

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash

BIRLA ESTATES PRIVATE LIMITED

No. G2, Pride Elite, 10,
Museum Road,
Bengaluru – 560001.

February 23, 2023

Kind Attention: Mr. Naveen N. & Mr. Vasant Shelke

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property bearing Municipal No. 352/Sy. No. 66/2/24/3/24/4/24/2 measuring 10 Acres 9½ Guntas, situated at Mylasandra Village, Kengeri Hobli, Bangalore South Taluk, Bangalore Urban District (hereinafter referred to as '**Property**') and bounded on the:

East by : Pattangere Village boundary (Road) and Private property;
West by : Road;
North by : Private Property; and
South by : Road and Private Property.

The aforementioned Property is an amalgamated property comprising of the following properties, all situated at Mylasandra Village, Kengeri Hobli, Bangalore South Taluk, Bangalore Urban District:

Sl. No.	Property No.	Extent	Boundaries	Hereinafter referred to as
1.	Khata No. 352/Sy. No. 66/2	03 Acres 24 ½ Guntas	East by : Property bearing Survey No. 24; West by : Road and Property bearing Survey No. 22; North by : Property bearing Survey No. 66/1; and	'Item No. 1 Property'

			South by : Properties bearing Survey Nos. 66/3, 66/4 and 66/5.	
2.	Khatha No. 353/Sy. No. 24/3	02 Acres	East by : Pattanagere village border; West by : Survey Nos. 67, 66 & Road; North by : Survey No. 24/2; and South by : Survey No. 24/4.	'Item No. 2 Property'
3.	Khatha No. 354/Sy. No. 24/4	01 Acre 30 Guntas	East by : Pattanagere Village Border; West by : Survey No. 66 & Road; North by : Survey No. 24/3; and South by : Survey No. 24/5.	'Item No. 3 Property'
4.	Khatha No. 355/Sy. No. 24/2	02 Acres 35 Guntas	East by : Pattanagere Village Border; West by : Survey No. 67 & Road; North by : Survey No. 24/1; and South by : Survey No. 24/3.	'Item No. 4 Property'

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents, for our review:

Sl. No.	Particulars of Documents
1.	Sale Deed dated 26.02.1981 (Registered as Document No. 12370/80-81, Book-1, Volume No. 1654, at Pages 246 to 249, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. Chikkaiah & others in favour of Mr. Hanumanthaiah & others;
2.	Agreement to Sell (Unregistered) dated 30.11.1980 executed by Mr. Chikkaiah, son of Late Marigowda and others in favour of Mr. Hanumanthaiah, son of Mr. Lingappa;
3.	Extract of the entry made in the Mutation Register bearing M.R. No. 5/80-81;
4.	Endorsement dated 17.08.2022 bearing No. R.K/C.R/25/41926 issued by the Tahsildhar-2, Bangalore South Taluk, Bangalore;
5.	Extract of the entry made in the Mutation Register bearing M.R. No. 12/83-84;

6.	Order dated 18.07.1984 passed in proceedings bearing No. ADLR BSMPR 12,13,14/84-85 by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
7.	Sale Deed dated 30.05.1991 (Registered as Document No. 1131, Book-I, Volume No. 316, at Pages 70 to 79, at the office of the Sub-Register, Kengeri) executed by Mr. Hanumanthaiah & others in favour of Ms. N. Prameela Bhat & another;
8.	Extract of the entry made in the Mutation Register bearing M.R. No. 13/90-91;
9.	Endorsement dated 11.08.2022 bearing No. R.K/C.R/25/40437 issued by the Tahsildhar-2, Bangalore South Taluk, Bangalore;
10.	Exchange Deed dated 06.09.1991 (Registered as Document No. 3382/1991-92, Book-I, Volume No. 355, at Pages 39 to 46, at the office of the Sub-Registrar, Kengeri) executed by Mr. N. Krishna Bhat and Ms. N. Pramila Bhat in favour of Mr. G.S. Bhat, son of Late S Shankara Bhat;
11.	General Power of Attorney dated 15.12.2021 (notarized before Notary, State of Texas) executed by Ms. N. Pramila Bhat @ Prameela K Saligram in favour of Mr. N.K. Bhat, son of Mr. N Narayana Bhat;
12.	Official Memorandum dated 13.05.2022 bearing No. 336192 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore in connection with Larger Extent of Item No. 1 Property;
13.	Challan evidencing payment of conversion fee in connection with Larger Extent of Item No. 1 Property;
14.	Conversion Sketch in connection with Larger Extent of Item No. 1 Property;
15.	Extract of the entry made in the Mutation Register bearing M.R. No. T27/2021-22;
16.	Sale Deed dated 16.09.2022 [Registered as Document No. 4307/2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub-Registrar, Jayanagara

	(Shanthinagara)] executed by Mr. N. Krishna Bhat @ N. K. Bhat & others in favour of Birla Estates Private Limited;
17.	Sale Deed dated 04.05.1953 (Registered as Document No. 959/1953-54, Book-I, stored in Volume No.1340, at pages 152 to 155, at the office of the Sub-Register, Bangalore Taluk) executed by Mr. Puttaiah, son of Mr. Doddarachappa in favour of Mr. K. Muniyappa son of Mr. Kariyanna;
18.	Partition Deed dated 19.10.1970 (Registered as Document No. 2393/1970-71, Book-I, stored in Volume No.857, at pages 55 to 67, at the office of the Sub-Register, Bangalore, Basavanagudi) executed amongst Mr. M. Venkatagiriappa & others;
19.	Sale Deed dated 12.07.1991 (Registered as Document No. 2202/1991-92, Book-I, stored in Volume No.331, at pages 232 to 239, in the office of the Sub-Register Kengeri) executed by Mr. M. Venkatagiriappa, son of Late K. Muniyappa & others in favour of Mr. N. Prashanth Bhat, son of Mr. N. K. Bhat;
20.	Extract of entry made in the Mutation Register bearing M.R. No. 1/1991-92;
21.	Endorsement dated 17.08.2022 bearing No. R.K.CR/3463/2022-23 issued by the Tahasildar-2, Bangalore South Taluk, Bangalore;
22.	Order dated 17.03.2022 bearing No. RRT(S)CR:376/21-22 passed by the Assistant Commissioner, Bangalore South Taluk;
23.	Extract of entry made in the Mutation Register bearing M.R. No. T30/2021-22;
24.	Official Memorandum dated 14.06.2022 bearing No. 347292 & ALN(SK-1)SR/26/22-23 issued by the Deputy Commissioner, Bangalore in connection with Item No. 2 Property;
25.	Conversion sketch in connection with Item No. 2 Property;
26.	Extract of entry made in the Mutation Register bearing M.R. No. T3/2022-23 in connection with Item No. 2 Property;

27.	Sale Deed dated 16.09.2022 [Registered as Document No. SHR-1-04310-2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] executed by Mr. N. Prashanth Bhat @ Prashant Bhat N. & others in favour of Birla Estates Private Limited;
28.	Sale Deed dated 19.04.1965 (Registered as Document No. 325, Book-I, stored in Volume No. 518, at pages 34 to 35, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. Puttappa, son of Mr. Doddarachappa in favour of Mr. Veerabhadrappa, son of Mr. Yangatappa;
29.	Extract of Index of Lands Register;
30.	Extract of Record of Rights Register bearing R.R. Nos. 534, 389, 536 & 520;
31.	Endorsement dated 03.02.2022 bearing No. R.K/C.R/867/2021-22 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore;
32.	Endorsement dated 17.08.2022 bearing No. R.K/C.R/25/41926 issued by the Tahsildar-2, Bangalore South Taluk, Bangalore;
33.	Sale Deed dated 03.09.1965 (Registered as Document No. 2643, Book-I, stored in Volume No. 544, at pages 129 to 133, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. Veerabhadrappa, son of Mr. Yangatappa in favour of Mr. R.V. Ranganna, son of Late Rangappa;
34.	Extract of Record of Rights Register bearing R.R. No. 519 & 599;
35.	Sale Deed dated 15.04.1967 (Registered as Document No. 158/1967-68, Book-I, stored in Volume No. 639, at pages 100 to 102, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. R.V. Ranganna, son of Late Rangappa in favour of Mr. R. Muthaiah, son of Mr. Rangappa;
36.	Sale Deed dated 03.10.1977 (Registered as Document No. 2788/1977-78, Book-I, stored in Volume No. 1263, at pages 33 to 37, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. R. Muthaiah, son of Mr. Rangappa in favour of Mr. N. Krishna Bhat, son of Mr. N. Narayana Bhat;

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37.	Order dated 02.03.2022 bearing R.A (S) 39/2022 passed in the Court of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
38.	Extract of entry made in the Mutation Register bearing M.R. No. T24/2021-22;
39.	Extract of entry made in the Mutation Register bearing M.R. No. T30/2021-22;
40.	Official Memorandum dated 14.06.2022 bearing No. 347290 & ALN(SK-1)SR/28/22-23 issued by the Deputy Commissioner, Bangalore District in connection with Item No. 3 Property;
41.	Conversion sketch in connection with Item No. 3 Property;
42.	Extract of entry made in the Mutation Register bearing M.R. No. T4/2022-23 in connection with Item No. 3 Property;
43.	Sale Deed dated 16.09.2022 [Registered as Document No. SHR-1-4308/2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] executed by Mr. N. Krishna Bhat @ N.K. Bhat & others in favour of Birla Estates Private Limited;
44.	Sale Deed dated 31.07.1946 (Registered as Document No. 798, Book-I, stored in Volume No. 849, at pages 98 to 100, at the office of the Sub Registrar, Bangalore Taluk) executed by Mr. Puttaiah, son of Mr. Doddarachappa in favour of Mr. Madaiah, son of Mr. Bhadraiah;
45.	Sale Deed dated 04.12.1961 [Registered as Document No. 4790, Book-I, stored in Volume No. 279, at pages 165 to 168, at the office of the Sub Registrar, Bangalore Taluk (South)] executed by Mrs. Puttamma & others in favour of Mrs. Mallamma, wife of Mr. Chikkavenkatappa;
46.	Mortgage Deed dated 15.04.1967 [Registered as Document No. 160/1967-68, Book-I, stored in Volume No. 638, at pages 129 to 131, at the office of the Sub Registrar, Bangalore Taluk (South)] executed by Mrs. Mallamma, wife of Mr. Chikkavenkatappa in favour of Mr. N. Vishwanathaiah, son of Late Nagappaiah;

47.	Agreement to Sell dated 11.07.1972 (unregistered) entered between Mr. N. Seetharama Bhat, son of Mr. N. Narayana Bhat and Mr. N. Seetharama Bhat;
48.	Sale Deed dated 05.08.1972 (Registered as Document No. 3005/1972-73, Book-I, stored in Volume No. 952, at pages 172 to 177, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mrs. Mallamma, wife of Mr. Chikkavenkatappa in favour of Mr. N. Seetharama Bhat, son of Mr. N. Narayana Bhat;
49.	Extract of entry made in the Mutation Register bearing M.R. No. 2/1977-78;
50.	Extract of Index of Lands Register;
51.	Extract of Record of Rights Register bearing R.R. No. 591;
52.	Sale Deed dated 29.04.1983 (Registered as Document No. 809/1983-84, Book-I, stored in Volume No. 1968, at pages 63 to 68, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. N. Seetharama Bhat, son of Mr. N. Narayana Bhat in favour of Mr. N. Prashanth Bhat, son of Mr. N. K. Bhat;
53.	Extract of entry made in the Mutation Register bearing M.R. No. 2/1986-87;
54.	Endorsement dated 11.08.2022 bearing No. R.K./C.R./25/40437 issued by the Tahsildar-2, Bangalore South Taluk;
55.	Extract of entry made in the Mutation Register bearing M.R. No. T30/2021-22;
56.	Official Memorandum dated 14.06.2022 bearing No. 347289 & ALN(SK-1)SR/27/22-23 issued by the Deputy Commissioner, Bangalore District in connection with Item No. 4 Property;
57.	Conversion sketch in connection with Item No. 4 Property;
58.	Extract of entry made in the Mutation Register bearing M.R. No. T3/2022-23;
59.	Sale Deed dated 16.09.2022 [Registered as Document No. SHR-1-04311-2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub Registrar, Jayanagar

	(Shanthinagar)] executed by Mr. N. Prashanth Bhat @ Prashant Bhat N. & others in favour of Birla Estates Private Limited;
60.	RTC's in connection with Larger Extent of Item No. 1 Property for the period: (i) 1984-85 to 1993-94; (ii) 1997-98 to 1999-2000; and (iii) 2001-02 to 2022-23;
61.	Order dated 19.03.2022 bearing R.R.T (SU) CR/SK/395/21-22 passed by the Assistant Commissioner, Bangalore South Taluk, Bangalore;
62.	Extract of the entry made in the Mutation Register bearing M.R. No. T26/2021-22;
63.	Endorsement dated 17.08.2022 bearing No. R.K/C.R/3462/22-23 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore;
64.	RTC's issued with respect to property bearing Survey No. 24 measuring 12 Acres for the period: (i) 1967-68 to 1973-74; (ii) 1979-80 to 1988-89; and (iii) 1994-95 to 2020-21;
65.	Endorsement dated 03.02.2022 bearing No. R.K/C.R/868/21-22 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore;
66.	RTC's issued with respect to Item No. 2 Property for the period 2022-23;
67.	RTC's issued with respect to Item No. 3 Property for the period 2022-23;
68.	RTC's issued with respect to Item No. 4 Property for the period 2021-22 to 2022-23;
69.	Village map of Mylasandra Village;
70.	Extract of Hissa Survey Tippani issued with respect to the property bearing Survey No. 66;
71.	Extract of RR Pakka Book issued with respect to the property bearing Survey No. 66;
72.	Extract of Survey Original Tippani issued with respect to Survey No. 24;

73.	Extract of Mysore Revision Settlement Register issued with respect to Survey No. 24;
74.	Extract of Hissa Survey Tippani issued with respect to the property bearing Survey No. 24;
75.	Extract of Hissa Survey Tippani and RR Pakka Book issued with respect to the property bearing Survey No. 24;
76.	Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Larger Extent of Item No. 1 Property;
77.	Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Item No. 2 Property;
78.	Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Item No. 3 Property;
79.	Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Item No. 4 Property;
80.	Khata Certificate and Khata Extract, both dated 22.06.2022 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to the Larger Extent of Item No. 1 Property;
81.	Receipt issued by the BBMP evidencing payment of property tax with respect to the Larger Extent of Item No. 1 Property for the period 2022-23;
82.	Khata Certificate and Khata Extract, both dated 28.07.2022 issued by the Assistant Revenue Officer, BBMP in connection with Item No. 2 Property;
83.	Receipt issued by the BBMP evidencing payment of property tax with respect to the Item No. 2 Property for the period 2022-23;
84.	Khata Certificate and Khata Extract, both dated 28.07.2022 issued by the Assistant Revenue Officer, BBMP in connection with Item No. 3 Property;

85.	Receipt issued by the BBMP evidencing payment of property tax with respect to the Item No. 3 Property for the period 2022-23;
86.	Khata Certificate and Khata Extract, both dated 28.07.2022 issued by the Assistant Revenue Officer, BBMP in connection with Item No. 4 Property;
87.	Receipt issued by the BBMP evidencing payment of property tax with respect to the Item No. 4 Property for the period 2022-23;
88.	Special Notice dated 04.02.2023 bearing No. DAW-198/KTR/757/22-23, M.R/73/22-23 issued by the Assistant Revenue Officer, Kengeri, BBMP;
89.	Khata Certificate and Khata Extract both dated 04.02.2023 issued by the Assistant Revenue Officer, BBMP in connection with the Property;
90.	Endorsement dated 27.07.2022 bearing No. KHB/ SLAO/ Suryanagara/ 751/ 2022-23 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Kaveri Bhavan, Bangalore;
91.	Endorsement dated 29.07.2022 bearing No. Bangalore/SLAO-2/1722/2022-23 issued by the Special Land Acquisition Officer – 2, Karnataka Industrial Areas Development Board;
92.	Endorsement dated 29.07.2022 bearing No. P.T.C.L/(S)/CR/185/2022-23 issued on behalf of the Assistant Commissioner, Bangalore South Taluk, Bangalore;
93.	Endorsement dated 30.07.2022 bearing No. RD0038209315573 issued by the Tahsildar, Bangalore South Taluk, Bangalore;
94.	Endorsement dated 21.10.2022 bearing No. BDA/ASLAO/751/2022-23 issued by the Additional Land Acquisition Officer, Bangalore Development Authority;
95.	EC's issued with respect to Item No. 1 Property for the period: (i) 15.02.1957 to 31.03.1982; (ii) 01.04.1980 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 12.08.2022; (v) 01.04.2021 to 18.09.2022; and (vi) 01.04.2022 to 22.02.2023;

96.	EC's issued with respect to Item No. 2 Property for the period: (i) 15.02.1957 to 31.03.1977; (ii) 01.04.1977 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 25.05.2022; (v) 01.04.2021 to 18.09.2022; and (vi) 01.04.2022 to 22.02.2023;
97.	EC's issued in connection with Item No. 3 Property for the period: (i) 15.02.1957 to 31.05.1989; (ii) 01.06.1989 to 31.03.2004; (iii) 01.04.2004 to 25.05.2022; (vi) 01.04.2021 to 18.09.2022; and (v) 01.04.2022 to 22.02.2023;
98.	Memorandum of Deposit of Title Deed dated 12.03.1991 [Registered as Document No. 6984/1990-91, Book-I, Volume No. Adl 272, at Pages 44 to 46, at the office of the Sub Registrar, Jayanagara (Kengeri)] executed by Mrs. Aruna R.M. Punja, wife of Mr. R.M. Punja in favour of Vijaya Bank, Mysore Road Branch, Bangalore;
99.	EC's issued in connection with Item No. 4 Property for the period: (i) 01.04.1963 to 20.07.1972; (ii) 21.07.1972 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 25.05.2022; (v) 01.04.2021 to 18.09.2022; and (vi) 01.04.2022 to 22.02.2023; and
100.	EC's in connection with the Property for the period 01.04.2022 to 23.02.2023.

III. Title Flow:

Upon review of the aforementioned documents, our observations are as under:

A. Title Flow of Item No. 1 Property:

1. In terms of the Sale Deed dated 26.02.1981 (Registered as Document No. 12370/80-81, Book-1, Volume No. 1654, at Pages 246 to 249, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 01**), we observe that upon the death of Late Mari Gowda, his son Mr. Chikkaiah along with his sons Mr. C. Mariyappa, Mr. C. Putta and Mr. C. Lakshmanna have conveyed an extent of 04 Acres in property bearing Survey No. 23, situated at Mylasandra Village, Kengeri Hobli, Bangalore South Taluk, Bangalore Urban District in favour of Mr. Hanumanthaiah, Mr. Sanjeevaiah, Mr. Jayaramayya and Mr. Lakshmanna, all sons of Mr. Ningappa. In this regard, we have been provided with the: (i) Agreement to Sell (Unregistered)

- dated 30.11.1980 executed by Mr. Chikkaiah, son of Late Marigowda and others in favour of Mr. Hanumanthaiah, son of Mr. Lingappa; and (ii) extract of the entry made in the Mutation Register bearing M.R. No. 5/80-81 (**Document Nos. 02 & 03**).
2. In terms of the aforementioned Sale Deed dated 26.02.1981 executed by Mr. Chikkaiah, son of Mr. Mari Gowda and others in favour of Mr. Hanumathayya, son of Mr. Lingappa, we observe that the property bearing Survey No. 23, measuring 04 Acres was granted in favour of Mr. Mari Gowda under an auction proceeding. In this regard, we have not been provided with the: (i) Saguvali Chit bearing No. S.C. 35/42-43, issued in favour of Mr. Mari Gowda; and (ii) Order bearing A.D. 16/42-42 issued in favour of Mr. Mari Gowda. However, we have been provided with an Endorsement dated 17.08.2022 bearing No. R.K/C.R/25/41926 issued by the Tahsildhar-2, Bangalore South Taluk, Bangalore (**Document No. 04**) confirming that the said Saguvali Chit bearing No. S.C. 35/42-43 and Order bearing A.D. 16/42-42 are not available.
 3. In terms of the extract of the entry made in the Mutation Register bearing M.R. No. 12/83-84 (**Document No. 05**) and Order dated 18.07.1984 passed in proceedings bearing No. ADLR BSMR 12,13,14/84-85 by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (**Document No. 06**), we observe that property bearing Survey No. 23 has been assigned with new Survey Nos. 66/1, 66/2 and 66/3.
 4. In terms of the Sale Deed dated 30.05.1991 (Registered as Document No. 1131, Book-I, Volume No. 316, at Pages 70 to 79, at the office of the Sub-Register, Kengeri) (**Document No. 07**) executed by Mr. Hanumanthaiah, Mr. Sanjeevaiah, Mr. Jayaramaiah and Mr. Lakshmana, all sons of Mr. Ningappa, we observe that property bearing Survey No. 66/2 (*Old Survey No. 23*) measuring 04 Acres (**Survey No. 66/2**) was conveyed in favour of Ms. N Prameela Bhat, daughter of Mr. N. Krishna Bhat and Mr. N. Krishna Bhat, son of Late N Narayana Bhat. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 13/90-91 (**Document No. 08**). We have not been provided with the extracts of the Index of Lands Register and Record of Rights Register with respect to Survey No. 66/2. However, we have been provided with an Endorsement dated 11.08.2022 bearing No. R.K/C.R/25/40437 issued by the Tahsildhar-2, Bangalore South Taluk, Bangalore (**Document No. 09**) confirming that the extracts of the Index of Lands Register and Record of Rights Register with respect to Survey No. 66/2 are not available.
 5. In terms of the Exchange Deed dated 06.09.1991 (Registered as Document No. 3382/1991-92, Book-I, Volume No. 355, at Pages 39 to 46, at the office of the Sub-Registrar, Kengeri) (**Document No. 10**) executed by Mr. N. Krishna Bhat, son of Late Narayana Bhat and Ms. N.

Pramila Bhat in favour of Mr. G.S. Bhat, son of Late S Shankara Bhat, we observe that a portion of property bearing Survey No. 66/2 (Old Survey No. 23), measuring 4.2 Guntas [(*acquired by Mr. N. Krishna Bhat and Ms. N. Pramila Bhat under the Sale Deed dated 30.05.1991 (Document No. 07 herein)*)] has been exchanged/transferred in favour of Mr. G.S. Bhat (for formation of road) and in turn Mr. G.S. Bhat has exchanged/ transferred another property in favour of Mr. N. Krishna Bhat and Ms. N. Pramila Bhat.

6. In terms of the General Power of Attorney dated 15.12.2021 (notarized before Notary, State of Texas) (**Document No. 11**), we observe that Ms. N. Pramila Bhat @ Prameela K Saligram, daughter of Mr. N.K Bhat has authorized Mr. N.K. Bhat, son of Mr. N Narayana Bhat to convey Survey No. 66/2.
7. Upon an application made by Ms. N. Prameela Bhat and Mr. Krishna Bhat, we observe that property bearing Survey No. 66/2, measuring 03 Acres 29 Guntas (excluding 11 Guntas of kharab land) (**'Larger Extent of Item No. 1 Property'**) has been converted from agricultural purposes to non- agricultural Layout-Residential purposes under an Official Memorandum dated 13.05.2022 bearing No. 336192 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore (**Document No. 12**). In this regard, we have been provided with the: (i) Challan evidencing payment of conversion fee; (ii) Conversion Sketch; and (iii) extract of the entry made in the Mutation Register bearing M.R. No. T27/2021-22 (**Document Nos. 13 to 15**).
8. We observe that Mr. N. Krishna Bhat and Ms. N. Pramila Bhat have exchanged/ transferred under an Exchange Deed dated 06.09.1991, a portion of the Larger Extent of Item No. 1 Property measuring 4.2 Guntas in favour of Mr. G.S. Bhat. Subsequent to the said exchange, the extent retained by Ms. N. Prameela Bhat and Mr. Krishna Bhat is 3 Acres 24.8 Guntas (excluding 11 Guntas of Kharab land) (**'Item No. 1 Property'**). We further observe that inspite of transfer of 4.2 Guntas in favour of Mr. G.S. Bhat, the RTC for the period 1991-92 to 2022-23 (*discussed hereinbelow*) reflected Mr. N. Krishna Bhat and Ms. N. Pramila as the joint holders for the Larger Extent of Item No. 1 Property and the erstwhile owners obtained conversion for the Larger Extent of Item No. 1 Property. We have been informed by the present owner that a 15 meter road has been formed on the southern portion of Item No. 1 Property and that the said extent of 4.2 Guntas in Survey No. 66/2 is now part of the said road.
9. In terms of the Sale Deed dated 16.09.2022 [Registered as Document No. 4307/2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub-Registrar, Jayanagara (Shanthinagara)] (**Document No.16**) executed by Mr. N. Krishna Bhat @ N. K. Bhat, son of Mr. Narayana Bhat @ N.N. Bhat and Ms. N. Prameela Bhat @ Prameela K. Saligram @ Prameela

Kaveri Saligram, daughter of Mr. N. Krishna Bhat @ N. K. Bhat along with Mr. Praveen N. Noojibail @ N. N. Praveen, son of Mr. N. Krishna Bhat @ N. K. Bhat and Mr. N. Prashanth Bhat @ Prashant Bhat N, son of Mr. N. Krishna Bhat @ N. K. Bhat (as Confirming Parties) we observe that Item No. 1 Property has been conveyed in favour of Birla Estates Private Limited, a company incorporated under the Companies Act, 2013, having its office at No. G2, Pride Elite, 10, Museum Road, Bengaluru – 560001.

B. Title Flow of Item No. 2 Property:

10. In terms of the Sale Deed dated 04.05.1953 (Registered as Document No. 959/1953-54, Book-I, stored in Volume No.1340, at pages 152 to 155, at the office of the Sub-Register, Bangalore Taluk), we observe that one Mr. Puttaiah, son of Mr. Doddarachappa conveyed portion of property bearing Survey No. 24, measuring 03 Acres, situated at Mylasandra Village, Kengeri Hobli, Bangalore South Taluk, Bangalore Urban District (**Larger Extent of Item No. 2 Property**) in favour of Mr. K. Muniyappa son of Mr. Kariyanna (**Document No. 17**). Further, we observe that Mr. Puttaiah, son of Mr. Doddarachappa had acquired the Larger Extent of Item No. 2 Property from Mr. Venkataramanappa son of Muddappa, under a Sale Deed dated 16.01.1929 (Registered as Document No.2012, Book-I, stored in Volume No.135, at pages 380 to 385, at the office of the Sub-Register, Bangalore Taluk).
11. In terms of the Partition Deed dated 19.10.1970 (Registered as Document No. 2393/1970-71, Book-I, stored in Volume No.857, at pages 55 to 67, at the office of the Sub-Register, Bangalore, Basavanagudi) (**Document No. 18**), we observe that subsequent to the demise of Late K. Muniyappa, his children being: (i) Mr. M. Venkatagiriappa; (ii) Mr. M. Shamanna; (iii) Mr. Muddappa; (iv) Mr. Narayana; and (v) Mr. M. Jayaram have effected a partition with respect to several properties and a portion of the Larger Extent of Item No. 2 Property measuring 02 Acres 30 Guntas was allotted to the share of Mr. M. Venkatagiriappa.
12. Pursuant thereto, Mr. M. Venkatagiriappa, son of Late K. Muniyappa, along with his sons Mr. Nagaraja, Mr. Sadananda and Mr. Muniyappa conveyed a portion of property bearing Survey No. 24 measuring 02 Acres (**Item No. 2 Property**) under a Sale Deed dated 12.07.1991 (Registered as Document No. 2202/1991-92, Book-I, stored in Volume No.331, at pages 232 to 239, in the office of the Sub-Register Kengeri) in favour of Mr. N. Prashanth Bhat, son of Mr. N. K. Bhat (**Document No. 19**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 1/1991-92 (**Document No. 20**). We have not been provided with the extract of the Index of Lands Register & Record of Rights Register with respect to Item No. 2 Property. In this regard, we have been provided with an

Endorsement dated 17.08.2022 bearing No. R.K.CR/3463/2022-23 issued by the Tahasildar-2, Bangalore South Taluk, Bangalore (**Document No. 21**) confirming that the extract of Index of Lands Register & Record of Rights Register with respect to Item No. 2 Property is not available.

13. We observe from the Order dated 17.03.2022 bearing No. RRT(S)CR:376/21-22 passed by the Assistant Commissioner, Bangalore South Taluk (**Document No. 22**) that the nature of kharab land measuring 20 Guntas mentioned in column no. 3 of the Record of Rights, Tenancy and Crops Inspection Certificate of property bearing Survey No. 24 has been rectified from 'A' kharab to 'B' kharab land.
14. In terms of the extract of entry made in the Mutation Register bearing M.R. No. T30/2021-22 (**Document No. 23**), we observe that Item No. 2 Property has been assigned with new Survey No. 24/3.
15. Thereafter, Item No. 2 Property has been converted from agricultural to non-agricultural Personal Housing-Residential purpose under an Official Memorandum dated 14.06.2022 bearing No. 347292 & ALN(SK-1)SR/26/22-23 issued by the Deputy Commissioner, Bangalore District (**Document No. 24**). In this regard, we have also been provided with the conversion sketch in connection with Item No. 2 Property and extract of entry made in the Mutation Register bearing M.R No. T3/2022-23, pursuant to conversion (**Document Nos. 25 & 26**).
16. In terms of the Sale Deed dated 16.09.2022 (Registered as Document No. SHR-1-04310-2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub Registrar, Jayanagar (Shanthinagar) (**Document No. 27**), we observe that Mr. N. Prashanth Bhat @ Prashant Bhat N., son of Mr. N. Krishna Bhat @ N. K. Bhat along with his wife Mrs. Shubha Prashant Bhat and children Master Krishna N. Bhat and Ms. Varaa Bhat (as 'Vendors') along with: (i) Mr. N. Krishna Bhat @ N. K. Bhat, son of Mr. Narayana Bhat @ N. N. Bhat; (ii) Mr. Praveen N. Noojibail @ N. N. Praveen; and (iii) N. Prameela Bhat @ Prameela K. Saligram @ Prameela Kaveri Saligram (ii & iii, both children of Mr. N. Krishna Bhat @ N. K. Bhat) (as 'Confirming Parties') conveyed the Item No. 2 Property in favour of Birla Estates Private Limited.

C. Title Flow of Item No. 3 Property:

17. In terms of the Sale Deed dated 19.04.1965 (Registered as Document No. 325, Book-I, stored in Volume No. 518, at pages 34 to 35, at the office of the Sub Registrar, Bangalore South Taluk), we observe that one Mr. Puttappa, son of Mr. Doddarachappa conveyed a portion of

property bearing Survey No. 24/3, measuring 03 Acres 10 Guntas, situated at Mylasandra Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District (**Larger Extent of Item No. 3 Property**) in favour of Mr. Veerabhadrapappa, son of Mr. Yangatappa (**Document No. 28**). Further, we observe that Mr. Puttappa, son of Mr. Doddarachappa had acquired the said property from Mr. Venkataramanappa, under a sale deed. In this regard, we have also been provided with the extracts of Index of Lands Register and Record of Rights Register bearing R.R. Nos. 534, 389, 536 & 520 (**Document Nos. 29 & 30**). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 3/1965-66 (as reflected in the extract of Record of Rights Register bearing R.R. No. 534). In this regard, we have been provided with an Endorsement dated 03.02.2022 bearing No. R.K/C.R/867/2021-22 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (**Document No. 31**), to the effect that the said extract of entry made in the Mutation Register bearing M.R. No. 3/1965-66 is not available as the same has been mutilated. Further, we have not been provided with the extract of entry bearing No. D.S.O. 15/53-54 (as reflected in the extract of Record of Rights Register bearing R.R. No. 389). In this regard, we have been provided with an Endorsement dated 17.08.2022 bearing No. R.K/C.R/25/41926 issued by the Tahsildar-2, Bangalore South Taluk, Bangalore (**Document No. 32**), to the effect that the said extract of entry bearing No. D.S.O. 15/53-54 is unavailable.

18. We observe from the Sale Deed dated 03.09.1965 (Registered as Document No. 2643, Book-I, stored in Volume No. 544, at pages 129 to 133, at the office of the Sub Registrar, Bangalore South Taluk) that Mr. Veerabhadrapappa, son of Mr. Yangatappa has conveyed the Larger Extent of Item No. 3 Property in favour of Mr. R.V. Ranganna, son of Late Rangappa (**Document No. 33**). In this regard, we have also been provided with the extract of Record of Rights Register bearing R.R. Nos. 536 (**Document No. 30 herein**), 519 & 599 (**Document No. 34**). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 6/1965-66 (as reflected in the Record of Rights Register bearing R.R. Nos. 536 & 519). In this regard, we have been provided with an Endorsement dated 03.02.2022 bearing No. R.K/C.R/867/2021-22 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (**Document No. 31 herein**), to the effect that the said extract of entry made in the Mutation Register bearing M.R. No. 6/1965-66 is not available as the same has been mutilated.

19. Thereafter, Mr. R.V. Ranganna, son of Late Rangappa conveyed the Larger Extent of Item No. 3 Property in favour of Mr. R. Muthaiah, son of Mr. Rangappa under a Sale Deed dated 15.04.1967 (Registered as Document No. 158/1967-68, Book-I, stored in Volume No. 639, at pages 100 to 102, at the office of the Sub Registrar, Bangalore South Taluk) (**Document No. 35**). In this regard, we have also been provided with the Record of Rights Register bearing

R.R. No. 520 (*Document No. 30 herein*). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 9/1967-68 (as reflected in the Record of Rights Register bearing R.R. No. 520). In this regard, we have been provided with an Endorsement dated 03.02.2022 bearing No. R.K/C.R/867/2021-22 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (*Document No. 31 herein*), to the effect that the said extract of entry made in the Mutation Register bearing M.R. No. 9/1967-68 is not available as the same has been mutilated.

20. Pursuant thereto, Mr. R. Muthaiah, son of Mr. Rangappa executed a Sale Deed dated 03.10.1977 (Registered as Document No. 2788/1977-78, Book-I, stored in Volume No. 1263, at pages 33 to 37, at the office of the Sub Registrar, Bangalore South Taluk) thereby conveying a portion of the Larger Extent of Item No. 3 Property, measuring 02 Acres in favour of Mr. N. Krishna Bhat, son of Mr. N. Narayana Bhat (**Document No. 36**). In this regard, we have also been provided with the Record of Rights Register bearing R.R. No. 599 (*Document No. 34 herein*). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 7/1977-78 (as reflected in the Record of Rights Register bearing R.R. No. 599). In this regard, we have been provided with an Endorsement dated 03.02.2022 bearing No. R.K/C.R/867/2021-22 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (*Document No. 31 herein*), to the effect that the said extract of entry made in the Mutation Register bearing M.R. No. 7/1977-78 is not available as the same has been mutilated.
21. We observe from the Order dated 02.03.2022 bearing R.A (S) 39/2022 passed in the Court of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No. 37**) that upon an application made by Mr. N. Krishna Bhat, the extent held by Mr. N. Krishna Bhat has been rectified in column no. 9 of the Record of Rights, Tenancy and Crops Inspection Certificate of property bearing Survey No. 24 from 02 Acres to 01 Acre 30 Guntas. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. T24/2021-22 (**Document No. 38**).
22. We observe from the Order dated 17.03.2022 bearing No. RRT(S)CR:376/21-22 passed by the Assistant Commissioner, Bangalore South Taluk (*Document No. 22 herein*) that the nature of kharab land measuring 20 Guntas mentioned in column no. 3 of the Record of Rights, Tenancy and Crops Inspection Certificate of property bearing Survey No. 24 has been rectified from 'A' kharab to 'B' kharab land.
23. In terms of the extract of entry made in the Mutation Register bearing M.R. No. T30/2021-22 (**Document No. 39**), we observe that the portion of the Larger Extract measuring 01 Acre 30

Guntas held by Mr. N. Krishna Bhat has been assigned with new Survey No. 24/4 (**Item No. 3 Property**). We observe that the Index of Lands Register, Record of Rights Register and the title documents discussed above refer to the property bearing Survey No. 24/3. Whereas the RTC for the period 1967-68 to 2020-21 was issued for Survey No. 24 measuring 12 Acres. It appears that the property bearing Survey No. 24 remained as a whole number (without bifurcation/ phodi) till 2021-22. Since, the Index of Lands Register, Record of Rights Register and the earliest title document (Sale Deed dated 19.04.1965) referred to Survey No. 24/3 the subsequent title documents continued to reflect Survey No. 24/3 (instead of Survey No. 24). Subsequently, under the Mutation Register bearing M.R. No. T30/2021-22, Survey No. 24 was bifurcated into Survey Nos. 24/1, 24/2, 24/3, 24/4 and 24/5 and thereafter the RTCs were issued for the bifurcated/ phodied numbers.

24. Thereafter, Item No. 3 Property has been converted from agricultural to non-agricultural Personal Housing-Residential purpose under an Official Memorandum dated 14.06.2022 bearing No. 347290 & ALN(SK-1)SR/28/22-23 issued by the Deputy Commissioner, Bangalore District (**Document No. 40**). In this regard, we have also been provided with the: (i) conversion sketch; and (ii) extract of entry made in the Mutation Register bearing M.R. No. T4/2022-23, pursuant to conversion (**Document Nos. 41 & 42**).
25. In terms of the Sale Deed dated 16.09.2022 [Registered as Document No. SHR-1-4308/2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] (**Document No. 43**), we observe that Mr. N. Krishna Bhat @ N.K. Bhat, son of Mr. Narayana Bhat along with: (i) Mr. Praveen N. Noojibail @ N.N. Praveen; (ii) Mr. N. Prashanth Bhat @ Prashant Bhat N.; and (iii) Ms. N. Prameela Bhat @ Prameela K. Saligram @ Prameela Kaveri Saligram (i, ii & iii, all children of Mr. N. Krishna Bhat @ N. K. Bhat) (as 'Confirming Parties') conveyed the Item No. 3 Property in favour of Birla Estates Private Limited.

D. Title Flow of Item No. 4 Property:

26. In terms of the Sale Deed dated 31.07.1946 (Registered as Document No. 798, Book-I, stored in Volume No. 849, at pages 98 to 100, at the office of the Sub Registrar, Bangalore Taluk), we observe that one Mr. Puttaiah, son of Mr. Doddarachappa conveyed the northern portion of property bearing Survey No. 24, measuring 03 Acres, situated at Mylasandra Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District (**Larger Extent of Item No. 4 Property**) in favour of Mr. Madaiah, son of Mr. Bhadraiah (**Document No. 44**). Further, we observe that Mr. Puttaiah, son of Mr. Doddarachappa had acquired the said property from Mr. Venkataramanappa, under a sale deed.

27. We observe from the Sale Deed dated 04.12.1961 [Registered as Document No. 4790, Book-I, stored in Volume No. 279, at pages 165 to 168, at the office of the Sub Registrar, Bangalore Taluk (South)] that subsequent to the demise of Late Madaiah, his wife Mrs. Puttamma along with her children Mr. Sannappa, Mr. Madaiah and Mr. Raju, conveyed the Larger Extent of Item No. 4 Property in favour of Mrs. Mallamma, wife of Mr. Chikkavenkatappa (**Document No. 45**).
28. Thereafter, Mrs. Mallamma, wife of Mr. Chikkavenkatappa executed a Mortgage Deed dated 15.04.1967 [Registered as Document No. 160/1967-68, Book-I, stored in Volume No. 638, at pages 129 to 131, at the office of the Sub Registrar, Bangalore Taluk (South)] in favour of Mr. N. Vishwanathaiah, son of Late Nagappaiah (**Document No. 46**), thereby creating a mortgage over the Larger Extent of Item No. 4 Property. In terms of the entry dated 05.08.1972 (Registered as Document No. 3004/1972-73) made in the said Mortgage Deed dated 15.04.1967, we observe that the said mortgage has been discharged by Mr. N. Vishwanathaiah on 05.08.1972.
29. Mrs. Mallamma, wife of Mr. Chikkavenkatappa entered into an Agreement to Sell dated 11.07.1972 (unregistered) with Mr. N. Seetharama Bhat, son of Mr. N. Narayana Bhat (**Document No. 47**), thereby agreeing to convey the Larger Extent of Item No. 4 Property in favour of Mr. N. Seetharama Bhat. Thereafter, Mrs. Mallamma, wife of Mr. Chikkavenkatappa conveyed the Larger Extent of Item No. 4 Property in favour of Mr. N. Seetharama Bhat, son of Mr. N. Narayana Bhat under a Sale Deed dated 05.08.1972 (Registered as Document No. 3005/1972-73, Book-I, stored in Volume No. 952, at pages 172 to 177, at the office of the Sub Registrar, Bangalore South Taluk) (**Document No. 48**). In this regard, we have also been provided with the extract of entry made in the Mutation Register bearing M.R. No. 2/1977-78, extracts of Index of Lands Register and Record of Rights Register bearing R.R. No. 591 (**Document Nos. 49 to 51**).
30. Pursuant thereto, Mr. N. Seetharama Bhat, son of Mr. N. Narayana Bhat executed a Sale Deed dated 29.04.1983 (Registered as Document No. 809/1983-84, Book-I, stored in Volume No. 1968, at pages 63 to 68, at the office of the Sub Registrar, Bangalore South Taluk) in favour of Mr. N. Prashanth Bhat, son of Mr. N. K. Bhat (**Document No. 52**), thereby conveying the Larger Extent of Item No. 4 Property in favour of Mr. N. Prashanth Bhat. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 2/1986-87 (**Document No. 53**). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 11/1961-62 (as reflected in the said extract of entry

made in the Mutation Register bearing M.R. No. 2/1986-87). In this regard, we have been provided with an Endorsement dated 11.08.2022 bearing No. R.K./C.R./25/40437 issued by the Tahsildar-2, Bangalore South Taluk (**Document No. 54**), to the effect that the said extract of entry made in the Mutation Register bearing M.R. No. 11/1961-62 is unavailable.

31. We observe that Mr. N. Prashanth Bhat, son of Mr. N. K. Bhat conveyed an extent of 05 Guntas in the Larger Extent of Item No. 4 Property and retained an extent of 02 Acres 35 Guntas in property bearing Survey No. 24 (**Item No. 4 Property**).
32. We observe from the Order dated 17.03.2022 bearing No. RRT(S)CR:376/21-22 passed by the Assistant Commissioner, Bangalore South Taluk (*Document No. 22 herein*) that the nature of kharab land measuring 20 Guntas mentioned in column no. 3 of the Record of Rights, Tenancy and Crops Inspection Certificate of property bearing Survey No. 24 has been rectified from 'A' kharab to 'B' kharab land.
33. In terms of the extract of entry made in the Mutation Register bearing M.R. No. T30/2021-22 (**Document No. 55**), we observe that Item No. 4 Property has been assigned with new Survey No. 24/2.
34. Thereafter, Item No. 4 Property has been converted from agricultural to non-agricultural Personal Housing-Residential purpose under an Official Memorandum dated 14.06.2022 bearing No. 347289 & ALN(SK-1)SR/27/22-23 issued by the Deputy Commissioner, Bangalore District (**Document No. 56**). In this regard, we have also been provided with the conversion sketch in connection with Item No. 4 Property and extract of entry made in the Mutation Register bearing M.R. No. T3/2022-23, pursuant to conversion (**Document Nos. 57 & 58**).
35. In terms of the Sale Deed dated 16.09.2022 (Registered as Document No. SHR-1-04311-2022-23, Book-1, stored in C.D. No. SHRD1070, at the office of the Sub Registrar, Jayanagar (Shanthinagar) (**Document No. 59**), we observe that Mr. N. Prashanth Bhat @ Prashant Bhat N., son of Mr. N. Krishna Bhat @ N. K. Bhat along with his wife Mrs. Shubha Prashant Bhat and children Master Krishna N. Bhat and Ms. Varaa Bhat (as 'Vendors') along with: (i) Mr. N. Krishna Bhat @ N. K. Bhat, son of Mr. Narayana Bhat @ N. N. Bhat; (ii) Mr. Praveen N. Noojibail @ N. N. Praveen; and (iii) N. Prameela Bhat @ Prameela K. Saligram @ Prameela Kaveri Saligram (ii & iii, both children of Mr. N. Krishna Bhat @ N. K. Bhat) (as 'Confirming Parties') conveyed the Item No. 4 Property in favour of Birla Estates Private Limited.

In the aforesaid manner, Birla Estates Private Limited acquired absolute right, title and interest over Item No. 1 Property, Item No. 2 Property, Item No. 3 Property and Item No. 4 Property.

E. Record of Rights, Tenancy and Crops Inspection Certificates:

36. We have been provided with the Record of Rights, Tenancy and Crops Inspection Certificates ('**RTC's**') issued with respect to the property bearing Survey No. 66/2, measuring 03 Acres 29 Guntas (*excluding 11 Guntas of Kharab land*) Viz., the Larger Extent of Item No. 1 Property for the period: (i) 1984-85 to 1993-94; (ii) 1997-98 to 1999-2000; and (iii) 2001-02 to 2022-23 (**Document No. 60**). We observe from the RTC's issued with respect to Larger Extent of Item No. 1 Property for the period 1997-98 onwards and till 2020-21 that Ms. Prameela Bhat, daughter of Mr. N. Krishna Bhat is reflected as the holder of the entire extent in the Larger Extent of Item No. 1 Property [(even though Ms. Prameela Bhat and her father Mr. N. Krishna Bhat had jointly acquired the Larger Extent of Item No. 1 Property under the Sale Deed dated 30.05.1991 (*Document No. 07 herein*)]. The said discrepancy has been rectified *vide* an Order dated 19.03.2022 bearing R.R.T (SU) CR/SK/395/21-22 passed by the Assistant Commissioner, Bangalore South Taluk, Bangalore (**Document No. 61**) and subsequently the RTC's for the period 2021-22 reflects the names of Ms. Prameela Bhat and Mr. N. Krishna Bhat as joint holders of the Larger Extent of Item No. 1 Property. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. T26/2021-22 (**Document No. 62**).
37. We further observe that the RTC's for the period 1991-92 to 2022-23 reflects Mr. N. Krishna Bhat and Ms. N. Pramila as the joint holders for the Larger Extent of Item No. 1 Property, though a portion of the Larger Extent of Item No. 1 Property was transferred in the name of Mr. G.S. Bhat (as discussed above). However, as Item No. 1 Property is already converted, updating/ rectification of the RTC may not be relevant.
38. We have not been provided with the RTC's with respect to Larger Extent of Item No. 1 Property for the period: (i) 1968-69 to 1983-84; and (ii) 1994-95 to 1996-97. However, we have been provided with the Endorsement dated 17.08.2022 bearing No. R.K/C.R/3462/22-23 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (**Document No. 63**) confirming that the RTC's for the period: (i) 1968-69 to 1983-84; and (ii) 1994-95 to 1996-97, are not available.
39. In terms of the RTC's issued with respect to property bearing Survey No. 24 measuring 12 Acres for the period: (i) 1967-68 to 1973-74; (ii) 1979-80 to 1988-89; and (iii) 1994-95 to 2020-21 (**Document No. 64**), we observe that the names of the holders and cultivators are

in consonance with the title flow of Item No. 2 Property, Item No. 3 Property and Item No. 4 Property. We have not been provided with the RTC's with respect to property bearing Survey No. 24 for the period: (i) 1974-75 to 1978-79; and (ii) 1989-90 to 1993-94. In this regard, we have been provided with the Endorsement dated 03.02.2022 bearing No. R.K/C.R/868/21-22 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (**Document No. 65**) confirming the non-availability of RTC's for the period 1974-75 to 1978-79 and 1989-90 to 1996-97.

40. We observe from the RTC's issued with respect to Item No. 2 Property for the period 2022-23 (**Document No. 66**) that the said property admeasures 02 Acres (excluding 1/2 Gunta of 'B' kharab land) and that the names of the holders and cultivators are in consonance with the title flow of Item No. 2 Property.
41. In terms of the RTC's issued with respect to Item No. 3 Property for the period 2022-23 (**Document No. 67**), we observe that the said property admeasures 01 Acre 30 Guntas (excluding 0.5 Gunta of 'B' kharab land) that the names of the holders and cultivators are in consonance with the title flow of Item No. 3 Property.
42. We observe from the RTC's issued with respect to Item No. 4 Property for the period 2021-22 to 2022-23 (**Document No. 68**) that the said property admeasures 02 Acres 35 Guntas (excluding 01 Gunta of 'B' kharab land) and that the names of the holders and cultivators are in consonance with the title flow of Item No. 4 Property.

F. Survey Documents:

43. We have been provided with the Village map of Mylasandra Village (**Document No. 69**). In terms of the said Village map, we observe the shape and location of properties bearing Survey Nos. 66 and 24. Further, we observe that a nala passes through the Larger Extent of Item No. 1 Property (Survey No. 66/2, measuring 03 Acres 29 Guntas).
44. In terms of the extracts of Hissa Survey Tippani and RR Pakka Book issued with respect to the property bearing Survey No. 66 (**Document Nos. 70 & 71**), we observe that: (i) the said property has been bifurcated into five portions Viz., Survey Nos. 66/1 to 66/5; (ii) the said property bearing Survey No. 66/2 admeasures 03 Acre 29 Guntas (excluding 11 Guntas of 'B' kharab land) Viz., the Larger Extent of Item No. 1 Property; and (iii) Mr. Hanumanthaiah, Mr. Sanjeevaiah, Mr. Jayaramaiah and Mr. Lakshmana, are reflected as the joint holders of the Larger Extent of Item No. 1 Property.

45. In terms of the extract of Survey Original Tippani and extract of Mysore Revision Settlement Register issued with respect to Survey No. 24 (**Document No. 72 & 73**), we observe that the said property admeasures 12 Acres (excluding 20 Guntas of kharab land).
46. We further observe from the extract of Hissa Survey Tippani and RR Pakka Book issued with respect to the property bearing Survey No. 24 (**Document Nos. 74 & 75**) that:
- (i) Survey No. 24/3 admeasures 02 Acres (excluding 1/2 Gunta of 'B' kharab land) and that Mr. Prashanth Bhat is reflected as the holder of Item No. 2 Property;
 - (ii) Survey No. 24/4 admeasures 01 Acre 30 Guntas (excluding 0.5 Gunta of 'B' kharab land) and that Mr. N. Krishna Bhat is reflected as the holder of Item No. 3 Property; and
 - (iii) Survey No. 24/2 admeasures 02 Acres 35 Guntas (excluding 01 Gunta of 'B' kharab land) and that Mr. Prashanth is reflected as the holder of Item No. 4 Property.
47. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Larger Extent of Item No. 1 Property (**Document No. 76**), we observe that the Larger Extent of Item No. 1 Property admeasures 03 Acres 29 Guntas (excluding 11 Guntas of 'B' kharab land).
48. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Item No. 2 Property (**Document No. 77**), we observe that Item No. 2 Property admeasures 02 Acres (excluding 1/2 Gunta of 'B' kharab land).
49. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Item No. 3 Property (**Document No. 78**), we observe that Item No. 3 Property admeasures 01 Acre 30 Guntas (excluding 0.5 Gunta of kharab land).
50. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Item No. 4 Property (**Document No. 79**), we observe that Item No. 4 Property admeasures 02 Acres 35 Guntas (excluding 01 Gunta of 'B' kharab land).

G. Khata & Property Tax:

51. In terms of the Khata Certificate and Khata Extract, both dated 22.06.2022 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru (**BBMP**) in connection with the Larger Extent of Item No. 1 Property (**Document No. 80**), we observe that the Larger Extent of Item No. 1 Property was assigned with new BBMP Khata No. 352/Sy. No. 66/2. In terms of the receipt issued by the BBMP, we observe that the property tax with respect to the Larger Extent of Item No. 1 Property has been paid for the period 2022-23 (**Document No. 81**).
52. We observe from the Khata Certificate and Khata Extract, both dated 28.07.2022 issued by the Assistant Revenue Officer, BBMP in connection with Item No. 2 Property (**Document No. 82**), that Item No. 2 Property was assigned with new BBMP Khata No. 353/Sy. No. 24/3. In terms of the receipt issued by the BBMP, we observe that the property tax with respect to Item No. 2 Property has been paid for the period 2022-23 (**Document No. 83**).
53. In terms of the Khata Certificate and Khata Extract, both dated 28.07.2022 issued by the Assistant Revenue Officer, BBMP in connection with Item No. 3 Property (**Document No. 84**), we observe that Item No. 3 Property was assigned with new BBMP Khata No. 354/Sy. No. 24/4. We observe from the receipt issued by the BBMP that the property tax with respect to Item No. 3 Property has been paid for the period 2022-23 (**Document No. 85**).
54. We observe from the Khata Certificate and Khata Extract, both dated 28.07.2022 issued by the Assistant Revenue Officer, BBMP in connection with Item No. 4 Property (**Document No. 86**), that Item No. 4 Property was assigned with new BBMP Khata No. 355/Sy. No. 24/2. In terms of the receipt issued by the BBMP, we observe that the property tax with respect to Item No. 4 Property has been paid for the period 2022-23 (**Document No. 87**).
55. In terms of the Special Notice dated 04.02.2023 bearing No. DAW-198/KTR/757/22-23, M.R/73/22-23 issued by the Assistant Revenue Officer, Kengeri, BBMP (**Document No. 88**), we observe that Item No. 1 Property (Khata No. 352/Sy. No. 66/2 measuring 03 Acres 24 ½ Guntas), Item No. 2 Property (Khata No. 353/Sy. No. 24/3 measuring 02 Acres), Item No. 3 Property (Khata No. 354/Sy. No. 24/4 measuring 01 Acre 30 Guntas) and Item No. 4 Property (Khata No. 355/Sy. No. 24/2 measuring 02 Acres 35 Guntas), totally measuring 10 Acres 9½ Guntas have been amalgamated and has been assigned with Municipal No. 352/66/2/24/3/24/4/24/2 (**Property**).

56. Further, we observe from the Khata Certificate and Khata Extract both dated 04.02.2023 issued by the Assistant Revenue Officer, BBMP that property bearing Municipal No. 352/Sy. No. 66/2/24/3/24/4/24/2 admeasures 10 Acres 9½ Guntas Viz., Property and that Birla Estates Private Limited is reflected as the owner of the Property (**Document No. 89**).

H. Endorsements:

57. We observe from the Endorsement dated 27.07.2022 bearing No. KHB/ SLAO/ Suryanagara/ 751/ 2022-23 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Kaveri Bhavan, Bangalore (**Document No. 90**) that Larger Extent of Item No. 1 Property, Item No. 2 Property, Item No. 3 Property and Item No. 4 Property are not the subject matter of any acquisition proceedings initiated by the said authority as on 27.07.2022.

58. We observe from the Endorsement dated 29.07.2022 bearing No. Bangalore/SLAO-2/1722/2022-23 issued by the Special Land Acquisition Officer – 2, Karnataka Industrial Areas Development Board (**Document No. 91**) that Larger Extent of Item No. 1 Property, Item No. 2 Property, Item No. 3 Property and Item No. 4 Property are not the subject matter of any acquisition proceedings initiated by the said authority as on 29.07.2022.

59. In terms of the Endorsement dated 29.07.2022 bearing No. P.T.C.L/(S)/CR/185/2022-23 issued on behalf of the Assistant Commissioner, Bangalore South Taluk, Bangalore (**Document No. 92**), we observe that no proceedings have been initiated with respect to Larger Extent of Item No. 1 Property, Item No. 2 Property, Item No. 3 Property and Item No. 4 Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 29.07.2022.

60. In terms of the Endorsement dated 30.07.2022 bearing No. RD0038209315573 issued by the Tahsildar, Bangalore South Taluk, Bangalore (**Document No. 93**), we observe that there are no tenancy applications filed in Form 2, 7 & 7A of the Karnataka Land Reforms Act, 1961 in connection with Larger Extent of Item No. 1 Property, Item No. 2 Property, Item No. 3 Property and Item No. 4 Property, as on 30.07.2022.

61. In terms of the Endorsement dated 21.10.2022 bearing No. BDA/ASLAO/751/2022-23 issued by the Additional Land Acquisition Officer, Bangalore Development Authority (**Document No. 94**), we observe that property bearing Survey No. 66/2 measuring 03 Acres 39 Guntas, Item No. 2 Property, Item No. 3 Property and Item No. 4 Property are not the subject matter of any acquisition proceedings initiated by the said authority as on 21.10.2022.

I. Encumbrance Certificates:

62. We have been provided with the Encumbrance Certificates issued by the jurisdictional Sub Registrar ('EC's') in connection with the Item No. 1 Property for the period: (i) 15.02.1957 to 31.03.1982; (ii) 01.04.1980 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 12.08.2022; (v) 01.04.2021 to 18.09.2022; and (vi) 01.04.2022 to 22.02.2023 (**Document No. 95**) and in terms of the said EC's we observe that all the registered transactions, in connection with Item No. 1 Property, as discussed above are reflected.
63. In terms of the EC's issued with respect to Item No. 2 Property for the period: (i) 15.02.1957 to 31.03.1977; (ii) 01.04.1977 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 25.05.2022; (v) 01.04.2021 to 18.09.2022; and (vi) 01.04.2022 to 22.02.2023 (**Document No. 96**), we observe that the said EC's reflect all the registered transactions in connection with Item No. 2 Property, as discussed above.
64. We have been provided with the EC's in connection with Item No. 3 Property for the period: (i) 15.02.1957 to 31.05.1989; (ii) 01.06.1989 to 31.03.2004; (iii) 01.04.2004 to 25.05.2022; (iv) 01.04.2021 to 18.09.2022; and (v) 01.04.2022 to 22.02.2023 (**Document No. 97**), and the said EC's reflect all the registered transactions in connection with Item No. 3 Property, as discussed above. The EC for the period 01.06.1989 to 31.03.2004 reflects mortgage created by way of Deposit of Title Documents dated 12.03.1991. Upon review of the said Memorandum of Deposit of Title Deed dated 12.03.1991 [Registered as Document No. 6984/1990-91, Book-I, Volume No. Adl 272, at Pages 44 to 46, at the office of the Sub Registrar, Jayanagara (Kengeri)] (**Document No. 98**), executed by Mrs. Aruna R.M. Punja, wife of Mr. R.M. Punja in favour of Vijaya Bank, Mysore Road Branch, Bangalore and we observe that the aforementioned document does not relate to Item No. 3 Property.
65. In terms of the EC's issued with respect to Item No. 4 Property for the period: (i) 01.04.1963 to 20.07.1972; (ii) 21.07.1972 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 25.05.2022; (v) 01.04.2021 to 18.09.2022; and (vi) 01.04.2022 to 22.02.2023 (**Document No. 99**), we observe that all the transactions in connection with Item No. 4 Property are reflected.
66. In terms of the EC's in connection with the Property for the period 01.04.2022 to 23.02.2023 (**Document No. 100**), we observe that there are no registered transactions in connection with the Property, for the said period.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that Birla Estates Private Limited, a company incorporated under the Companies Act, 2013, having its office at No. G2, Pride Elite, 10, Museum Road, Bengaluru – 560001 is the sole and absolute owner of all that piece and parcel of immovable property bearing Municipal No. 352/66/2/24/3/24/4/24/2 measuring 10 Acres 9½ Guntas, situated at Mylasandra Village, Kengeri Hobli, Bangalore South Taluk, Bangalore Urban District Viz., Property.



**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.