



MALGUDI  
EARTHEN VILLAS





**ELEVATION 1 - DAY VIEW**





**ELEVATION 2 - NIGHT VIEW**





**ELEVATION 3 - STREET VIEW**





**ELEVATION 4 - FRONT VIEW**





**ELEVATION 5 - INDEPENDENT VIEW**





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# LAYOUT PLAN



## PROJECT HIGHLIGHTS



Clear and marketable titles



BDA Approved



Rain water harvesting



Paved Road



Well planned street lights



Sewage treatment plant



Concealed electrical lines



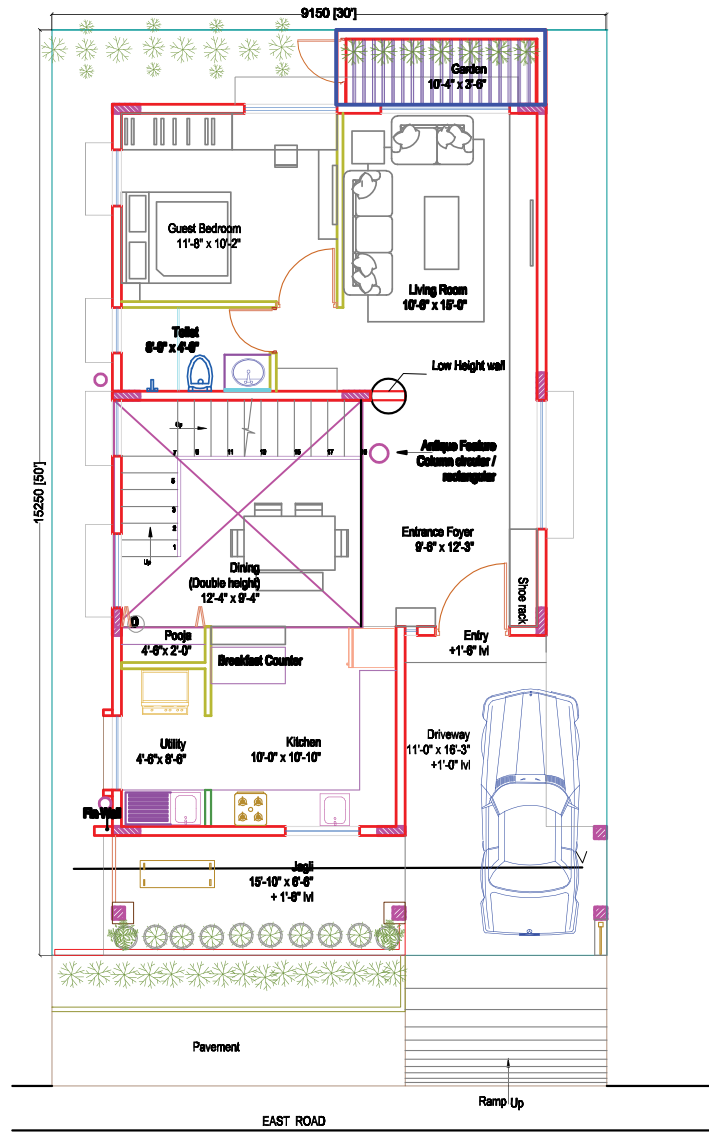
24/7 security with CCTV surveillance



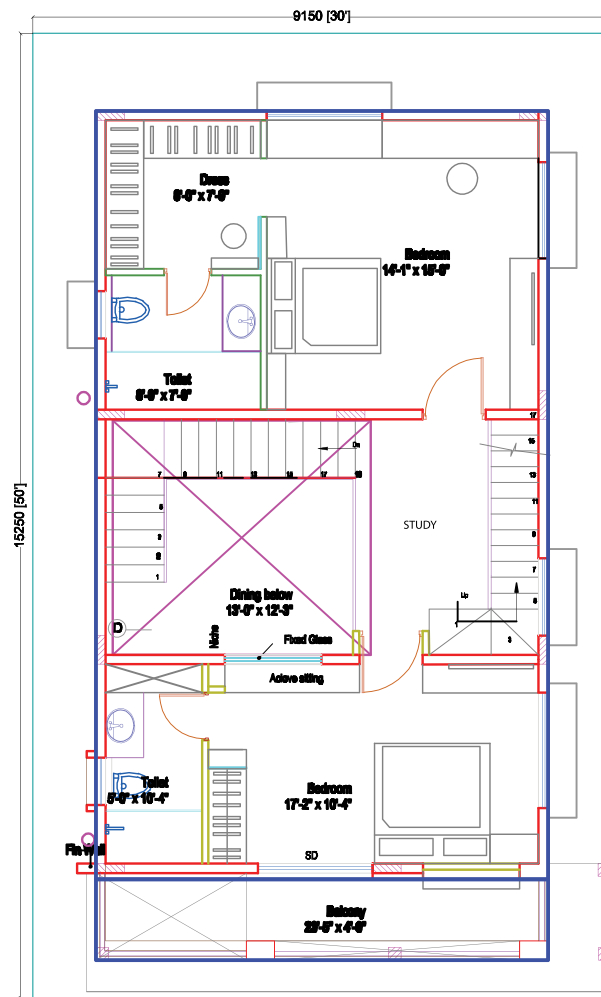


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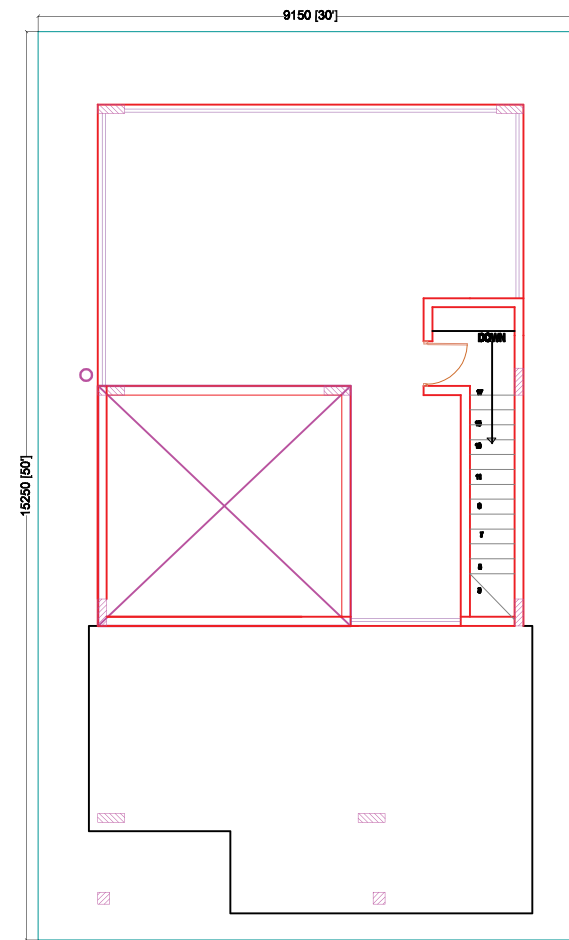
# FLOOR PLAN



GROUND FLOOR PLAN

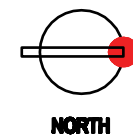


FIRST FLOOR PLAN



AREA STATEMENT

AREA STATEMENT	
AREA (sq.ft)	
GROUND FLOOR	1020
FIRST FLOOR	875
SECOND FLOOR	55
TOTAL	1950



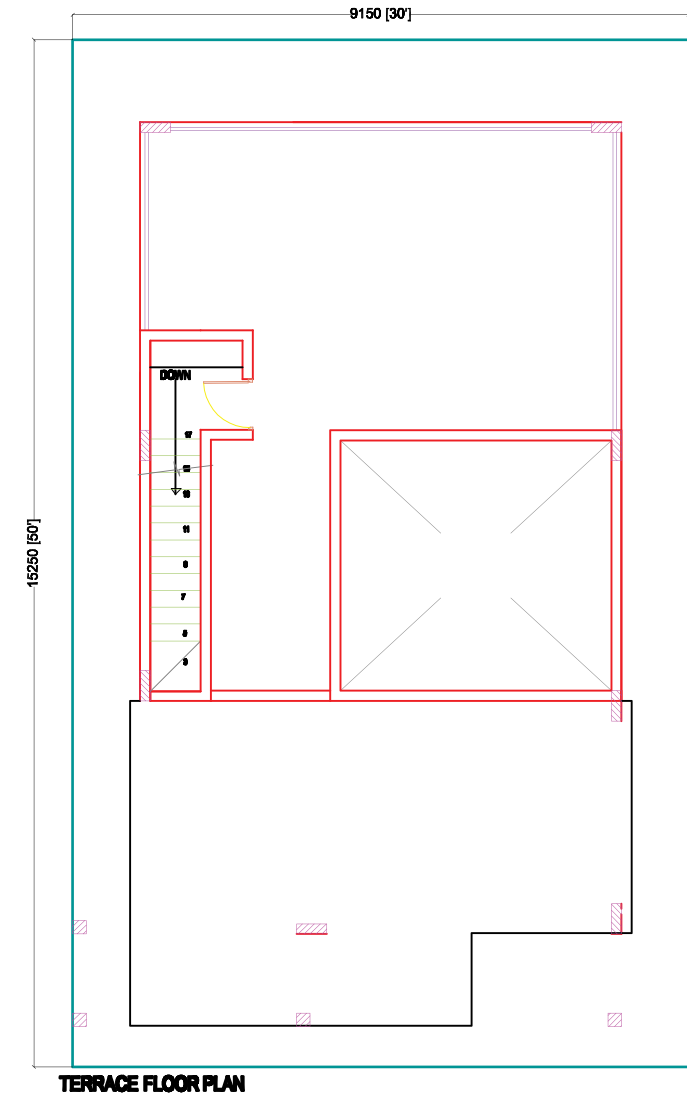
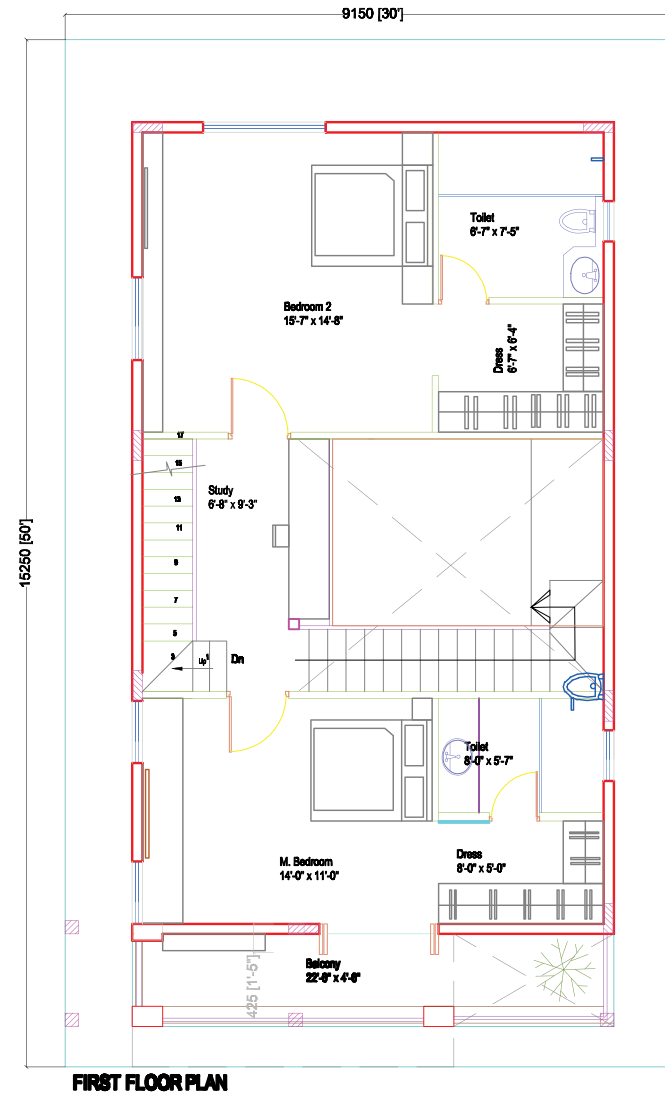
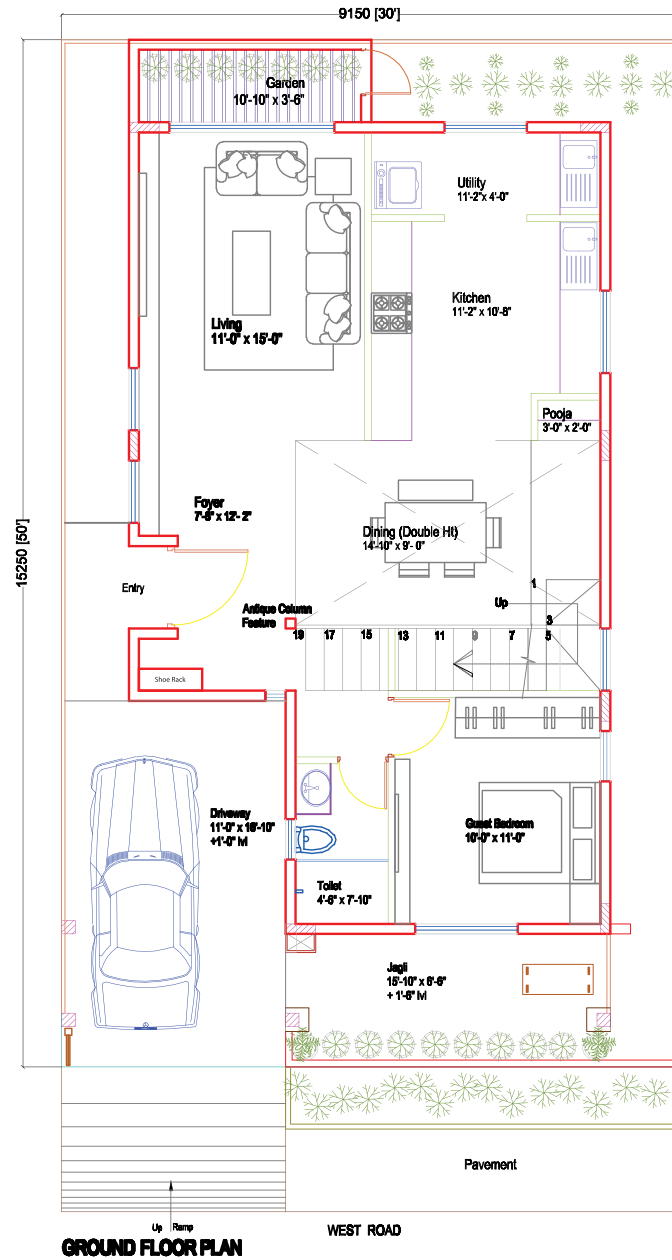
# EAST FACING FLOOR PLAN





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# FLOOR PLAN



AREA STATEMENT	
AREA (sq.ft)	
GROUND FLOOR	1020
FIRST FLOOR	875
SECOND FLOOR	55
TOTAL	1950



# NORTH FACING FLOOR PLAN





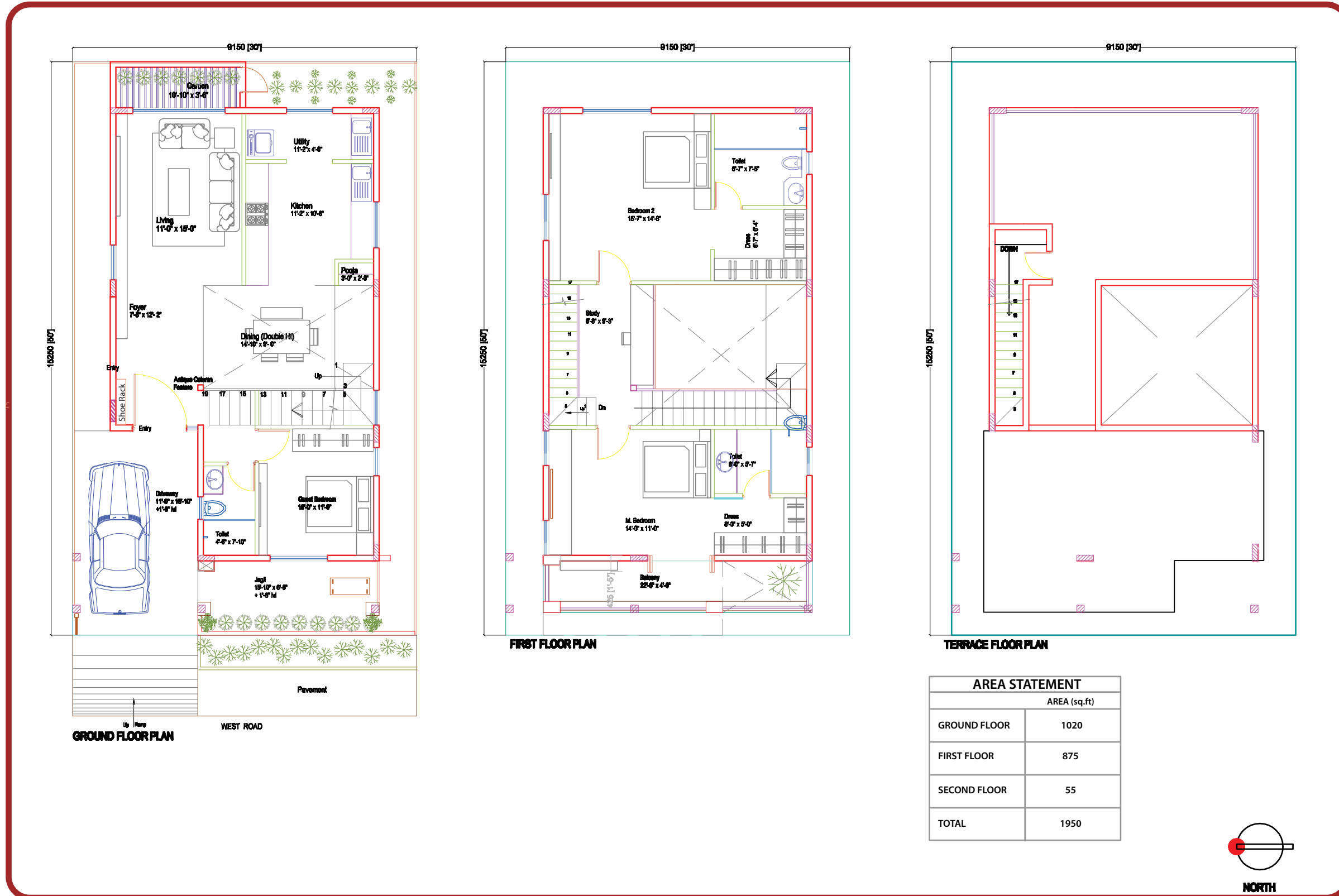
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# FLOOR PLAN



# WEST FACING FLOOR PLAN





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# SPECIFICATIONS:



## 1. STRUCTURE:

- a) **Foundation and super structure:** RCC framed structure.
- b) **Walls:** Solid Concrete Blocks.

## 2. FLOOR FINISHES:

- a) **Living, Study & Foyer:** Granite Flooring.
- b) **Dining & Courtyard:** Granite.
- c) **Kitchen, Store room and Utility:** Granite.
- d) **All Bedrooms:** Laminated Wooden Flooring.
- e) **Balconies:** Wooden Deck (WPC).

## 3. KITCHEN:

- a) **Aqua Guard:** Provision for Aqua guard in Kitchen.
- b) **Utility Area:** Provision for washing machine & ironing in Utility.

## 4. DOORS & WINDOWS:

- a) **Entrance Door:** Teakwood Frame and Panelled Shutter.
- b) **Internal Doors:** BST Shutters.
- c) **Toilet Doors:** OST Shutters.

## 5. WINDOWS AND VENTILATORS:

- a) **Windows:** UPVC Sliding doors with plain Glass and Provision for mosquito mesh.

## 6. RAILINGS:

- a) **Balconies:** MS railing or Equivalent
- b) **Staircases:** MS railing or Equivalent

## 7. PAINTING:

- a) **Internal walls and Ceiling:** Plastic Emulsion paint.
- b) **Exteriors walls:** Weather proof exterior emulsion as per elevation features.
- c) **Kitchen/Utility:** Emulsion paint.
- d) **Toilet Walls:** Anti-fungal paint.

## 8. DADOING:

- a) **Toilets:** Designer ceramics tiles upto 7' height.

## 9. SANITARY FIXTURES:

- a) **Sanitary Ware:** White colored Jaguar or equivalent.
- b) **Faucets:** Jaguar or equivalent.

## 10. ELECTRICAL:

- a) **Wiring:** Anchor or equivalent.
- b) **Modular Switches:** Havells or equivalent.
- c) **Telephone and TV points:** Living, Dining and bedrooms.

## 11. SECURITY:

Round the clock security with CCTV monitoring in main entrance & external areas.



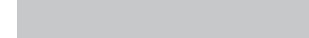
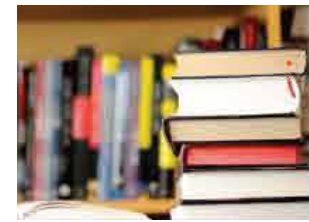


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# AMENITIES



- ◆ Health Center with Gym.
- ◆ Reading Room.
- ◆ TT and Pool Tables.
- ◆ A Banquet Hall.
- ◆ Coffee Shop.
- ◆ Jacuzzi and Steam Room.
- ◆ Cards Room.
- ◆ Jogging Track.
- ◆ Children's Play Area.
- ◆ Basic Grocery Store.
- ◆ Temple in Park Area.
- ◆ Swimming pool.
- ◆ Yoga Garden
- ◆ Half Basket Ball Court.







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## BANK APPROVAL



## PAYMENT SCHEDULE

### Released Site

Progress	Customer Investment	Bank Loan	Total
Agreement	5%	45%	50%
Completion of structure	5%	15%	20%
Completion of block work & start of plastering	7%	10%	17%
Possession	8%	5%	13%

### Unreleased Site

Progress	Customer Investment	Bank Loan	Total
Agreement	5%	10%	15%
		35%	35%
Completion of structure	5%	15%	20%
Completion of block work & start of plastering	7%	10%	17%
Possession	8%	5%	13%



To

M/s. Bluejay Enterprises Pvt. Ltd.  
Dated: 08-Dec-2015

Ref No: BAN/2015/765

Sub: Your application to PNB Housing Finance Limited, for the APF Approval of your project named "Blue Jay Malgudi" at Sy. No.52 & Sy.no.85, situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore

Sir,

With respect to the above subject, we are pleased to inform you that we have approved your project on the basis of following conditions:

- The approval will enable the members who have booked in the project to apply for a loan to PNBHFL. PNB Housing Finance Limited would assess the repayment capacity of each applicant according to its norms to grant a loan and reserves the right to reject any application that does not fit into norms.
- It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws fulfilled or in any other way detrimental to the interests of the project and its members.
- PNBHFL will require all original documents related to the property, the customer intends to purchase, as per our panel lawyer / valuer.
- PNBHFL requests your co-operation in providing any further information or document that we require regarding the project.
- The approval is subject to legal and technical clearance from empanelled agencies from the PNBHFL.
- You may use our Logo in all your advertisement subsequent to clearance from Legal and technical agencies.
- Please quote the reference no. **BAN/2015/765** for any correspondence on the issue. Please do not hesitate to call us in case of any clarifications.
- Following Original Documents are required to be submitted as title deeds :
  - Before First Disbursement
    - For Funding builder share:
      - EC from 19/11/2015 to date for the Sy nos to be provided for the project land to be documented.
      - OV of project lands to be done.
      - Release order to be checked while disbursing individual sites as per the release order issued by the BDA.
      - GPA executed by Smt. L. Sobha, Smt Latha and Smt Vedavathi in favour of their mother Smt Jayamma to be provided and verified in original.
      - Agreement for sale / construction agreement b/t. landlords represented by builder, builder on their own and prospective buyer.
      - NOC from builder to be documented.
      - TPA b/t. builder, prospective buyer & PNB.
    - Against Final Disbursement
      - Sale deed b/t. landlords represented by builder, builder on its own and prospective buyer on completion of the project.

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the undersigned or Jaison ED - 9611141613 (Area Sales Manager) or Nandagopal - 9535066499 (Technical Manager) for any further information / clarification.







MALGUDI

## LEGAL OPINION

**C. S. VISHWANATH & CO.,**  
ADVOCATES

Phone : 22284316, 41247862, 41224958  
Telefax : 41224597  
E-mail : csvishwanath@yahoo.com  
csvishwanath@rediffmail.com  
Office : # 519 & 520, 3rd Floor, Prabhat Complex,  
# 8, K.G. Road, Bengaluru - 560 009.

Ref. : 02.12.2015  
Bangalore.

To,

M/s.Bluejay Enterprises Private Limited,  
Bangalore

Sirs,

Sub:-	Legal scrutiny report regarding the title of Smt.Jayamma, Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi in respect of converted land bearing Sy. No.52 situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
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### I. DESCRIPTION OF THE PROPERTY :

All that piece and parcel of residentially converted land bearing Sy. No.52 (duly converted vide official memorandum order bearing Nos.ALN (S.U) SR/46/2014-15 dated 30.10.2014 and ALN SR (S)/539/2003-04 dated 16.06.2004, situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 2 acres 13 1/2 guntas and bounded on follows:-

On the East by	: Land in Sy. No.85
West by	: Government Halla
North by	: Government Halla
South by	: Remaining land in same Sy. No.52.

### II. LIST OF DOCUMENTS SUBMITTED BEFORE US FOR SCRUTINY AND LEGAL OPINION (ALL PHOTO-COPIES) :

1. RTC/s from 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-86; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1997-98; 1997-98 to 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 in respect of Sy no.52.
2. Copy of mutation register bearing No.11/1980-81.
3. Copy of Mutation register bearing No.2/1995-96.
4. Copy of Mutation register bearing No.18/2002-03.
5. Copy of Mutation register bearing No.T5/2014-15.
6. Copy of mutation register bearing No.20/2006-07.
7. Copy of mutation register bearing No.18/2002-03.

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8. Copy of record of rights.
9. Certified copy of sale deed dated 02.10.1936 executed by Sri.Bairappa in favour of Sri.Muniya @ Hoteppa (doc.no.1290/1936-37).
10. Certified copy of sale deed dated 30.03.1974 executed by Sri.Munibrappa and others in favour of Smt.Narayanamma @ Papamma (doc.no.104/1974-75).
11. Trust deed dated 29.09.1979 of Sri.George Pelham White Memorial Trust.
12. Sale deed dated 11.10.1979 executed by Sri.Narayanamma @ Papamma and Sri.Muniswamy Raju in favour of Sri.George Pelham White Memorial Trust rep by its trustees Sri.E.C.White and Smt.Malini White in favour of Sri.M.Lakshman (doc.no.3051/1979-80).
13. Sale deed dated 25.08.1994 executed by Sri.George Pelham White Memorial Trust rep by its trustees Sri.E.C.White and Smt.Malini White in favour of Sri.M.Lakshman (doc.no.5092/1994-95).
14. Death certificate of Sri.Lakshman.M.
15. Genealogical tree of the family of Sri.M.Lakshman.
16. Official memorandum dated 16.06.2004 bearing No.ALN/SR(S)/539/2003-04 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore.
17. Endorsement dated 05.05.2007 issued by the office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (under section 79A & B of KLR Act) in respect of Sy. No.52 & 85.
18. Relinquishment deed dated 12.06.2015 executed by Sri.Pradeep Krishnappa in favour of the Bangalore Development Authority (doc.no.1173/2015-16).
19. Site release letter dated 23.07.2015 issued by BDA.
20. Work order dated 23.07.2015 issued by BDA.
21. Endorsement dated 04.09.2013 issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore (nil tenancy certificate) in respect of Sy. no.52.
22. Endorsement dated 22.10.2013 issued by the office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (under section 79A & B of KLR Act) in respect of Sy. No.52.
23. Endorsement dated 30.05.2014 issued by BDA in respect of Sy. no.52, measuring 35 guntas.
24. Change of land use dated 07.07.2014 issued by the Bangalore Development Authority.
25. Endorsement dated 10.07.2014 issued by the office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore in respect of Sy.no.52.(under PTCL Act).
26. Official memorandum dated 30.10.2014 bearing No.ALN/SU/SR/46/2014-15 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore.
27. Endorsement dated 17.10.2015 issued by Tahsildar, Bangalore South Taluk, Bangalore (non-availability of RTC/s and M.R/s).
28. Joint development agreement dated 19.11.2015 entered into between Smt.Jayamma and others AND M/s.Bluejay Enterprises Private Limited, rep by its Director Sri.Pradeep Krishnappa (doc.no.4493/2015-16).
29. General power of attorney dated 19.11.2015 executed by Smt.Jayamma and others in favour of M/s.Bluejay Enterprises Private Limited, rep by its Director Sri.Pradeep Krishnappa (doc.no.152/2015-16).
30. Layout plan dated 28.01.2015 bearing resolution no.36/2015 issued by BDA.

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## LEGAL OPINION

C. S. VISHWANATH & CO.,  
ADVOCATES

CONTINUATION SHEET

31. Karnataka revision settlement akarband.
32. Mysore revision settlement akarband.
33. Copy of Village map of Anjanapura.
34. Copy of survey conversion sketch.
35. Encumbrance certificates from :
  - a) Dated 29.01.2007 for the period 01.04.1974 to 31.05.1989.(Sy.no.52)
  - b) Dated 25.06.2013 for the period 01.06.1989 to 31.03.2004(Sy.no.52)
  - c) Dated 11.06.2010 for the period 01.04.2007 to 10.06.2010(Sy.no.52)
  - d) Dated 12.05.2011 for the period 01.04.2004 to 11.05.2011(Sy.no.52)
  - e) Dated 28.09.2015 for the period 01.04.2004 to 27.09.2015(Sy.no.52).
  - f) Dated 19.11.2015 for the period 01.04.2015 to 19.11.2015. (Sy.no.52)

### III. FLOW OF TITLE OF PROPERTY - (HISTORY OF TITLE) :

On perusal of documents produced for scrutiny, it is noticed that the land bearing Sy. No.52, measuring 2 acres 15 guntas, situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, was owned and possessed by one Sri.Muniya @ Hottega, who acquired the same from the predecessor-in-title Sri.Bairappa, in terms of sale deed dated 02.10.1936 (doc.no.1290/1936-37).

After the demise of Sri.Muniya @ Hottega, his son namely Sri.Munibyrappa for self and for his minor children together with wife Smt.Sakamma and minor children Master Karegappa, Kum.Basamma, Kum.Mudamma AND Sri.Chikkamarappa for self and for his minor children together with his children Muniyappa, Master Muttappa and Kum.Munilakshmma sold and conveyed land measuring 3 acres in Sy. No.49 (re-survey no.85) and 2 acres 15 guntas in Sy. No.52 in favour of Smt.Narayanamma @ Papamma in terms of Sale deed dated 30.03.1974 (doc.no.104/1974-75).

The RTC/s extracts from 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-86; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1997-98; 1997-98 to 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 confirms the name of Muniyappa @ Huttiga and subsequent purchasers as kathedar in possession of the lands bearing Sy. No.52.

Thereafter, Smt.Narayanamma @ Papamma together with his son namely Sri.Muniswamy Raju, sold and conveyed land measuring 2 acres 15 guntas in Sy. No.52 in favour of Sri.George Pelham White Memorial Trust rep by its trustees Sri.E.C.White and Smt.Malini White in terms of a Sale deed dated 11.10.1979 (doc.no.3051/1979-80). Subsequently, the katha was mutated in the name of Sri.George Pelham White Memorial Trust vide M.R. No.1/1980-81.

It is noticed from the Trust deed dated 29.09.1979, that Sri.Edward Charles White and his wife Smt.Malini White had founded a trust under the name and style "George Pelham White Memorial Trust" on 29.09.1979, constituting them as trustees. The main object of the trust was to promote and encourage education, literature or for the diffusion of useful knowledge and other things to the children of the age group of 4

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## LEGAL OPINION

years and 17 years; to open schools for the above object and purpose and other objects. Clause 14 (g) of the Trust deed empowered the trustees to sell or mortgage any of the properties, either movable or immovable.

Subsequently, Sri.George Pelham White Memorial Trust rep by its trustees Sri.E.C.White and Smt.Malini White sold and conveyed the land measuring 2 acres 15 guntas in Sy. No.52 in favour of Sri.M.Lakshman by virtue of a Sale deed dated 25.08.1994 (doc.no.5092/1994-95). The said sale transaction was recorded in M.R. No.02/1995-96.

The said Sri.Lakshman.M died intestate on 08.01.2003, leaving behind his wife Smt.Jayamma and his children namely Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi. The copy of death certificate of late Sri.Lakshman.M is produced. The family tree of Sri.Lakshman.M. is in conformity with what is stated above. Thereafter, the katha of the subject lands was transferred from the name of Sri.M.Lakshman to Smt.Jayamma vide M.R. No.18/2002-03.

The land measuring 2 acres 29 guntas in Sy. No.85 and measuring 1 acre 20 guntas in Sy. No.52 were converted from agriculture to non-agriculture residential purpose vide official memorandum dated 16.06.2004 bearing No.ALN/SR(S)/539/2003-04 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore. Similarly land measuring 16.04 guntas and 17.04 guntas in Sy. No.52 was converted from agriculture to non-agriculture residential purpose and park purpose respectively vide official memorandum dated 30.10.2014 bearing No.ALN/SU/SR/46/2014-15 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion finds mention in M.R. No.T5/2014-15 and M.R. No.20/2006-07.

The relinquishment deed dated 02.06.2015 executed by Smt.Jayamma rep by their GPA holder Sri.Pradeep Krishnappa in favour of Bangalore Development Authority (doc.no.1173/2015-16) is produced.

The Bangalore Development Authority has issued Work order and Sites release letter both dated 23.07.2014 in respect of land measuring 2 acres 13 1/2 guntas in Sy. No.52 and land measuring 2 acres 29 guntas (excluding 13 guntas of karab land).

Later on, the said Smt.Jayamma together with her daughters Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi rep by their GPA holder Smt.Jayamma has entered into a Joint development agreement dated 19.11.2015 (doc.no.4493/2015-16) with M/s.Bluejay Enterprises Private Limited rep by its Director Sri.Pradeep Krishnappa for the development of the land measuring 2 acres 13 1/2 guntas in Sy. No.52 and land measuring 2 acres 29 guntas in Sy. No.85 into a residential layout under mutual terms and conditions. The parties to the JDA have agreed to share the land in the ratio 10% of land owner & Confirming party : 90% of developer.

Copy of GPA executed by Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi in favour of their mother Smt.Jayamma should be collected.

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## LEGAL OPINION

C. S. VISHWANATH & CO.,  
ADVOCATES

CONTINUATION SHEET

In furtherance to the said JDA, Smt.Jayamma and others executed a General power of attorney dated 19.11.2015 (doc.no.152/2014-15) in favour of M/s.Bluejay Enterprises Private Limited rep by its Director Sri.Pradeep Krishnappa empowering the attorney to do various acts, things and deeds including alienation of developers share.

The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, has issued an endorsement dated 05.05.2007 confirming that no cases/proceedings are filed under section 79(A) & (B) of KLR Act in respect of Sy.no.52.

The office of the Tahsildar, Bangalore South Taluk, Bangalore has issued an endorsement dated 04.09.2013 & 22.10.2013 confirming that no tenancy applications are filed in respect of Sy. No.52.

The office of the Bangalore Development Authority has issued an endorsement dated 30.05.2014 confirming that land bearing Sy. No.52 measuring 35 guntas is not included in the notification issued for formation of Anjanapura Township Layout.

The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an endorsement dated 10.07.2014 confirming that no petitions are filed under PTCL Act in respect of Sy. No.52 measuring 35 guntas.

The office of the Tahsildar, Bangalore South Taluk, Bangalore issued an endorsements dated 05.02.2007 and 17.10.2015 confirming non-availability of records for issue of M.R. No.5/1975-76, M.R. No.13/1975-76, RTC/s from 1969-70 to 1973-74, M.R. No.1/1980-81, M.R. No.15/1974-75 in respect of Sy. No.52.

The Karnataka revision settlement akarbhand confirms the actual extent of the subject land. The village map of Anjanapura Village is produced.

The Bangalore Development Authority has issued layout plan dated 28.01.2015 vide resolution No.36/2015 in respect of land measuring 2 acres 13 guntas in Sy.no.52 and land measuring 3 acres 2 guntas in Sy. No.85, according approval to form sites.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

#### IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of property in favour of Smt.Jayamma, Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi.

#### V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF GPA EXECUTED BY SMT.L.SHOPA, SMT.L.LATHA AND SMT.L.VEDAVATHI IN FAVOUR OF THEIR MOTHER SMT.JAYAMMA.

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## LEGAL OPINION

We are of the opinion that the title of Smt.Jayamma, Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi over the captioned property is legally valid, clear and marketable.

#### NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE HAVE BEEN VERIFIED BY MS.N.K.BHUVANA OF THIS OFFICE AND THE DOCUMENTS ARE FOUND TO BE IN ORDER.
2. DOCUMENTS PERUSED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,  
For C.S.Vishwanath & Co.,



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MALGUDI

## LEGAL OPINION

**C. S. VISHWANATH & CO.,**  
ADVOCATES

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Office : # 519 & 520, 3rd Floor, Prabhat Complex,  
# 8, K.G. Road, Bengaluru - 560 009.

Ref. : 02.12.2015  
Bangalore.

To,

M/s.Bluejay Enterprises Private Limited,  
Bangalore

Sirs,

Sub:-	Legal scrutiny report regarding the title of Smt.Jayamma, Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi in respect of converted land bearing Sy. No.85 (old no.49), situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
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### I. DESCRIPTION OF THE PROPERTY :

All that piece and parcel of residentially converted land bearing Sy. No.85 (old no.49) (duly converted vide official memorandum order bearing No.ALN SR (S)/539/2003-04 dated 16.06.2004, situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 2 acres 29 guntas and bounded on follows:-

On the East by	: Government gomala and road
West by	: Land in Sy. No.52
North by	: Land belongs to Sri.Muninangappa and Smt.Narasamma
South by	: Land belongs to Sri.Muniyappa and Sri.Subbanna.

### II. LIST OF DOCUMENTS SUBMITTED BEFORE US FOR SCRUTINY AND LEGAL OPINION (ALL PHOTO-COPIES) :

1. RTC/s from 1974-75 to 1978-79; 1979-80 to 1983-86; 1984-85 to 1988-89; 1994-95 to 1997-98; 1997-98 to 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 in respect of Sy no.85.
2. Copy of Mutation register bearing No.3/1995-96.
3. Copy of Mutation register bearing No.20/2006-07.
4. Copy of Mutation register bearing No.18/2002-03.
5. Copy of record of rights.
6. Certified copy of sale deed dated 04.06.1945 executed by Sri.Chikkabyrappa in favour of Sri.Hottiga @ Muniya (doc.no.5473/1944-45).



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7. Certified copy of sale deed dated 30.03.1974 executed by Sri.Munibyrapa and others in favour of Smt.Narayanamma @ Papamma (doc.no.104/1974-75).
8. Trust deed dated 29.09.1979 of Sri.George Pelham White Memorial Trust.
9. Sale deed dated 20.10.1979 executed by Sri.Narayanamma @ Papamma and Sri.Muniswamy Raju in favour of Sri.George Pelham White Memorial Trust rep by its trustees Sri.E.C.White and Smt.Malini White in favour of Sri.M.Lakshman (doc.no.3375//1979-80).
10. Sale deed dated 25.08.1994 executed by Sri.George Pelham White Memorial Trust rep by its trustees Sri.E.C.White and Smt.Malini White in favour of Sri.M.Lakshman (doc.no.5093/1994-95).
11. Death certificate of Sri.Lakshman.M.
12. Genealogical tree of the family of Sri.M.Lakshman.
13. Official memorandum dated 16.06.2004 bearing No.ALN/SR(S)/539/2003-04 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore.
14. Endorsement dated 25.01.2007 issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore. (Nil tenancy certificate)
15. Endorsement dated 25.01.2007 issued by the office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (under section 79A & B of KLR Act).
16. Endorsement dated 05.02.2007 issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore.(non-availability of M.R/s).
17. Endorsement dated 05.05.2007 issued by the office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (under section 79A & B of KLR Act) in respect of Sy. No.52 & 85.
18. Relinquishment deed dated 12.06.2015 executed by Sri.Pradeep Krishnappa in favour of the Bangalore Development Authority (doc.no.1173/2015-16).
19. Site release letter dated 23.07.2015 issued by BDA.
20. Work order dated 23.07.2015 issued by BDA.
21. Official memorandum dated 30.10.2014 bearing No.ALN/SU/SR/46/2014-15 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore.
22. Endorsement dated 17.10.2015 issued by Tahsildar, Bangalore South Taluk, Bangalore (non-availability of RTC/s and M.R/s).
23. Joint development agreement dated 19.11.2015 entered into between Smt.Jayamma and others AND M/s.Bluejay Enterprises Private Limited, rep by its Director Sri.Pradeep Krishnappa (doc.no.4493/2015-16).
24. General power of attorney dated 19.11.2015 executed by Smt.Jayamma and others in favour of M/s.Bluejay Enterprises Private Limited, rep by its Director Sri.Pradeep Krishnappa (doc.no.152/2015-16).
25. Layout plan dated 28.01.2015 bearing resolution no.36/2015 issued by BDA.
26. Karnataka revision settlement akarbhand.
27. Mysore revision settlement akarbhand.
28. Copy of Village map of Anjanapura.
29. Copy of survey conversion sketch.
30. Encumbrance certificates from :
  - a) Dated 05.02.2007 for the period 01.04.1979 to 31.05.1989.(Sy.no.85)
  - b) Dated 05.08.2007 for the period 01.06.1989 to 15.08.1994.(Sy.no.85)
  - c) Dated 23.01.2007 for the period 16.08.1994 to 31.03.2004.(Sy.no.85)

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- d) Dated 29.11.2007 for the period 22.01.2007 to 28.11.2007.(Sy.no.85)
- e) Dated 28.09.2015 for the period 01.04.2004 to 27.09.2015(Sy. No.85)
- f) Dated 19.11.2015 for the period 01.04.2015 to 19.11.2015. (Sy.no.85)

### III. FLOW OF TITLE OF PROPERTY - (HISTORY OF TITLE) :

On perusal of documents produced for scrutiny, it is noticed that the land bearing Sy. No.49, measuring 3 acres situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, was owned and possessed by one Sri.Muniya @ Hottega, who acquired the same from the predecessor-in-title Sri.Chikkabyrappa, in terms of sale deed dated 04.06.1945 (doc.no.5473/1944-45).

After the demise of Sri.Muniya @ Hottega, his son namely Sri.Munibrappa for self and for his minor children together with wife Smt.Sakamma and minor children Master Karegappa, Kum.Basamma, Kum.Mudamma AND Sri.Chikkamarappa for self and for his minor children together with his children Muniyappa, Master Muttappa and Kum.Munilakshmma sold and conveyed land measuring 3 acres in Sy. No.49 (re-survey no.85) and 2 acres 15 guntas in Sy. No.52 in favour of Smt.Narayanamma @ Papamma in terms of Sale deed dated 30.03.1974 (doc.no.104/1974-75).

It is noticed from Hissa Survey Tippani that land bearing Sy. No.49 was re-surveyed and new Sy. No.85 was assigned.

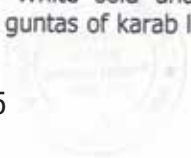
The RTC/s extracts from 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-86; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1997-98; 1997-98 to 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15; 2015-16 confirms the name of Muniyappa @ Huttiga and subsequent purchasers as kathedar in possession of the land bearing Sy. No.85.

Thereafter, Smt.Narayanamma @ Papamma together with his son namely Sri.Muniswamy Raju sold and conveyed the land measuring 3 acres in Sy. No.85 in favour of Sri.George Pelham White Memorial Trust rep by its trustees, Sri.E.C.White and Smt.Malini White by way of Sale deed dated 20.10.1979 (doc.no.3375/1979-80).

It is noticed from the Trust deed dated 29.09.1979, that Sri.Edward Charles White and his wife Smt.Malini White founded a trust under the name and style "George Pelham White Memorial Trust" on 29.09.1979, constituting them as trustees. The main object of the trust is to promote and encourage education, literature or for the diffusion of useful knowledge and other things to the children of the age group of 4 years and 17 years; to open schools for the above object and purpose and other objects. Clause 14 (g) of the Trust deed empowered the trustees to sell or mortgage any of the properties, either movable or immovable.

Subsequently, Sri.George Pelham White Memorial Trust rep by its trustees Sri.E.C.White and Smt.Malini White sold and conveyed the land measuring 3 acres 14 guntas (inclusive of 25 guntas of karab land) in Sy. No.85 in favour of Sri.M.Lakshman under a

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Sale deed dated 25.08.1994 (doc.no.5093/1994-95). The factum of sale was corroborated in M.R. No.03/1995-96.

The said Sri.Lakshman.M died intestate on 08.01.2003 leaving behind his wife Smt.Jayamma and his children namely Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi. The copy of death certificate of late Sri.Lakshman.M is produced. The family tree of Sri.Lakshman.M. is in conformity with what is stated above. Thereafter the katha of the subject lands was transferred from the name of Sri.M.Lakshman to Smt.Jayamma vide M.R. No.18/2002-03.

The land measuring 2 acres 29 guntas in Sy. No.85 and measuring 1 acre 20 guntas bearing Sy. No.52 was converted from agriculture to non-agriculture residential purpose vide official memorandum dated 16.06.2004 bearing No.ALN/SR(S)/539/2003-04 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore. Similarly land measuring 16.04 guntas and 17.04 guntas in Sy. No.52 was converted from agriculture to non-agriculture residential purpose and park purpose respectively vide official memorandum dated 30.10.2014 bearing No.ALN/SU/SR/46/2014-15 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion finds mention in M.R. No.T5/2014-15 and M.R. No.20/2006-07.

The relinquishment deed dated 02.06.2015 executed by Smt.Jayamma rep by their GPA holder Sri.Pradeep Krishnappa in favour of Bangalore Development Authority (doc.no.1173/2015-16) is produced.

The Bangalore Development Authority has issued Work order and Sites release letter both dated 23.07.2014 in respect of land measuring 2 acres 13 1/2 guntas in Sy. No.52 and land measuring 2 acres 29 guntas (excluding 13 guntas of karab land).

Later on, the said Smt.Jayamma together with her daughters Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi rep by their GPA holder Smt.Jayamma has entered into a Joint development agreement dated 19.11.2015 (doc.no.4493/2015-16) with M/s.Bluejay Enterprises Private Limited rep by its Director Sri.Pradeep Krishnappa for the development of the land measuring 2 acres 13 1/2 guntas in Sy. No.52 and land measuring 2 acres 29 guntas in Sy. No.85 into a residential layout by mutual terms and conditions. The parties to the JDA have agreed to share the land in the ratio 10% of land owner & Confirming party : 90% of developer.

The copy of GPA executed by Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi in favour of their mother Smt.Jayamma should be collected.

In furtherance to the said JDA, Smt.Jayamma and others executed a General power of attorney dated 19.11.2015 (doc.no.152/2014-15) in favour of M/s.Bluejay Enterprises Private Limited rep by its Director Sri.Pradeep Krishnappa empowering the attorney to do various acts, things and deeds including alienation of developers share.

Handwritten signature of Sri. Pradeep Krishnappa.



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The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, has issued an endorsement dated 25.01.2007 confirming that no cases/proceedings are filed under section 79(A) & (B) of KLR Act in respect of Sy.no.52 & 85.

The office of the Tahsildar, Bangalore South Taluk, Bangalore has issued an endorsement dated 25.01.2007 confirming that no tenancy applications are filed in respect of Sy. No.52 and 85.

The office of the Tahsildar, Bangalore South Taluk, Bangalore has issued an endorsement dated 17.10.2015 confirming non-availability of records for issue of M.R. No.13/1974-75; M.R. No.5/1975-76, M.R. No.13/1975-76, RTC/s from 1969-70 to 1973-74, M.R. No.1/1980-81, M.R. No.15/1974-75 in respect of Sy. Nos.85 & 52.

The Karnataka revision settlement akarbhand confirms the actual extent of the subject land. The village map of Anjanapura Village is produced.

The Bangalore Development Authority has issued layout plan dated 28.01.2015 vide resolution No.36/2015 in respect of land measuring 2 acres 13 guntas in Sy.no.52 and land measuring 3 acres 2 guntas in Sy. No.85 according approval to form sites.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

#### IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of property in favour of Smt.Jayamma, Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi.

#### V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF GPA EXECUTED BY SMT.L.SHOBA, SMT.L.LATHA AND SMT.L.VEDAVATHI IN FAVOUR OF THEIR MOTHER SMT.JAYAMMA, we are of the opinion that the title of Smt.Jayamma, Smt.L.Shoba, Smt.L.Latha and Smt.L.Vedavathi over the captioned property is legally valid, clear and marketable.



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#### NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE HAVE BEEN VERIFIED BY MS.N.K.BHUVANA OF THIS OFFICE AND THE DOCUMENTS ARE FOUND TO BE IN ORDER.
2. DOCUMENTS PERUSED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,  
For C.S.Vishwanath & Co.,



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