



RR Hill View

SRI R.R Developers

A Beautiful Home Awaits you!

A Beautiful Home Awaits you!

SRI R.R Developers

RR Hill View

Distance: 15 km from the main
Mysore bustard Property status:
converted land and layout is ready,
and it is ready for registration and
construction for villa. Individual khata
obtained Drainage and sanitation:
Done Electricity: work Done @ site.
And KEB permission availed Club
house: Available and all indore.
Games Available Super Market: 10
minutes drive from the project School
hospital: 10 minutes drive from the
project







SRI R.R Developers



Rajarajeshwari Developers Legal Opinion

On 8-11-2024, Shri. D. Krishna, Smt. B. T. Vijayamma W/o. D. Krishna and Sahana K D/o. D. Krishna have entered into registered partition deed by partitioning the 45 sites into 3 parts, i.e., 15 sites for each persons and gained the absolute ownership over their respective sites, the sites mentioned in the registered partition deed is the part and parcel of this opinion.

Hence, from the above documents, it is clear that, the prospective purchaser of the sites mentioned in the approved layout plan, is free from any encumbrances, court attachments, minor claims etc., the prospective purchaser have no any legal bar / hurdles from any statutory authorities to purchase the sites from the respective owners as mentioned in the registered partition deed dated 8-11-2024.

Thanking you,

Your's faithfully,



M. Sampath Kumar
Advocate

Rajarajeshwari Developers Detailed Legal Report



M. Sampath Kumar BAL., LL.B.
Advocate,
Office at: 904/CH-1, Gopalaswamy Shishuvihara
Road, Lakshmipuram, Mysore -570004
Phone: 9845147741

Date: 8-8-2025

To,
Rajarajeshwari Developers,
Mysore.

Dear Sir/Madam

Legal opinion in respect of residential sites formed in Sy. No.80/1 and 80/3 of Kemmannapura Village, Kasaba Hobli, Srirangapatna Taluk, Mandya District to an extent of 7 Acres 21 Guntas, total residential No. Of sites 45

SCHEDULE PREMISES

All the piece and parcel of the land bearing No.80/1 totally measuring 7 Acres 4 Guntas (including 12 Guntas Karab), less Karab 6 Acres 32 Guntas (Assessment 7.96 Paise), situated at Kemmannapura Village, Kasaba Hobli, Srirangapatna Taluk, Mandya District, bounded on:

East by : Land in respect of Sy. No.78
West by : Road
North by : Land in respect of Sy. No.80/2
South by : Land in respect of Sy. No.79

All the piece and parcel of the land bearing No.80/3 totally measuring 29 Guntas (Assessment 0.85 Paise), situated at Kemmannapura Village, Kasaba Hobli, Srirangapatna Taluk, Mandya District, bounded on:

East by : Land in respect of Sy. No.78
West by : Road
North by : Land in respect of Sy. No.80/P2
South by : Land in respect of Sy. No.80/1

Totally measuring 7 Acres 21 Guntas.

I have received the following documents from your company to forward legal opinion for sale of sites carved out and formed residential layout in the above cited Sy. No., total sites 45 Nos. Of different dimensions, from D. Krishna, B. T. Vijayamma and Sahana K.

- 1) Index of lands pertaining to Sy. No.80 belonging to Ramashetty S/o. Venkatasubbashetty
- 2) Index of lands pertaining to Sy. No.80 incorporating the Legal heirs name of Late. Ramashetty.
- 3) Extract of mutation register for the year 1996-97 muting the name of legal heirs of Late. Ramashetty.
- 4) Registered Partition Deed dated 15-7-1967 registered in the year 1968 (Between G. Ramakumar Gupta, C. R. Nagaraja Shetty.
- 5) Surviving family members certificate of G. Ramakumar Gupta dated 10-9-1992 issued by Tahsildar, Mysore Taluk.
- 6) Hand written RTC 6 Nos.
- 7) Registered sale deed dated 24-1-2015 and registered sale deed dated 10-1-2018 both are executed in favour of D. Krishna, by R. Yashoda and others.
- 8) MR No.H15 muting the name of D. Krishna in respect of Sy. No.80/1 and 80/3.
- 9) RTC standing in the name of D. Krishna in respect of Sy. No.80/1.
- 10) NOC issued by Chikka Akanahalli Village Panchayath in favour of D. Krishna dated 31-8-2018.
- 11) Endorsement dated 1-2-2016 issued by Asst. Commissioner, Pandavapura in respect of land bearing Sy. No.80/1 is not the subject matter of Section 79 A & B of KLR Act.
- 12) NOC issued by Chikka Akanahalli Village Panchayath in favour of D. Krishna dated 19-2-2020.

- 13) Certificate dated 18-8-2017, issued by Tahsildar, Srirangapatna, confirming that, the Sy. No.80/1 and 80/3 is not subject to PTCL Act.
- 14) Certificate issued by Tahsildar, Srirangapatna dated 22-10-2019, confirming that there is no application pending for adjudication in respect of occupancy rights in respect of Sy. No.80/1 and 80/3.
- 15) Village map pertaining to Kemmannapura.
- 16) Land sketch issued by Taluk Surveyor, Srirangapatna, in respect of Sy. No.80/1 and 80/3.
- 17) Letter dated 19-10-2020 issued by PWD, Sub-Division, Srirangapatna to D. Krishna for the purpose of securing alienation order in respect of Sy. No.80/1 and 80/3.
- 18) Certificate dated 9-10-2020 issued by Asst. Commissioner, Pandavapura in favour of D. Krishna
- 19) NOC dated 3-9-2018 issued by CHESCOM.
- 20) Encumbrance Certificate since 1-4-1967 till 2018.
- 21) Topo map of land for Sy. No.80/1 and 80/3.
- 22) Paper Publication issued by Member Secretary BMICAPA, Bangalore, calling objections from the general public for forming of residential layout in Sy. No.80/1 and 80/3.
- 23) Check list issued by Director, Town Planning Authority, bearing No.DTCP-21-BMICAPA/CLU-2020-21.
- 24) Conversion / Alienation Order (for formation of residential sites from agricultural status of land) dated 16-7-2021 in respect of Sy. No.80/1 and 80/3, issued by State of Karnataka.
- 25) Letter dated 16-8-2021 issued by BMICAPA to Deputy Commissioner for the conversion of land bearing Sy. No.80/1 and 80/3.

- 26) Notice dated 12-7-2021 issued by BMICAPA calling for payment to D. Krishna, towards conversion fees.
- 27) Letter dated 4-8-2021 issued by BMICAPA for primary land conversion.
- 28) Official Memorandum dated 18-9-2021 issued by Deputy Commissioner, Mandya, imposing conditions for the development of residential layout.
- 29) Relinquished Deed dated 26-12-2024 executed by D. Krishna, in favour of Hon'ble Governor, State of Karnataka in respect of roads formed in the captioned layout.
- 30) Approved layout plan issued by CEO Taluk Panchayath, Srirangapatna.
- 31) Correct Dimension Report of Residential Layout in Sy. No.80/1 & 80/3 of Kemmannapura Village, Kasaba Hobli, Srirangapatna Taluk, Mandya District to an Ext: 07A-21G issued by Executive Officer, Taluk Panchayath, Srirangapatna.
- 32) Registered Partition Deed dated 8-11-2024 executed by and between D. Krishna, B. T. Vijayamma and Sahana K.
- 33) Cancellation of Registered General Power of Attorney (GPA) dated 6-3-2014 executed by and between L. M. Surendra in favour of Yashoda and others

On scrutiny of the above documents, it clearly reflects that, as per the index of lands and records of rights maintained by the Revenue Department, Mandya District, the above mentioned schedule property is the ancestral property of one Mr. Ramashetty S/o. Venkatasubba Shetty.

Subsequent to his demise, the schedule property khatha was changed in the name of his elder son, Gopalashetty.

Subsequently, the family members of Ramashetty and others entered into registered Partition Deed, the above schedule property

Rajarajeshwari Developers Detailed Legal Report

was fallen to the share of G. Ramakumar Gupta, the said G. Ramakumar Gupta name was entered in all the revenue records.

Subsequent to demise of G. Ramakumar Gupta, the schedule property devolved to his legal heirs, R. Yashoda, R. Gopi Kumar, R. Deepa etc.,

The above mentioned schedule property is the ancestral and joint property of R. Yashoda and others.

On the strength of the absolute ownership and peaceful possession, the above said R. Yashoda and others executed the registered sale deed dated 24-1-2015 and 10-1-2018 in respect of the above schedule property in favour of D. Krishna for the valuable sale consideration, on that day itself the possession was handed over to D. Krishna. Subsequently, D. Krishna name has been entered in the RTC and all revenue records.

On careful pursuing of the court records in the jurisdictional court, and in the registering authority, it is clear that, there is no pendency of any litigation, in respect of above schedule property as on date. The Power of Attorney executed by the R. Yashoda and others in favour of L. M. Surendra has been cancelled on 6-3-2014 through registered deed.

Hence, the above mentioned schedule property is free from any encumbrances, minor claims, court attachments etc.,

In favour of D. Krishna, who is the owner of the above schedule property, the Panchayath Development Officer, Chikka Ankanahalli has issued NOC dated 31-8-2018 to secure conversion order for formation of the residential layout.

On 18-8-2017, the Tahsildar, Srirangapatna has issued certificate in favour of D. Krishna, certifying that the above schedule land has not been allotted to any SC and ST under PTCL Act.

On 22-10-2019, the Tahsildar, Srirangapatna has issued certificate in favour of D. Krishna, certifying that, there is no any occupancy rights pending for adjudication in respect of the above schedule land.

On 19-10-2020, the Asst. Executive Engineer, PWD has also issued endorsement for formation of the layout subject to certain conditions in respect of the above said schedule property.

The schedule property sketch issued by the Taluk Survey Department clearly reflects that, there is no any encroachment in the above said schedule property.

The Asst. Commissioner on 9-10-2020 has issued the certificate, certifying that the above schedule property is not subject to Section 79A and B of KLR Act.

The Asst. Executive Engineer, CHESCOM has issued NOC dated 3-9-2018 with respect to the above schedule property for securing power conections subject to conditions.

The Topo map of the above schedule property also reflects that, there is no encroachment etc.,

On receipt for application for forming of the residential layout to the BMICAPA by D. Krishna, the said Authority has issued Paper Publication in Deccan Herald dated 13-10-2020 calling objection from the general public if any for the formation of residential layout in the above schedule property, due to non receipt of any objection, the BMICAPA has proceeded further.

The Govt. Of Karnataka, on receipt of application by D. Krishna with regard to conversion of the above cited schedule land from agricultural status to non agricultural status, on compliance of all due procedure and on receipt of the notified Government Fees, passed an order dated 16-7-2021 bearing No.:□□□ 53 □□□□□□□ 2021, □□□□□□□□, □□□□□□: 16.07.2021. By converting the above schedule lands for residential purpose. The BMICAPA has also issued the letter dated 16-8-2021 to the Deputy Commissioner, Mandya, stating that, they have no objection if the layout is formed according to their specification.

On 4-8-2021 itself the BMICAPA has issued primary certificate for conversion of land.

Accordingly, the revenue department on 18-9-2021 has issued Official Memorandum for conversion of above mentioned schedule land for residential purpose.

Subsequently, D. Krishna has formed the residential layout and carved out 45 residential sites in the above mentioned schedule property by following the specifications of BMICAPA etc., subsequently, the 45 sites released by the Executive Officer, Taluk Panchayath, Srirangapatna as per the Correct Dimension Report of Residential Layout in Sy. No.80/1 & 80/3 of Kemmannapura Village, Kasaba Hobli, Srirangapatna Taluk, Mandya District to an Ext: 07A-21G (Information of released sites (dimensions are as per layout plan). Accordingly, individual khatha has been issued.

On 8-11-2024, Shri. D. Krishna, Smt. B. T. Vijayamma W/o. D. Krishna and Sahana K D/o. D. Krishna have entered into registered partition deed by partitioning the 45 sites into 3 parts, i.e., 15 sites for each persons and gained the absolute ownership over their respective sites, the sites mentioned in the registered partition deed is the part and parcel of this opinion.

Hence, from the above documents, it is clear that, the prospective purchaser of the sites mentioned in the approved layout plan, is free from any encumbrances, court attachments, minor claims etc., the prospective purchaser have no any legal bar / hurdles from any statutory authorities to purchase the sites from the respective owners as mentioned in the registered partition deed dated 8-11-2024.

Thanking you,

Your's faithfully,



M. Sampath Kumar
Advocate



Pricing / Payment Plan

USD 32 – 40 Per SQFT

15% on Booking

25% after 60 Days

60% after 120 Days –
Registration time

Layout



Dimension Report

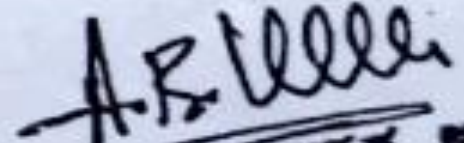
Correct Dimension Report of Residential Layout in Sy.no-80/1 & 80/3 of Kemmannapura Village, Kasaba Hobli, Srirangapatana Taluk, Mandya District.To an Ext: 07A-21G

Information of released sites (Dimensions are as per layout plan)

Sl. No.	SITE No.'s	SITE DIMENSION IN M		BOUNDARIES (SCHEDULES)				AREA	
		N-S	E-W	NORTH	SOUTH	EAST	WEST	AREA (in Smt)	AREA (in Sft)
1	1	27.60	(17.8+18.1)/2	10.0M ROAD	SITE NO 04	SITE NO 02	25.0M ROAD	495.42	5332.70
2	2	29.60	17.00	10.0M ROAD	SITE NO 03	10.0M ROAD	SITE NO 01	503.20	5416.44
3	3	29.60	17.00	SITE NO 02	SITE NO 05	10.0M ROAD	SITE NO 04	503.20	5416.44
4	4	31.70	(14.1+17.8)/2	SITE NO 01	SITE NO 05	SITE NO 03	25.0M ROAD	505.62	5442.44
5	5	(33.0+33.7)/2	(24.2+31.1)/2	SITE NO 03 & 04	SY NO 79	SITE NO 06	25.0M ROAD	933.90	10052.46
6	6	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 07	SITE NO 05	501.42	5397.28
7	7	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 08	SITE NO 06	501.42	5397.28
8	8	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 09	SITE NO 07	501.42	5397.28
9	9	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 10	SITE NO 08	501.42	5397.28
10	10	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 11	SITE NO 09	501.42	5397.28
11	11	27.40	19.50	10.0M ROAD	SY NO 79	KARABA	SITE NO 10	534.30	5751.21
12	12	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 13	KARABA	501.42	5397.28
13	13	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 14	SITE NO 12	501.42	5397.28
14	14	27.40	18.30	10.0M ROAD	SY NO 79	SITE NO 15	SITE NO 13	501.42	5397.28
15	15	27.40	(22.2+23.7)/2	10.0M ROAD	SY NO 79	SY NO 78	SITE NO 14	628.83	6768.73
16	16	27.40	(24.2+25.6)/2	SITE NO 32	10.0M ROAD	SY NO 78	SITE NO 17	682.26	7343.85
17	17	27.40	18.30	SITE NO 32	10.0M ROAD	SITE NO 16	SITE NO 18	501.42	5397.28
18	18	27.40	18.30	SITE NO 31	10.0M ROAD	SITE NO 17	SITE NO 19	501.42	5397.28
19	19	27.40	18.30	SITE NO 30	10.0M ROAD	SITE NO 18	KARABA	501.42	5397.28
20	20	27.40	18.30	SITE NO 29	10.0M ROAD	KARABA	SITE NO 21	501.42	5397.28
21	21	27.40	18.30	SITE NO 28	10.0M ROAD	SITE NO 20	SITE NO 22	501.42	5397.28
22	22	27.40	18.30	SITE NO 27	10.0M ROAD	SITE NO 21	SITE NO 23	501.42	5397.28
23	23	27.40	18.30	SITE NO 26	10.0M ROAD	SITE NO 22	SITE NO 24	501.42	5397.28
24	24	27.40	27.80	SITE NO 25	10.0M ROAD	SITE NO 23	10.0M ROAD	761.72	8199.15
25	25	27.40	27.80	10.0M ROAD	SITE NO 24	SITE NO 26	10.0M ROAD	761.72	8199.15
26	26	27.40	18.30	10.0M ROAD	SITE NO 23	SITE NO 27	SITE NO 25	501.42	5397.28
27	27	27.40	18.30	10.0M ROAD	SITE NO 22	SITE NO 28	SITE NO 26	501.42	5397.28
28	28	27.40	18.30	10.0M ROAD	SITE NO 21	SITE NO 29	SITE NO 27	501.42	5397.28
29	29	27.40	18.30	10.0M ROAD	SITE NO 20	KARABA	SITE NO 28	501.42	5397.28
30	30	27.40	18.30	10.0M ROAD	SITE NO 19	SITE NO 31	KARABA	501.42	5397.28

Dimension Report

Sl. No.	SITE No.'s	SITE DIMENSION IN M		BOUNDARIES (SCHEDULES)				AREA	
		N-S	E-W	NORTH	SOUTH	EAST	WEST	AREA (in Smt)	AREA (in Sft)
31	31	27.40	18.30	10.0M ROAD	SITE NO 18	SITE NO 32	SITE NO 30	501.42	5397.28
32	32	27.40	36.84	10.0M ROAD	SITE NO 16 & 17	SY NO 78	SITE NO 31	1009.42	10865.35
33	33	0.5*50.4*23.4		SY NO 81	10.0M ROAD	SY NO 81	KARABA	590.34	6354.37
34	34	20.10	25.30	SITE NO 35	10.0M ROAD	10.0M ROAD	SITE NO 37	508.53	5473.82
35	35	(15.7+24.1)/2	25.30	SY NO 80/2	SITE NO 34	10.0M ROAD	SITE NO 36	503.47	5419.35
36	36	(20.4+27.3)/2	21.20	SY NO 80/2	SITE NO 37	SITE NO 35	10.0M ROAD	505.62	5442.49
37	37	23.80	21.20	SITE NO 36	10.0M ROAD	SITE NO 34	10.0M ROAD	504.56	5431.08
38	38	28.60	18.10	SITE NO 39	10.0M ROAD	10.0M ROAD	SITE NO 41	517.66	5572.09
39	39	(25.8+31.8)/2	18.10	SY NO 80/2	SITE NO 38	10.0M ROAD	SITE NO 40	521.28	5611.06
40	40	(29.8+35.2)/2	16.40	SY NO 80/2	SITE NO 41	SITE NO 39	10.0M ROAD	533.00	5737.21
41	41	30.60	16.40	SITE NO 40	10.0M ROAD	SITE NO 38	10.0M ROAD	501.84	5401.81
42	42	35.60	17.00	SITE NO 43	10.0M ROAD	10.0M ROAD	SITE NO 45	605.20	6514.37
43	43	(33.4+39.0)/2	17.00	SY NO 80/2	SITE NO 42	10.0M ROAD	SITE NO 44	615.40	6624.17
44	44	(39.0+43.6)/2	(16.2+14.5)/2	SY NO 80/2	SITE NO 45	SITE NO 43	25.0M ROAD	628.19	6761.79
45	45	35.60	(16.2+17.7)/2	SITE NO 44	10.0M ROAD	SITE NO 42	25.0M ROAD	603.42	6495.21
				TOTAL				24987.90	268969.73


 ಅರೇಬ್ ಸವಾಹರ್ ಅಧಿಕಾರಿ
 ತಾಲ್ಲೂಕು ಪಂಚಾಯತ್
 ಕೊಡಗು

Disclaimer:

The plot plans, drawings and illustrations contained in this brochure are intended solely for illustrative purposes and should not be construed as a representation or warranty of the final details or exact specifications of the plots described herein. While every effort has been made to accurately represent the typical layout of the plot, based on development plans, variations may occur and the Gross Floor Areas or Gross Sellable Areas and plot dimensions indicated on the plans, drawings and illustrations are subject to change, without notice.

No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted in the plans, drawings and illustrations will be provided or, if provided, will be as depicted or described herein.

R.R Developers reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. This brochure does not constitute an offer to sell or a solicitation of an offer to buy any property.

RR Hill View

SRI R.R Developers