



## KAVITHA A.B

ADVOCATE

No. 128, G/F, 5<sup>th</sup> Main,  
2<sup>nd</sup> Avenue,  
Teachers Colony, Koramangala,  
1<sup>st</sup> Block, Bangalore

Dated: 31/10/2015.

Status of Statutory approvals/ clearances have taken for the project - 'ASSET AURA' located at Sy No. 114/1, Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.,and being developed by ASSET BUILDERS ( Developer ).

Based on our legal scrutiny of the above-mentioned project, we certify that the following pre-launch and post-launch approvals / clearances are received by us for the successful completion of the project.

### Pre-construction statutory approvals which we have received.

Nature of approval/ clearance	Authority responsible for the approval	Date of application (if any), else write 'Not applied'	Date of receipt of approval (if any), else write 'Not received'	Reasons for delay in approvals
Conversion	DC OFFICE	20/11/2012	2/02/2013	No delay
CC ( G+3 F )	BBMP	18/04/2013	27/05/2013	No delay
Plan Sanction	BBMP	18/04/2013	27/05/2013	No delay
CC ( 6 F )	BBMP	11/09/2013	28/01/2014	No delay
Plan Sanction	BBMP	11/09/2013	28/01/2014	No delay
KSPCB	KSPCB	21/10/2012	12/12/2013	No delay

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FIRE NOC	DGP	25/10/2012	13/08/2013	No delay
BWSSB NOC	BWSSB	5/06/2013	20/07/2013	No delay
BESCL NOC	BESCL	3/03/2013	29/06/2013	No delay
ENVIRONMENT NOC	SLEIAAK	10/07/2013	28/09/2013	No delay
KHATA	BBMP	15/02/2013	19/03/2013	No delay

Post-construction statutory approvals which we have received.

Nature of approval/clearance	Authority responsible for the approval	Date of application (if any), else write 'Not applied'	Date of receipt of approval (if any), else write 'Not received'	Reasons for delay in approvals
OC	BBMP	07/11/2014	22/04/2015	No delay
CC (Clearance)	BBMP	03/08/2013	21/08/2013	No delay
KSPCB (Clearance)	KSPCB	07/01/2015	31/03/2015	No delay
FIRE Dpt	DGP	05/11/2014	23/12/2014	No delay

Yours sincerely,

Bar Council registration number,

*Kavitha A.B.*  
Kavitha A.B.

Advocate

(Stamp and Signature)

Drafted by  
**Kavitha. A. B. MA., LLB.**  
Kar 469/98  
Advocate  
B.T.M, Bangalore

**A.B. KAVITHA, MA., LLB.**  
**ADVOCATE**  
KAR No: 469/98  
# 347, 4th Cross, 5th Main,  
Teachers Colony, Bangalore-560 038



**KAVITHA A.B  
ADVOCATE**

No 128, G/F, 5<sup>th</sup> Main, 2<sup>nd</sup> Avenue,  
Teachers Colony, Koramangala, 1<sup>st</sup> Block, Bangalore.  
Ph: 9900546686  
Email- [kavithauthappa2010@gmail.com](mailto:kavithauthappa2010@gmail.com)

To,

Dated: 16/04/2013

**The Managing Director,**  
Asset Builders,  
Koramangala.

**LEGAL REPORT**

All that piece and parcel of land bearing Survey No. 114/1 to an extent of 1 Acre and another extent of 1 Acre 0½ Guntas in total measuring 2 Acre 0½ Guntas situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk and bounded as follows:

East by : Remaining land in Sy. No. 114/1 belonging to Venkataramanappa (re-numbered as 114/5);  
West by : Property in Sy.No. 115;  
North by : Property in Sy.No. 114/3  
South by : Road;

**DOCUMENT PRODUCED FOR SCRUTINY:-**

**Present Owners:- P.H. Muniyappa (1Acre 0½ Guntas) and P.H. Siddappa (1 Acre)**

**Developer : Asset Handlers Private Limited.**

1. Sale deed dated 21/5/34 executed by Pilallamma and others in favour of Sri. Rayappa selling the property in Sy.No.114/1 measuring about 4 Acres 26 Guntas and 1 acre in total 5 Acres 26 Guntas vide document No. 3004/33-34.
2. Sale deed dated 17/7/46 executed by Rayappa in favour of Huliyyappa S/o Huchappa @ Mariyappa selling the property in Sy. No.114/1 measuring about 4 acres 26 Guntas and 1 acre in total 5 Acres 26 Guntas vide Document No. 1180/46-47. (2 and 2A)
3. RTC from 72-73 to 76-77, 82-83 to 87-88, 88-89 to 92-93, 93-94 to 97-98, 98-99 to 2001-02, 2002-03 to 2006-07 reflects the name of Sri. Doddahuliyyappa as khethadar of the property.

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- 3(A) Endorsement dated 30/4/13 stating non-availability of RTC for the years from 1977 to 1982 pertaining to Sy.No. 114/1.
4. MR 8/2007-08 (transfer into his sons name after his death jointly).
5. Partition deed dated 17/10/2007 executed among the sons of Late Huliappa ie., P.H. Muniyappa, P.H. Siddappa, P.H. Venkataranappa and P.H. Narayanappa registered as document No. VRT-1-03705/2007-08.
6. MR 64/2007-08 (transfer individuals name after partition).
7. RTC from 2007-08 to 2012-13 reflects the name Doddahuliappa's sons as khethadar of the property.
8. RTC for the years 2012-13 for Sy. No. 114/1 measuring 1 Acre.
9. RTC for the years 2012-13 for Sy. No. 114/4 measuring 1 Acre 00.08.
10. MR T42/2012-13 (conversion reflection with new Sy. No. 114/1 and 114/4).
11. Tippani showing renumbered Sy. Nos.
12. Akarband.
13. EC from 1/07/1924 to 14/02/1957 reflects sale transaction.
14. EC from 15/2/57 to 31/3/2004 reflects transfer of loan from PLD Bank to Canara Bank vide two document No. 7207 and 7208 dated 22/2/79 and 22/1/79 for 35,800 and 1,02,800/- .
15. EC from 1/4/2004 to ~~16/4/2013~~ reflects Partition and JDA.
16. Family tree of Dodda Huliappa shows him having 4 sons.
17. Family tree of P.H. Muniyappa.
18. Family tree of P.H. Siddappa he having only one son.
19. Endorsement dated 16/3/2012 no case is filed and pending under PTCL Act.
20. Endorsement stating non-availability of IL and RR.
21. Endorsement dated 19/3/2012 no case is filed and pending under 79 (A) and (B) and under PTCL Act.
22. Endorsement for Nil Tenancy Certificate under section 48(A) in form 7 and 77A in form 7A of the KLR Act for Sy.No. 114/1.
23. Endorsement for Nil Tenancy Certificate under section 48(A) in form 7 and 77A in form 7A of the KLR Act for Sy. No. 114/4.
24. Official Memorandum dated 2/2/2013, vide No. ALN [EVH] SR 306/12-13 issued by the Deputy Commissioner converting the property from agricultural to non-agricultural residential purposes.
25. Khatha Certificate dated 19/3/13 jointly issued in the name of P.H. Muniyappa and P.H. Siddappa.
26. Khatha extract having Municipal Number for Sy. No. 114/1 measuring 2 Acre 00.08 Guntas.
27. Tax paid receipt for the year 2012-13.
28. Joint Development Agreement dated 16/4/2013 executed by Sri. P.H. Siddappa and Sri. P. H. Muniyappa along with their family members in favour of Asset Handlers Private Limited vide document No. INR-1-00395/2013-14 stored in CD No. INR64.

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29. General power of Attorney dated 16/4/2013 executed by P.H. Siddappa and P.H.Muniyappa along with their family members in favour of Asset Handlers Private Limited vide document No. INR-4-00050/2013-14 stored in CD No. INR64.
30. Discharge deed dated 23/5/2013 executed by Canara bank in favour of P.H. Siddappa, P.H. Venkataramanappa and P.H. Narayanappa jointly releasing the mortgage created on the Schedule Property.
31. Paper publication cuttings dated 10<sup>th</sup> February 2013 published in Indian Express (Sunday edition and Kannada Prabha calling for objection from the General Public.
32. No Claim letter from Advocate.
33. Sanction letter dated 27/5/2013 issued by the BBMP
34. Approved building plan vide No. Nayo/Mava/Kamitee/37/2013-14 for 100 units.

### **TITLE REPORT OF THE PROPERTY**

I have perused the documents furnished to me. The documents furnished to me are the photocopies. My opinion is subject to the existence and genuineness of the same.

- a. From the documents furnished it appears that, originally the land in Sy. No. 114/1 measuring 5 Acres 26 Guntas belonged to one Pilallamma, she along with her daughter and others as per the recitals of the sale deed, they being in possession of the property executed Sale deed on 21/5/34 in favour of Sri. Rayappa transferring their right, title and interest in the property (DOCUMENT NO.1).
- b. Further Sri. Rayappa on 17/7/46 executed absolute sale deed in favour of Huliyappa (Doddahuliyappa) S/o Huchappa @ Mariyappa selling the property in Sy. No.114/1 measuring 5 Acres 26 Guntas vide doc. No. 1180/46-47 (DOCUMENT NO.2). The RTC for the years from 72-73 onwards till 2003-04 reflects and confirms the name of Sri. Huliyappa (Doddahuliyappa) S/o Huchappa@Mariyappa as khathedar and person in possession of the property (DOCUMENT NO. 3). Endorsement dated 30/4/13 is produced stating non-availability of RTC for the years from 1977 to 1982 pertaining to Sy.No. 114/1 (Document No.3(A). After the demise of the khathedar Sri. Huliyappa (Doddahuliyappa) his sons P.H. Muniyappa, P.H. Siddappa, P.H. Venkataramanappa and P.H. Narayanappa jointly inherited the property based on MR 8/2007-08 (DOCUMENT NO. 4).
- c. Subsequently, the sons of Late Huliyappa ie., P.H. Muniyappa, P.H. Siddappa, P.H. Venkataramanappa and P.H. Narayanappa decided to partition their family properties along with Sy. No. 114/1 measuring about 5 Acres 26 Guntas among themselves and on 17/10/2007 executed Partition deed which is registered as Document No. VRT-1-03705/2007-08 (DOCUMENT NO.5). As per the recitals of the deed 'A' schedule item No.1 property measuring 1-02½ G (block II to form 11 E Sketch) was allotted to P.H. Muniyappa, 'B' schedule Item No. 1 measuring 1 Acre (block I to the form 11 E sketch) was allotted to P.H. Siddappa. Accordingly, all the revenue records were transferred in their respective names

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based on the orders passed in MR 64/2007-08 (DOCUMENT NO.6). The Record of Tenancy and Crops for the years 2007-08 onwards reflects, confirms and evidences the name of P.H. Muniyappa, P.H. Siddappa, as absolute owner and khathedar in possession of the property during the relevant period to the extent specified therein (DOCUMENT NO.7). Further the RTC produced for the year 2012-13 confirms the property measuring 1 Acre 00½ Guntas being re-numbered (change in Survey Number) as Survey Number 114/4 and the extent of property measuring 1 Acre bearing the Same Survey Numbers as 114/1 (DOCUMENT NO.8 & 9).

- d. Certified Copies Atlas, Tippani, or Hissa, Tippani Nakal Extract for the property in Sy. No. 114 indicates that the land is sub-divided and Akarband extract issued by Karnataka Revision Settlement available confirms the actual extent of the land in Sy. No. 114/1 (DOCUMENT NO.11 to 12).
- e. The search report/Encumbrance Certificate for the periods from 1/07/1924 to 14/02/1957 reflects sale transaction in favour of Rayappa and sale transaction in favour of Doddahuliyappa (DOCUMENT NO. 13). Further the search report from 15/2/57 to 31/3/2004 reflects transfer of loan from PLD Bank to Canara Bank vide two document No. 7207 and 7208 dated 22/2/79 and 22/1/79 for 35,800 and 1,02,800/- (DOCUMENT NO. 14). Further Encumbrance Certificate for the periods from 1/4/2004 to 19/4/2013 reflects Partition deed and Joint development Agreement (DOCUMENT NO. 15).
- f. It is gathered from the Genealogical tree of Late Sri. Dodda Huliyappa, confirms him having 4 sons namely P.H. Muniyappa, P.H. Siddappa, P.H. Venkataramanappa and P.H. Narayanappa (DOCUMENT NO. 16) Further the Genealogical tree of P.H. Muniyappa confirms he having wife by name Smt. Gowaramma, 5 sons namely Late Sri. P. M. Siddappa, Sri. P.M. Gopalappa, Sri. P.M. Anjanappa, Sri. P.M. Nagaraju, Sri. M. Balaji and two daughters namely Smt. Jayamma, and Smt. Anusayamma (DOCUMENT NO. 17), the said document also confirms the family members of P.H.Muniyappa's sons. Likewise the Genealogical tree of P.H. Siddappa confirms he having only one son by name Shivakumar (DOCUMENT NO. 18).
- g. Various Endorsements are produced as DOCUMENT NO. 19 to 24:-
  - i. Dated 28/5/2012 confirms no case is filed and pending under PTCL Act.
  - ii. Dated 16/3/2012 and 19/4/2013 states non-availability of IL and RR.
  - iii. Endorsement dated 29/11/2012 stating no case is filed and pending under 79 (A) and (B).
  - iv. Dated 28/1/2013 states No Tenancy Certificate application is filed and pending under section 48(A) in form 7 and 77A in form 7A of the KLR Act for Sy.No. 114/1.
  - v. Dated 28/1/2013 states No Tenancy Certificate application is filed and pending under section 48(A) in form 7 and 77A in form 7A of the KLR Act for Sy. No. 114/4.

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- h. Sri. P.H. Siddappa and P.H.Muniyappa being in possession and enjoyment of the Property in question applied for conversion of the property before the concerned authority and after paying the necessary conversion fees got the Property converted vide Official Memorandum dated 2/2/2013, vide No. ALN [EVH] SR 306/12-13 converting the land from agricultural to Non-agricultural residential purpose (DOCUMENT NO. 24).
- i. The Khatha Certificate and the Khatha Extract issued by the Assistant Revenue Officer of the Bhuhat Bangalore Mahanagar Palike on various dates confirms and evidence the property stands in the name of P.H. Muniyappa and P.H. Siddappa jointly. The Tax Paid receipt confirms property tax being paid for the years from 2012-13 (DOCUMENT NO. 25 to 27)
- i. The owners with an intention to develop the property has agreed upon the sharing ratio of 65% to the developer and 35% to the owners and subsequently have entered into Joint Development Agreement dated 16/4/2013 in favour of Asset Handlers private Limited represented by its authorised signatory Mr. M. A. Rahiman registered as Doc. No. INR-1-00395/13-14 stored in CD. No. INRD64 registered in the office of the sub-registrar at Indiranagar (DOCUMENT No. 28) and also has executed General Power of Attorney on the same day in favour of Asset Handlers Private Limited represented by its authorised signatory Mr. M. A. Rahiman registered as Doc. No. INR-4-00050/13-14 stored in CD. No. INRD64 in the office of the sub-registrar at Indiranagar (DOCUMENT No. 29) authorising them to do the acts, deeds and things necessary in with respect to 65% of the share in the property measuring 2 Acres ½ Guntas.
- j. The search report mentioned above reflects mortgage deed executed vide Doc. Nos. 7207 and 7208 dated 22/2/79 and 22/1/79, which is cleared, vide Discharge deed dated 23/5/2013 executed by Canara bank in favour of P.H. Siddappa, P.H. Venkataramanappa and P.H. Narayanappa jointly confirms the release of the mortgage created on the Schedule Property. (DOCUMENT NO. 30).
- k. I had placed a Public Notice on 10<sup>th</sup> February 2013 issued by the me in "Indian Express" English News Paper and in "Kannada Prabha" Kannada News paper, circulated in Bangalore, in connection with the immovable property bearing Survey No. 114/1 measuring to an extent of 1 Acre and another extent of 1 Acre ½ Guntas situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk calling for objection from the General Public (Document No. 31). I have not received any claims and/or response from any person whosoever, in response to the subject Public Notice (Document No. 32).
- l. The Developers has obtained the plan sanction for the construction of residential apartment complex vide No. Nayo/Mava/Kamete/37/2013-14 by the BBMP and sanction letter dated 27/5/2013, was issued by the BBMP for construction of residential apartment consisting of Slilt, Ground and upper 3 floors (total 100 flats) (DOCUMENT No. 33 and 34)

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**Opinion:-** In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present owners has got absolute right and interest in the property subject to the right of the developers under the Joint Development Agreement dated 16/4/2013 in favour of Asset Handlers Private Limited represented by its authorised signatory Mr. M.A. Rahiman registered as Doc. No. INR-1-00395/13-14 stored in CD. No. INRD64, in the office of the sub-registrar at Indiranagar and the owners has also executed General Power of Attorney which is registered as Doc. No. INR-4-00050/13-14 stored in CD. No. INRD64 in the office of the sub-registrar at Indiranagar empowering Asset Handlers Private Limited to deal with their share of 65%.

With regards

*Kavitha.A.B*

**KAVITHA.A.B  
ADVOCATE**





**KAVITHA A.B**  
**ADVOCATE**

No 128, G/F, 5<sup>th</sup> Main, 2<sup>nd</sup> Avenue,  
Teachers Colony, Koramangala, 1<sup>st</sup> Block, Bangalore.

To,

Dated: 06/10/2015

**The Managing Director,**  
Asset Builders,  
Koramangala.

#### ADDITIONAL LEGAL REPORT

All that piece and parcel of land bearing Survey No. 114/1 to an extent of 1 Acre and another extent of 1 Acre 0½ Guntas in total measuring 2 Acre 0½ Guntas situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk and bounded as follows:

East by : Remaining land in Sy. No. 114/1 belonging to Venkataramanappa (re-numbered as 114/5);  
West by : Property in Sy. No. 115;  
North by : Property in Sy. No. 114/3  
South by : Road;

#### ADDITIONAL DOCUMENT PRODUCED:-

1. Supplementary Agreement dated 3/7/2013 executed by owners and the developer defining their share of Apartment units.
2. Commencement Certificate dated 21/08/13 from BBMP.
3. NOC from Karnataka State Pollution Control Board dated 24/7/2013 for the construction of 150 apartment units.
4. NOC dated 13/8/2013 issued by the Director General of Police for the construction of High rise residential Building.
5. NOC dated 29/6/2013 issued by the Bangalore Electricity Supply Company limited.
6. NOC dated 28/9/2013 issued by the state level environment impact assessment authority Karnataka (environment clearance certificate.)
7. Sanction letter dated 20/1/2014 issued by the BBMP
8. Modified approved building plan vide No. Addl/Com/MDP/0049/2013-14 for 150 units.
9. Betterment payment receipt dated 23/10/2014.
10. Tax paid receipt for the period 2014-15

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11. Katha certificate dated 25/10/2014 issued by the BBMP.
12. Katha extract issued for the period 2014-15 by the BBMP.
13. EC for the period from 1/4/2012 to 6/10/2015 nil report.
14. Clearance letter dated 23/12/2014 issued by the Director General of Police for taking possession of the residential Building.
15. Occupancy certificate dated 22/4/2015 issued by the Bruhat Bangalore Mahanagara Palike for the residential apartment building.
16. Consent for Discharge dated 31/3/2015 issued by the Karnataka State Pollution Control Board.

The early Legal Report shall form part and parcel of this opinion and further to the early opinion given, the Developer and the landowners has executed sharing agreement on 3/7/2013 detailing and defining the share of the landowners in the apartment complex known "Asset Aura (Document No.1). The Developer has obtained Commencement Certificate on 21/08/2013 to commence the construction of the apartment building (DOCUMENT No. 2). Subsequently the Developer has also obtained modified plan on 28/01/2014 Vide No. Addl. Com /MDL/0049/2013-14 from the BBMP for the construction of apartment complex known as "Asset Aura" consisting of Silt, Ground and five upper floors (150 Unit) (DOCUMENT No. 8 and 9).

The Developers has also obtained various NOC required for the project. (Doc. No. 3 to 7)

- a. NOC from Karnataka State Pollution Control Board dated 24/7/2013 for the construction of 150 apartment units.
- b. NOC dated 13/8/2013 issued by the Director General of Police for the construction of High rise residential Building.
- c. NOC dated 29/6/2013 issued by the Bangalore Electricity Supply Company limited.
- d. NOC dated 28/9/2013 issued by the state level environment impact assessment authority Karnataka (environment clearance certificate.)

The Developer has paid the improvement charges/Betterment charges and the BBMP has issued receipt dated 23/10/2014 for accepting the charges (Document No.10). The Developer has paid the property tax for the period 2014-15 (Document No.11) and the BBMP has issued fresh Katha certificate dated 25/10/2014 and Katha extract for the period 2014-15.

It is pertinent to mention that the Director General of Police, Home guards and state Fire and Emergency Service Department on 13/08/2013 had issued NOC for the construction of High rise residential Building at katha No. 751, in Sy. No. 114/1, Municipal No. 145, Gunjur Village, Varthur Hobli, Ward No. 149, Bangalore, subsequent to the issue of NOC, the Director General of Police, Home guards and state Fire and Emergency Service Department on 23/12/2014 has issued clearance letter to take possession of the residential Building constructed and completed at katha No. 751, in Sy. No. 114/1, Municipal No. 145, Gunjur Village, Varthur Hobli, Ward No. 149, Bangalore.

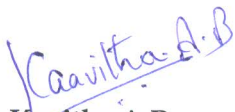
*Kaavitha A-B*

The Developer on completion of the residential Building at katha No. 751, in Sy. No. 114/1, Municipal No. 145, Gunjur Village, Varthur Hobli, Ward No. 149, Bangalore has applied for issue of Occupancy certificate before the BBMP, on inspecting the residential building by the officers of Town Planning section and on payment of compounding fee for the deviated portion and the deviation being regularized, the Joint Director of Town Planning (North) BBMP, issued occupancy certificate on 22/4/2015 subject to conditions.

Further, I have been provided with the Encumbrance Certificate for the period from 1/4/2012 to 6/10/2015 which reflects nil report.

Further the Developer has applied for consent for operation/discharge and the Karnataka state pollution control board on 31/5/2015 issued consent for discharge of sweage under the water (prevention and control of pollution) Act 1974 authorizing the developer to operate their residential apartment -150 flats and to make discharge of effluents from the residential apartment premises subject to the terms and conditions mentioned in the letter.

**Opinion:-** In view of the opinion provided early the Developer has right to construct the apartment building known as ASSET AURA subject to the right of the developers under the Joint Development Agreement dated 16/4/2013 in favour of Asset Handlers Private Limited represented by its authorised signatory Mr. M.A. Rahiman registered as Doc. No. INR-1-00395/13-14 stored in CD. No. INRD64, in the office of the sub-registrar at Indiranagar and the owners has also executed General Power of Attorney which is registered as Doc. No. INR-4-00050/13-14 stored in CD. No. INRD64 in the office of the sub-registrar at Indiranagar empowering Asset Handlers Private Limited to deal with their share of 65%, which is marketable. The Developer has obtained the required NOC for the construction of the residential building, clearance certificate and occupancy certificate for taking possession of the completed residential apartment building known as Asset Aura at katha No. 751, in Sy. No. 114/1, Municipal No. 145, Gunjur Village, Varthur Hobli, Ward No. 149, Bangalore.

  
**Kavitha A.B.**  
**Advocate**