALN(PU.B.B) SR:55/2010-11 converting land measuring 1 Acre and 1 Guntas in Sy.No.112/3, Kithaganur Village, Bidarahalli Hobli, Bangalore from agricultural to residential purpose.	Xerox
8.		Survey Sketch & Tippani	Xerox
9.	26.10.2010	PTCL Endorsement bearing No.616/2010-11 to show there is no cases pending in land measuring 1 Acre and 1 Guntas in Sy.No.112/3, Kithaganur Village, Bidarahalli Hobli, Bangalore	Xerox
10.	23.10.2010	Endorsement under 79A&B of Karnataka Land Reforms Act in land measuring 1 Acre and 1 Guntas in Sy.No.112/3, Kithaganur Village, Bidarahalli Hobli, Bangalore	Xerox
11.	07.07.1994	Registered Absolute Sale Deed executed by Sri. M. Jayarama Reddy in favour of Sri. S. Sathish selling 1 Acre	Xerox

		& 1 Guntas in Sy.No.112/3, Kithaganur Village, Bidarahalli Hobli, Bangalore	
12.	01.09.1994	Rectification Deed executed by Sri. Jayarama Reddy in favour of Sri. S. Satish.	Xerox
13.	25.04.1993	Unregistered Family Settlement in which Sri. M. Jayarama Reddy was entitled to 1 Acre & 1 Guntas in Sy.No.112/3, Kithaganur Village, Bidarahalli Hobli, Bangalore	Xerox
14.		RTC from the Period 1995 to 2015 depicting the name of S. Satish in column no.9	Xerox
15.	23.05.2011	Mutation Register bearing No.36/2010-11	Xerox
16.	28.09.2017	Endorsement by Tahsildar to show non availability of records to issue RTC From 1972-1984	Xerox
17.		Mutation Register bearing No.23/1994-95 mutating in the name of Sri. S. Satish land measuring 1 Acre & 1 Guntas in Sy.No.112/3, Kithaganur Village, Bidarahalli Hobli, Bangalore	Xerox
18.		Karnataka Revision Settlement Akarbandd	Xerox

19.	16.02.2019	Nil Tenancy Certificate by Tahshildar for land measuring 1 Acre & 1 Guntas in Sy.No.112/3.	Xerox
20.		Nil Encumbrance (Form 16) From 01.04.1967 to 1980 & From 01.08.1986 to 31.05.1989	Xerox
21.		Encumbrance Certificate from year 01.04.2004 to 12.07.2018	Xerox
22.	24.12.2019	Occupancy Certificate from BDA	Xerox
23.	23.10.2018	Supplemental Agreement Between Sri. S. Satish & M/s. Aaspire Mansions Private Ltd represented by Sri. Ramesh Venkatappa & Sri. Kuchala Hanumanthu	Xerox
24.	10.02.2020	Khatha issued by Panchayat Raj Department of the land in Sy.No.112/3 in the name of Sri. S. Sathish	Xerox
25.	12.12.2019	Sanctioned Plan issued by BDA	Xerox
26.	06.07.2020	Receipt for paying 50,000/- towards Booking of flat No.413.	Xerox
27.	23.07.2019	Encumbrance Certificate from 01.04.2018 to 22.07.2019 of the Schedule Property	Xerox

28.	10.07.2020	Nil Encumbrance from 01.04.2019 to 09.07.200 of the Schedule Property	Xerox
29.	15.12.2018	RERA Registration Certificate in the name of ANS Serenity, Kithaganur village, Bidarahalli Hobli, Bangalore	Xerox
30.	07.05.2018	Board Resolution to authorize Sri. Venkatappa Ramesh & Hanumanthu Kuchala to sign all documents on behalf of company M/s. Aaspire Mansions Pvt. Ltd	Xerox
31.	23.01.2015	Tax Paid Receipt of Sy.No.112/3 from 2012-2018	Xerox
		<u>Discussion on the Chain of Title</u>	

From the perusal of the above documents we observe that land measuring 1 Acre and 1 Guntas, situated in Sy.No.112/3, of Kithaganur Village, Bidarhalli Hobli, Bangalore, originally belonged to **Sri. Muniswamappa.**

The Sons of Sri. Muniswamappa i.e. 1. K.M. Krishna Reddy, 2. M.Jayarama Reddy, 3. M. Shamraja Reddy, 4. M.Nagaraja Reddy, 5. K.M. Kondarama Reddy, 6. K.M. Sampangi Ramareddy, entered among themselves a unregistered family settlement in which the land measuring 1 Acre and 1 Guntas, situated in Sy.No.112/3, of Kithaganur Village, Bidarhalli Hobli, Bangalore was allotted to **Sri. M. Jayarama Reddy.**

On 07.07.1994, the above Sri. M. Jayarama Reddy entered in to Registered Absolute Sale Deed in favour of Sri. S. Sathish selling land measuring 1 Acre and 1 Guntas, situated in Sy.No.112/3, of Kithaganur Village, Bidarhalli Hobli, Bangalore was allotted to **Sri. M. Jayarama Reddy.**

The Khata was changed in the name of **Sri. S. Sathish** and he has made an application before the Deputy Commissioner, Bangalore for conversion of the Schedule Property from agriculture to residential purpose. Based on the application the Schedule Property was converted by the Deputy Commissioner as per Conversion Order No.ALN (PU.B.B) SR:55/2010-11 dated 15.02.2011.

Hence was conclude that the above Sri. S. Sathish is the owner, title holder of land measuring 1 Acre and 1 Guntas, situated in Sy.No.112/3, of Kithaganur Village, Bidarhalli Hobli, Bangalore.

	<p>The above Sri. S. Sathish being desirable to develop his land into a Multi-story residential apartment complex entered into Joint Development Agreement bearing No.483/2012-13 dated 07.05.2012 with M/s. Aaspire Developers in which the sharing ratio between Builder & Owner is 67:33 Respectively.</p> <p>On 30.05.2018 a Rectification Deed was entered in to between Sri. S. Sathish and & M/s. Aaspire Mansions Private Limited to rectify i.e. change the name from M/s. Aaspire Developers to M/s. Aaspire Mansions Private Limited in the Joint Development Agreement No.483/2012-13 & under General Power of Attorney bearing No.89/2012-13.</p> <p>On 23.10.2018, Supplement Agreement was entered between landowner Sri. S. Sathish & Developer M/s. Aaspire Mansions Private Limited in which the schedule property i.e. flat No.413 measuring 1088 Sqft has been allotted to the share of Developer.</p>
<p>III.</p>	<p>Details of further document to be obtained, if any, to safeguards the interest to be taken.</p> <p>1.Document to show sale of shares (Share Certificate) from 1. Narayanswamy, 2.Umesh, & 3. Venkatesh in favour of Sri. Ramesh Venkatappa & Sri. Kuchala Hanumanthu 2.MoA & AoA of M/s. Aaspire Mansions Private Limited</p>

Final Opinion:

From the Perusal of documents mentioned above, we are of the opinion that, the title of Developer M/s. Aaspire Mansions Private Limited represented by its Directors 1.Sri. Ramesh Venkatappa 2. Sri. Kuchala Hanumanthu are the present owners of the Schedule Property, having absolute right, title and interest in the Schedule property and we are also of the Opinion that they have good, clear and marketable title.

However, documents mentioned in **Serial No.III** needs to be obtained.

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(Advocate)

Bangalore,

Date:

Note: The above Opinion is given on the basis of all Xerox documents.