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To

Total Environment Building Systems Private Limited  
No. 78, "Imagine"  
ITPL Main Road  
EPIP Zone, Whitefield  
Bangalore - 560 066  
*Kind Attention: Kamal Sagar*

Sir,

Title Opinion pertaining to lands described below, all situated at Gasthikemnapahalli, Yelahanka Hobli, Bangalore North Taluk, being the *Subject Property*.

Our opinion has been sought on the title and marketability of converted lands described herein as the "*Subject Property*". In this regard, we have been furnished with the documents listed in the Annexure to this Opinion ("*Documents*"). On examination of the Documents, we find as follows:

**1. Description of *Subject Property*:**

Item 1:

All that piece and parcel of portion of land in Survey No. 6/1 measuring an extent of 5 acres 23 guntas out of a total extent of 8 acres 27.5 guntas, converted from agricultural to residential purposes vide Official Memorandum bearing No. 336871 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District, situated at Gasthikempanahalli, Yelahanka Hobli, Bangalore North Taluk, and bound as follows:

East by : Survey No. 5 and remaining portion of Survey No. 6/1  
West by : Yelahanka Amanikere Village Boundary  
North by : Survey No. 7  
South by : Remaining Portion of Survey No.6/1 and Survey No. 6/2



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## Item 2:

All that piece and parcel of portion of land in Survey No. 6/2 measuring an extent of 04 acres 39.5 guntas out of a total extent of 8 acres 34.5 guntas, converted from agricultural to residential purposes vide Official Memorandum bearing No. 336869 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District, situated at Gasthikempanahalli, Yelahanka Hobli, Bangalore North Taluk, and bound as follows:

East by : Remaining portion of Survey No. 6/2  
West by : Yelahanka Amanikere Village Boundary  
North by : Survey No. 6/1  
South by : Survey No. 12

## Item 3:

All that piece and parcel of land in Survey No. 7/2 measuring an extent of 06 acres 38.5 guntas and 6 guntas kharab, converted from agricultural to residential purposes vide Official Memorandum bearing No. 336874 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District, situated at Gasthikempanahalli, Yelahanka Hobli, Bangalore North Taluk, and bound as follows:

East by : Survey No. 5  
West by : Yelahanka Amanikere Village Boundary  
North by : Survey No. 7/1  
South by : Survey No. 6

**2. Limitations:**

- 2.1 The Opinion is issued, based on the Documents furnished and the genuineness of the same is not certified.
- 2.2 The Opinion is a conditional opinion and is subject to specific issues/points identified in the body of the opinion.

**3. Title:**

No.	Date	Subject Property   Survey no. 6 & Survey no. 7
3.1	23.02.1928	(1) Patel Venkatappa, (2) Subbrayappa, (3) Shamanna, the sons of Chikkamunishetty and (4) Arasappa s/o Doddamunishetty



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No.	Date	Subject Property   Survey no. 6 & Survey no. 7
		conveyed lands bearing Survey No. 4 measuring 6 acres 28 guntas, Survey No. 6 measuring 16 acres 32 guntas, Survey No. 7 measuring 13 acres 37 guntas and Survey No. 8 measuring 27 acres 18 guntas and in all measuring an extent 64 acres and 35 guntas, situated in Gasthikempanahallivillage, Yelahanka Hobli, Bangalore North Taluk in favour of Maradi Rangappa @ Doddathayappa s/o Chikkanagappa vide Sale Deed dated 23.02.1928 registered as Document No. 2119 of 1927-28, Book I, Volume 106, pages 228-241 and registered in the office of the Sub Registrar Bangalore Taluk ( <i>Document no.1</i> ).
3.2	24.08.1946	<p>MaradiRangappa @ Doddathayappa and his wife Bhommakka executed a Will dated 24.08.1946 registered as Document No. 14 of 1946-47, Book III, Volume 47, pages 63-88 and registered in the office of the Sub Registrar Bangalore Taluk, wherein they bequeathed their properties to their daughters (1) Nagamma (2)Rangamma and MaradiRangappa's brother Nagappa's children (3) Naryanaswamy and (4) Lakshmamma(<i>Document no.2</i>).</p> <p>In the above Will, amongst other properties, Nagamma and Rangamma were each given land in Survey No. 4 measuring 3 acres 14 guntas, Survey No.6 measuring 8 acres 16 guntas, Survey No. 7 measuring 6 acres 39 guntas and Survey No. 8 measuring 13 acres 24 guntas.</p>
3.3	11.01.1954	Upon the demise of Maradi Rangappa @ Doddathayappa, as the abovementioned properties were still in the possession of the his wife Bhommakka, his wife Bhommakka, his daughter Nagamma, and Late Rangamma's children Malleshappa @ Mallikarjun and Shanthamma and his brother Nagappa's children Naryanaswamy and Lakshmamma entered into a Settlement Deed dated 11.01.1954 registered as Document No. 6424 of 1953-54, Book I, Volume 1386, pages 67-81 in the office of the Sub Registrar Bangalore Taluk as per which the same extents as per the Will were allotted to Nagamma and children of late Rangamma, namely Malleshappa @ Mallikarjun and Shanthamma( <i>Document no.3</i> ).



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No.	Date	Subject Property   Survey no. 6 & Survey no. 7
3.4	02.08.1972	Nagamma, Malleshappa @ Mallikarjun and Shanthamma@ C N ShanthaKumari entered into an Exchange Deed dated 02.08.1972 registered as Document No. 1948 of 1972-73, Book I, Volume 2835, pages 18 - 22 in the office of the Sub Registrar Bangalore North Taluk, as per which Nagamma was allotted Survey No. 4 measuring 7 acres 1 gunta and Survey No. 8 measuring 27 acres 34 guntas. Malleshappa @ Mallikarjun and Shanthamma@ C R ShanthaKumari were together allotted Survey No. 6 measuring 17 acres 22 guntas (inclusive of 23 guntas of Kharab) (which is in excess of the land allotted to them in the earlier deeds) and Survey No. 7 measuring 14 acres 09 guntas (inclusive of 12 guntas of Kharab) ( <i>Document no.4</i> ).
3.5	02.08.1972	Malleshappa @ Mallikarjun and Shanthamma @ C R ShanthaKumari entered into a Partition Deed dated 02.08.1972 registered as Document No. 1949 of 1972-73, Book I, Volume 2831, pages 223-226 in the office of the Sub Registrar Bangalore North Taluk, as per which Shanthamma @ C R Shantha Kumari was allotted Survey No. 6 measuring 17 acres 22 guntas and Survey No. 7 measuring 14 acres 09 guntas and Malleshappa was allotted other lands ( <i>Document no.5</i> ).
3.6	13.02.1987	<p>In a suit for partition bearing O. S. No. 1042 of 1986 between Y. Narayanaswamy, Smt. Shanthamma W/o Y. Narayanaswamy and their children Y.N. Sumana Gajalakshmi and Y. N. Krishna Kumar, Survey No. 6 and Survey No. 7 were allotted to the parties to the suit as per the compromise petition dated 09.02.1987 in the manner stated below:</p> <ol style="list-style-type: none"> <li>1. Y. N. Narayanaswamy was allotted 8 acres 31 guntas with Kharab land in Survey No. 6</li> <li>2. Shanthamma @ C R Shantha Kumari was allotted 8 acres 31 guntas with Kharab land in Survey No. 6</li> <li>3. Y.N. Sumana Gajalakshmi was allotted 7 acres 4.5 guntas including Kharab land in Survey No. 7</li> <li>4. Y. N. Krishna Kumar was allotted 7 acres 4.5 guntas including Kharab land in Survey No. 7</li> </ol> <p>The Compromise Petition, Order Sheet and the Final Decree are annexed hereto as <i>Document nos.6-8</i>.</p>



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No.	Date	Subject Property   Survey no. 6 & Survey no. 7
		This allotment as per the Court Order dated 13.02.1987 is recorded in Mutation Register Extract M. R. No. 1/1988-89 ( <i>Document no.9</i> ).
3.7		Upon the demise of Y. N. Narayanaswamy on 25.04.2000, his portion of the property measuring 8 acres 19.5 guntas devolved upon his daughter Y.N. Sumana Gajalakshmi as per Mutation Register Extract bearing M. R. No. H4/2014-15 ( <i>Document no.10</i> ).
3.8	29.06.2004	<p>Smt. C. R. ShanthaKumari @ Shanthamma, Y. N. Krishna Kumar and Y.N. Sumana Gajalakshmi represented by their GPA Holder Mr. Omar Farooq, conveyed an extent of 7 acres 4.5 guntas out of the total extent of 14 acres 9 guntas in Survey No. 7 in favour of Mr. Omar Farooq s/o A. Shakur vide Sale Deed dated 29.06.2004 registered as Document No. 6750/2004-05 (<i>Document no.11</i>).</p> <p>This sale was recorded in Mutation Register Extract M. R. No. 1/2004-05 and later Mutation Register Extract M. R. No. 14/2008-09. These mutations were rejected and an appeal was filed with respect to the same vide Revision Petition No. 20/2011-12. Subsequently the sale was recorded in Mutation Register Extract bearing M. R. No. 7/2010-11 (<i>Document no.12</i>).</p>
3.9	2021-22	<p>Survey No. 6 measuring 17 acres 22 guntas (inclusive of 23 guntaskharab) was divided(phodi) into</p> <ul style="list-style-type: none"> <li>- Survey No. 6/1 measuring 8 acres 27.5 guntas inclusive of 8 guntas kharab in the name of Y. Sumana Gajalakshmi</li> <li>- Survey No. 6/2 measuring 8 acres 34.5 guntas inclusive of 15 guntaskharab in the name of Shanthamma@ C R ShanthaKumari</li> </ul> <p>The HissaTippani, Hissa Survey Extract and Mutation register Extract bearing M. R. No. H6/2021-22 reflect the above division (<i>Document nos.13, 14 and 15</i>).</p>
3.10	2021-22	<p>Survey No. 7 measuring 14 acres 09 guntas (inclusive of 12 guntaskharab) was divided (phodied) into</p> <ul style="list-style-type: none"> <li>- Survey No. 7/1 measuring 7 acres 4.5 guntas inclusive of 6 guntaskharab in the name of Omar Farooq</li> </ul>



No.	Date	Subject Property   Survey no. 6 & Survey no. 7	S.6/1  S.6/2 S.7/2
		<ul style="list-style-type: none"> <li>- Survey No. 7/2 measuring 7 acres 4.5 guntas inclusive of 6 guntaskharab in the name of Y. N. Krishnakumar</li> </ul> <p>The HissaTippani, Hissa Survey Extract and Mutation register Extract bearing M. R. No. T10/2021-22 reflect the above division (<i>Document nos.16, 17 and 18</i>).</p>	
3.11	18.06.2022	<p>ShanthaKumari C. R. (Shanthamma), Y. N Sumana Gajalakshmi and Krishna Kumar Y. N entered into a Joint Development Agreement (JDA) with Total Environment Building Systems Private Limited (TEBS) vide JDA dated 18.06.2022 and registered on 20.06.2022 as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura with respect to Item 1 to 3 of the Subject Property wherein the TEBS was entitled to 75% of the undivided share of the Subject Property and the development thereon (<i>Document no.19</i>).</p> <p>In pursuance of the same, they have also executed a General Power of Attorney dated 18.06.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura with respect to Item 1 to 3 of the Subject Property in favour of TEBS granting them various powers including the development of the Schedule Property and the power to sell their share of 75% of the undivided share of the Subject Property and the development thereon (<i>Document no.20</i>).</p> <p>An excess of 5 guntas in Survey No. 6 was held and transacted by the family. However since the Subject Property with the lesser extent is the subject matter of the JDA, this does not impact the title for the lands under consideration.</p>	

#### 4. Khata, RTC and Property Tax:

4.1. The Khatas of Item 1 to 3 totally measuring 17 acres 21 guntas (763389 sq. feet) have been amalgamated and a single khata bearing No. 937/6/2,6/1,7/2 has been issued by the Bruhat Bangalore MahanagaraPaalike and the taxes for the amalgamated property has been assessed as reflected in the Notice under Section 137 of the Karnataka Municipal Corporation,1976, issued by the BBMP



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dated 23.06.2023 (*Document no.21*). The Khata Certificate and Extract both dated 28.06.2023 reflect ShanthaKumari C. R. (Shanthamma), Y. N Sumana Gajalakshmi and Krishna Kumar Y. N as the owners of the amalgamated property (*Document nos.22 and 23*).

The Amalgamation Deed dated 08.03.2023 registered as Document No. BDA-1-14766-2022-23 and the Rectification Deed dated 14.03.2023 registered as Document No. BDA-1-15048-2022-23, in the office of the Sub Registrar, Byatarayyanapura, executed by Y. N. Sumanalakshmi and others are annexed hereto as *Document Nos. 24 and 25*.

- 4.2. The RTCs for Survey No. 6 furnished for the periods 1971-72 to 1980-81, 1986-87 to 1996-97, 1997-98 to 2020-21 reflect that the extent of Survey No. 6 is 17 acres 22 guntas with 23 guntas Kharab (*Document no.26*).
- 4.3. The online RTCs for the period 2021-22 and 2022-23 for Survey No. 6/1 reflects the extent as 8 acres 27.5 guntas inclusive of 8 guntaskharab (*Document no.27*).
- 4.4. The RTCs for the period 2021-22 and 2022-23 for Survey No. 6/2 reflects the extent as 8 acres 34.5 guntas inclusive of 15 guntaskharab (*Document no.28*).
- 4.5. The RTCs for Survey No. 7 furnished for the periods 1967-68 to 2020-21 reflect that the extent of Survey No. 7 is 14 acres 09 guntas with 12 guntas Kharab (*Document no.29*).
- 4.6. The online RTCs for the period 2021-22 and 2022-23 for Survey No. 7/2 reflect the extent as 7 acres 4.5 guntas inclusive of 6 guntaskharab (*Document no.30*).
- 4.7. The RTCs corroborate the flow of title mentioned above.

##### 5. Survey Records:

- 5.1. The Index of Lands for Survey No. 6 reflect the extent of Survey No. 6 as 17 acres 22 guntas and reflect the sale in favour of Maradi Rangappa, Inheritance by Bhoomakka and the Settlement Deed dated 11.01.1954 (*Document no.31*).
- 5.2. The Index of Lands for Survey No. 7 reflects the extent of Survey No. 7 as 14 acres 09 guntas (Inclusive of 12 guntas Kharab) and reflect the sale in favour



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of MaradiRangappa, Inheritance by Bhoomakka and the Settlement Deed dated 11.01.1954 (*Document no.32*) .

5.3. The Record of Right Entries bearing Nos. 8, 13, 18 and 22 with respect to Survey No. 6 reflect the Sale Deed dated 28.02.1928, Inheritance by Bhoomakka and the Settlement Deed dated 11.01.1954. (*Document no.33*) .

5.4. The Record of Right Entries bearing Nos. 9, 14, 19 and 23 with respect to Survey No. 7 reflect the Sale Deed dated 28.02.1928, Inheritance by Bhoomakka and the Settlement Deed dated 11.01.1954 (*Document no.34*) .

5.5. The Tippani of Survey No. 6 and 7 reflect the shape of the Survey Numbers (*Document nos.35 and 36*)

5.6. The Akarband of Survey No. 6/1 reflects the extent as 8 acres 27.5 guntas inclusive of 8 guntaskharab (*Document no.37*) .

5.7. The Akarband of Survey No. 6/2 reflects the extent as 8 acres 34.5 guntas inclusive of 15 guntaskharab (*Document no.38*) .

5.8. The Akarband of Survey No. 7/2 reflects the extent as 7 acres 4.5 guntas inclusive of 6 guntaskharab (*Document no.39*) .

5.9. The Village Map reflects the shape of Survey no. 6 and Survey No. 7 and reflects a path way on the eastern side of the survey numbers. (*Document no.40*) .

## 6. Zoning and Conversion:

6.1. The Subject Property is under the jurisdiction of the Bangalore Development Authority (BDA) and as per the Revised Master Plan 2015 is in the residential zone.

6.2. Conversion documents of Survey No. 6/1, Survey No.6/2, Survey No. 7/1 and Survey No. 7/2 reflect that

6.2.1. Survey No. 6/1 has been divided into 2 blocks -

a. Block I measuring 5 acre 23.5 guntas with 0.5 gunas of kharab (Item 1 of the Subject Property)



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b. Block II comprising of 2 parts – one part measuring 1 acre 13.5 guntas with 3.5 guntas of kharab and the other 1 acre 30.5 guntas with 4 guntas of kharab,

6.2.2. Survey No. 6/2 has been divided into 2 blocks –

a. Block I measuring 5 acres 3 guntas with 3.5 guntas of kharab (Item 2 of the Subject Property)

b. Block 2 measuring 3 acres 31.5 guntas with 11.5 guntas kharab.

6.3. The Conversion of Item Nos. 1 to 3 of the Subject Properties from Agricultural to Non-agricultural Residential purposes, are as mentioned below:

Item No.	Sy. No.	Extent	Particulars
1	6/1	5a 23g	Official Memorandum bearing no. 336871 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District
2	6/2	4a 39.5g	Official Memorandum bearing no. 336869 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District
3	7/2	6a 38.5g	Official Memorandum bearing no. 336874 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District
Total		17a 21g	

6.4. The Conversions Orders and Alienation Sketches are annexed hereto as (*Document nos.41-46*).

6.5. Accordingly, the Schedule Property has been converted for residential purpose and is presently capable of being utilized for residential purpose.

## 7. Verifications:

7.1. Endorsements (*Document nos.47 - 55*) are furnished confirming that (a) there are no tenancy claims under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property, (b) as Section 79 A & B of the Karnataka Land Reforms Act, 1961 have been repealed, the endorsement cannot be given, and (c) there are no proceedings pending under the



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provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. In view of the land already being converted from agricultural to residential purposes, these Documents may not be relevant.

**8. Litigations:**

- 8.1. The documents do not reflect the any other litigation apart from the Partition Suit mentioned above.

**9. Revenue Proceedings:**

- 9.1. RA(YLK)398/2021 before the Assistant Commissioner Bangalore North Taluk: Y. N. Krishna Kumar had filed petition seeking the reservation of 6 guntas of Kharab from 7 acre 4.5 guntas each in the name of Mr. Omar Farooq and himself in the RTCS. The Assistant Commissioner vide his order dated 03.01.2022 allowed the same (*Document no.56*).

An appeal against this order filed by Omar Farooq vide R. P. No. 266/2022 before the Deputy Commissioner, Bangalore Urban District was dismissed on 22.05.2023 (*Document no.57*)

- 9.2. Subsequently Survey No. 7 measuring 14 acres 09 guntas (inclusive of 12 guntaskharab) was divided (phodied) into:

- 9.2.1. Survey No. 7/1 measuring 7 acres 4.5 guntas inclusive of 6 guntas kharab in the name of Omar Farooq
  - 9.2.2. Survey No. 7/2 measuring 7 acres 4.5 guntas inclusive of 6 guntas kharab in the name of Y. N. Krishnakumar

- 9.3. Accordingly the RTCs were rectified to reflect the extents as 6 acres 38.5 guntas each.

- 9.4. Mr.Omar Farooq filed an appeal against the above phodi vide Appeal No. 21/2022-23 before the Technical Assistant to the District Commissioner and Ex Officio and the District Director of Land Records, which was dismissed on 01.08.2022 stating that the phodi order dated 16.03.2022 and tallied with the registered sale deed in favour of Mr. Omar Farooq and the conversion bearing No. ALN(NAY)SR 155/2011-12 wherein an extent of 6 acre 38.5 guntas was converted (*Document no.58*).

**10. Plan Sanction and Development:**

10.1 TEBS has obtained a residential Development Plan from the Bangalore Development Authority (BDA) for the development of a residential complex vide Work Order and Development Plan bearing BDA/TPM/DLP/19/2022-23/93/2024-25 dated 19.04.2024 on the Items 1-3 of the Subject Property (*Document No.59*).

10.2 In pursuance of the Development Plan, TEBS has vide Relinquishment Deed dated 10.04.2024, registered as Document No. BDA-1-00055-2023-24 in the office of the Additional District Registrar, relinquished 7558.52 Sq. Mtrs in favour of the BDA for Parks & Open Spaces and Road Widening area (*Document No.60*).

10.3 Y. N. Sumalakshmi has executed a Right of Way Easement Agreement in favour of TEBS vide Deed dated 09.05.2023 registered as BYP-1-01722-2023-24 in the office of the Sub Registrar, Byatarayanapura with respect to 186.57 sq. feet in Survey No. 6/1 (*Document No.61*).

**11. Encumbrances and Mortgages:**

The encumbrance certificates (EC) (*Document no.62*) produced reflect the following transactions:

## 11.1. Survey No. 6:

Extent: 17 acres 22 guntas

Period	Particulars
01.04.1942 to 31.05.1989	Settlement Deed dated 11.01.1954 registered as Document No. 6424 of 1953-54, Book I, Volume 1386, pages 67-81 in the office of the Sub Registrar Bangalore Taluk  Exchange Deed dated 02.08.1972 registered as Document No. 1948 of 1972-73, Book I, Volume 2835, pages 18 - 22 and registered in the office of the Sub Registrar Bangalore North Taluk
01.06.1989 to 31.03.2004	Final Decree registered on 30.10.2002 registered as Document No. 6971/2002-03 in the office of the Sub Registrar, Yelahanka, Bangalore



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Period	Particulars
01.04.2004 to 31.03.2021	Nil Encumbrances

## 11.2. Survey No. 6/1

Period	Particulars
01.04.2021 to 27.07.2022	JDA dated 18.02.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura, in favour of TEBS.
27.07.2022 to 26.02.2023	Nil Encumbrances
26.02.2023 to 15.12.2023	<ul style="list-style-type: none"> <li>a. Right of Way Easement Agreement dated 09.05.2023 registered as BYP-1-01722-2023-24 executed by Y. N. Sumalakshmi in favour of TEBS</li> <li>b. Mortgage by Deposit of Title Deeds dated 04.05.2023, registered on 05.05.2023, vide document no. BYP-1-05147-2023-24 executed by TEBS in favour of M/s. Vistra ITCL (India) Limited</li> <li>c. Relinquishment Deed dated 10.04.2024, registered as Document No. BDA-1-00055-2023-24 in favour of the BDA.</li> <li>d. Rectification Deed dated 14.03.2023 registered as Document No. BDA-1-15048-2022-23 executed by Y. N. Sumanalakshmi and others.</li> <li>e. Amalgamation Deed dated 08.03.2023 registered as Document No. BDA-1-14766-2022-23.</li> </ul>
18.03.2024 to 31.03.2024	Nil Encumbrances

## 11.3. Survey No. 6/2

Period	Particulars
01.04.2021 to 27.07.2022	JDA dated 18.02.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura, in favour of TEBS.
27.07.2022 to 26.02.2023	Nil Encumbrances
26.02.2023 to 15.12.2023	<ul style="list-style-type: none"> <li>a. Mortgage by Deposit of Title Deeds dated 04.05.2023, registered on 05.05.2023, vide document no. BYP-1-05147-2023-24 executed by</li> </ul>

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Period	Particulars
	TEBS in favour of M/s.Vistra ITCL (India) Limited b. Amalgamation Deed dated 08.03.2023 registered as Document No. BDA-1-14766-2022-23.
18.03.2024 to 31.03.2024	Nil Encumbrances

**11.4. Survey No. 7:**

Extent: 14 acres 9 guntas

Period	Particulars
01.04.1942 to 31.05.1989	a. Settlement Deed dated 11.01.1954 registered as Document No. 6424 of 1953-54, Book I, Volume 1386, pages 67-81 in the office of the Sub Registrar Bangalore Taluk  b. Exchange Deed dated 02.08.1972 registered as Document No. 1948 of 1972-73, Book I, Volume 2835, pages 18 - 22 and registered in the office of the Sub Registrar Bangalore North Taluk
01.06.1989 to 31.03.2004	Final Decree registered on 30.10.2002 registered as Document No. 6971/2002-03 in the office of the Sub Registrar, Yelahanka, Bangalore
01.04.2004 to 31.03.2021	Sale Deed dated 28.06.2004 registered as Document No. 6750/2004-05 in the office of the Sub Registrar, Yelahanka, Bangalore in favour of Mr. Omar Farook.

**11.5. Survey No. 7/2**

Period	Particulars
01.04.2021 to 27.07.2022	JDA dated 18.02.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura, in favour of TEBS.



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27.07.2022 to 26.02.2023	Nil Encumbrances
26.02.2023 to 15.12.2023	<p>a. Mortgage by Deposit of Title Deeds dated 04.05.2023, registered on 05.05.2023, vide document no.BYP-1-05147-2023-24 executed by TEBS in favour of M/s. Vistra ITCL (India) Limited.</p> <p>b. Amalgamation Deed dated 08.03.2023 registered as Document No. BDA-1-14766-2022-23.</p>
18.03.2024 to 31.03.2024	Nil Encumbrances

11.6. Mortgages: The Memorandum of Entry by Deposit of Title Deeds dated 04.05.2023, reflects that TEBS has created a mortgage in favour of M/s. Vistra ITCL (India) Limited, with respect to the Development Rights held by the TEBS in the Subject Properties and same is registered on 05.05.2023, vide document no.BYP-1-05147-2023-24, stored in CD No.BYPD1380, in the office of the Sub-Registrar, Byatarayanapura.

#### 12. Inspection of Originals:

The originals of the documents as indicated in the Annexure have been verified.

We are informed that the Originals of the following Deeds are in the possession of the other parties to the said Deed/s, as the said deeds are common to other properties too:

- a. Sale Deed dated 23.02.1928 registered as Document No. 2119 of 1927-28, Book I, Volume 106, pages 228-241 and registered in the office of the Sub Registrar Bangalore Taluk.
- b. Will dated 24.08.1946 registered as Document No. 14 of 1946-47, Book III, Volume 47, pages 63-88 and registered in the office of the Sub Registrar Bangalore Taluk
- c. Exchange Deed dated 02.08.1972 registered as Document No. 1948 of 1972-73, Book I, Volume 2835, pages 18 - 22 and registered in the office of the Sub Registrar Bangalore North Taluk
- d. Partition Deed dated 02.08.1972 registered as Document No. 1949 of 1972-73, Book I, Volume 2831, pages 223-226 and registered in the office of the Sub Registrar Bangalore North Taluk



page 15 of total pages 32

We have proceeded with the report considering that the Encumbrance Certificates do not reflect any mortgages in respect of these properties.

**13. Opinion:**

Based on the documents and information furnished, subject to the observations made above, I am of the opinion that as on 31.03.2024

13.1. Smt. Y. N. Sumana Gajalakshmi is the owner of Item 1 of the Subject Property i.e. portion of Survey No. 6/1.

13.2. Smt. Shanthamma@ C R ShanthaKumari is the owner of Item 2 of the Subject Property i.e. portion on Survey No. 6/2.

13.3. Sri. Y. N. Krishna Kumar is the owner of Item 3 of the Subject Property i.e. Survey No. 7/2,

13.4. The above owners have executed a registered JDA in favour of TEBS for development of the *Subject Property*. The owners have also executed registered General Power of Attorney in favour of TEBS, for obtaining various permissions and licenses for development of the land and to convey their share in the Development.

13.5. Item 1 to 3 (excluding the area of the kharab)totally measuring 17 acres 21 guntas (763389 sq. feet) have been amalgamated and a single khata bearing No. 937/6/2,6/1,7/2 has been issued by the Bruhat Bangalore MahanagaraPaalike.

13.6. The above opinion is subject to the following:

- a. It is also noted that the Partition Deed dated 02.08.1972 registered as Document No. 1949 of 1972-73, Book I, Volume 2831, pages 223-226 and registered in the office of the Sub Registrar Bangalore North Taluk is not reflected in the Encumbrance Certificates produced. It is advisable to get the same rectified.
- b. Family tree of Y. N. Narayanaswamy being furnished.



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The status of *Schedule Property* as on date stands as under:

Extent of Kharab Land	<b>10 guntas of B Kharab</b>
Inam Land	No
Rajakalave/Lake	<b>Lake on the western boundary of the Subject Property</b>
Cart Track	Yes
Mortgage	Yes
Pending Litigations	No
Any other comments	No

  
G. Sridhar  
Advocate

S.6/I| S.6/2|S.7/2

Annexure - Documents pertaining to the *Subject Property*:

Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
1.	Sale Deed dated 23.02.1928 registered as Document No. 2119 of 1927-28, Book I, Volume 106, pages 228-241 and registered in the office of the Sub Registrar Bangalore Taluk	Certified Copy
2.	Will dated 24.08.1946 registered as Document No. 14 of 1946-47, Book III, Volume 47, pages 63-88 and registered in the office of the Sub Registrar Bangalore Taluk	Certified Copy
3.	Settlement Deed dated 11.01.1954 registered as Document No. 6424 of 1953-54, Book I, Volume 1386, pages 67-81 in the office of the Sub Registrar Bangalore Taluk	Original
4.	Exchange Deed dated 02.08.1972 registered as Document No. 1948 of 1972-73, Book I, Volume 2835, pages 18 - 22 and registered in the office of the Sub Registrar Bangalore North Taluk	Certified Copy
5.	Partition Deed dated 02.08.1972 registered as Document No. 1949 of 1972-73, Book I, Volume 2831, pages 223-226 and registered in the office of the Sub Registrar Bangalore North Taluk	Certified Copy
6.	Compromise Petition in O. S. 1042/1986	Certified Copy
7.	Order Sheet in O. S. 1042/1986	Certified Copy
8.	Final Decree registered on 30.10.2002 registered as Document No. 6971/2002-03 in the office of the Sub Registrar, Yelahanka, Bangalore in O. S. 1042/1986	
9.	Mutation Register Extract M. R. No. 1/1988-89	Certified Copy
10.	Mutation Register Extract bearing M. R. No. H4/2014-	Certified Copy

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Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
15		
11.	Sale Deed dated 28.06.2004 registered as Document No. 6750/2004-05	Certified Copy
12.	Mutation Register Extract bearing M. R. No. 7/2010-11	Certified Copy
13.	Hissa Tippanni for Survey No. 6	Certified Copy
14.	Hissa Survey Extract for Survey No. 6	Certified Copy
15.	Mutation register Extract bearing M. R. No. H6/2021-22 wrt to Survey No. 6	Certified Copy
16.	Hissa Tippanni for Survey No. 7	Certified Copy
17.	Hissa Survey Extract for Survey No. 7	Certified Copy
18.	Mutation register Extract bearing M. R. No. T10/2021-22 wrt to Survey No. 7	Certified Copy
19.	JDA dated 18.06.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura	Original
20.	General Power of Attorney dated 18.06.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura with respect to Item 1 to 3 of the Subject Property.	Original
21.	Notice under Section 137 of the Karnataka Municipal Corporation, 1976, issued by the BBMP dated 23.06.2023	Scanned Copy
22.	Khata Certificate dated 28.06.2023	Scanned Copy
23.	Khata Extract dated 28.06.2023	Scanned Copy
24.	Amalgamation Deed dated 08.03.2023 registered as	Scanned Copy

S.6/1| S.6/2|S.7/2

Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
	Document No. BDA-1-14766-2022-23 in the office of the Sub Registrar, Byatarayanapura	
25.	Rectification Deed dated 14.03.2023 registered as Document No. BDA-1-15048-2022-23 in the office of the Sub Registrar, Byatarayanapura	Scanned Copy
26.	RTCs for Survey No. 6 for the periods 1971-2 to 1980-81, 1986-87 to 1996-97, 1997-98 to 2020-21	Certified Copies
27.	RTCs for the period 2021-22 and 2022-23 for Survey No. 6/1	Online verification
28.	RTCs for the period 2021-22 and 2022-23 for Survey No. 6/2	Online verification
29.	RTCs for Survey No. 7 furnished for the periods 1967-68 to 2020-21	Certified Copies
30.	RTCs for the period 2021-22 and 2022-23 for Survey No. 7/2	Online verification
31.	Index of Lands for Survey No. 6	Certified Copy
32.	Index of Lands for Survey No. 7	Certified Copy
33.	Record of Right Entries bearing Nos. 8, 13, 18 and 22 with respect to Survey No. 6	Certified Copy
34.	Record of Right Entries bearing Nos. 9, 14, 19 and 23 with respect to Survey No. 7	Certified Copy
35.	Tippani of Survey No. 6	Certified Copy
36.	Tippani of Survey No. 7	Certified Copy
37.	Akarband of Survey No. 6/1	Certified Copy



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Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
38.	Akarband of Survey No. 6/2	Certified Copy
39.	Akarband of Survey No. 7/2	Certified Copy
40.	Village map	Certified Copy
41.	Official Memorandum bearing no. 336871 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District with respect to Item No. 1	Original
42.	Alienation Sketch with respect to Item No. 1	Copy
43.	Official Memorandum bearing no. 336869 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District with respect to Item No. 2	Original
44.	Alienation Sketch with respect to Item No. 2	Copy
45.	Official Memorandum bearing no. 336874 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District with respect to Item No. 3	Original
46.	Alienation Sketch with respect to Item No. 3	Copy
47.	Endorsement confirming that there are no tenancy claims under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of Item No. 1	Original
48.	Endorsement confirming that there are no proceedings pending under Section 79 A & B of the Karnataka Land Reforms Act, 1961 in respect of Item No. 1	Original
49.	Endorsement confirming that there are no proceedings pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Item No. 1	Original



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Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
50.	Endorsement confirming that there are no tenancy claims under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of Item No. 2	Original
51.	Endorsement confirming that there are no proceedings pending under Section 79 A & B of the Karnataka Land Reforms Act, 1961 in respect of Item No. 2	Original
52.	Endorsement confirming that there are no proceedings pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Item No. 2	Original
53.	Endorsement confirming that there are no tenancy claims under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of Item No. 3	Original
54.	Endorsement confirming that there are no proceedings pending under Section 79 A & B of the Karnataka Land Reforms Act, 1961 in respect of Item No. 3	Original
55.	Endorsement confirming that there are no proceedings pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Item No. 3	Original
56.	Order dated 03.01.2022 in RA(YLK)398/2021 passed by the Assistant Commissioner	Copy
57.	Order dated 22.05.2023 in R. P. No. 266/2022 passed by the Deputy Commissioner, Bangalore Urban District	Copy
58.	Order dated 16.03.2022 Appeal No. 21/2022-23 passed by the Technical Assistant to the District Commissioner and Ex Officio and the District Director of Land Records	Copy

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Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy																		
59.	Development Plan bearing BDA/TPM/DLP/19/2022-23/93/2024-25 dated 19.04.2024	Copy																		
60.	Relinquishment Deed dated 10.04.2024, registered as Document No. BDA-1-00055-2023-24 in the office of the Additional District Registrar	Copy																		
61.	<p>a. Survey No. 6: Extent: 17 acres 22 guntas</p> <table border="1"> <thead> <tr> <th>Period</th> </tr> </thead> <tbody> <tr><td>01.04.1942 to 31.05.1989</td></tr> <tr><td>01.06.1989 to 31.03.2004</td></tr> <tr><td>01.04.2004 to 31.03.2021</td></tr> </tbody> </table> <p>b. Survey No. 6/1</p> <table border="1"> <thead> <tr> <th>Period</th> </tr> </thead> <tbody> <tr><td>01.04.2021 to 27.07.2022</td></tr> <tr><td>27.07.2022 to 26.02.2023</td></tr> <tr><td>26.02.2023 to 15.12.2023</td></tr> <tr><td>18.03.2024 to 31.03.2024</td></tr> </tbody> </table> <p>c. Survey No. 6/2</p> <table border="1"> <thead> <tr> <th>Period</th> </tr> </thead> <tbody> <tr><td>01.04.2021 to 27.07.2022</td></tr> <tr><td>27.07.2022 to 26.02.2023</td></tr> <tr><td>26.02.2023 to 15.12.2023</td></tr> <tr><td>18.03.2024 to 31.03.2024</td></tr> </tbody> </table> <p>d. Survey No. 7: Extent: 14 acres 9 guntas</p> <table border="1"> <thead> <tr> <th>Period</th> </tr> </thead> <tbody> <tr><td>01.04.1942 to 31.05.1989</td></tr> <tr><td>01.06.1989 to 31.03.2004</td></tr> <tr><td>01.04.2004 to 31.03.2021</td></tr> </tbody> </table>	Period	01.04.1942 to 31.05.1989	01.06.1989 to 31.03.2004	01.04.2004 to 31.03.2021	Period	01.04.2021 to 27.07.2022	27.07.2022 to 26.02.2023	26.02.2023 to 15.12.2023	18.03.2024 to 31.03.2024	Period	01.04.2021 to 27.07.2022	27.07.2022 to 26.02.2023	26.02.2023 to 15.12.2023	18.03.2024 to 31.03.2024	Period	01.04.1942 to 31.05.1989	01.06.1989 to 31.03.2004	01.04.2004 to 31.03.2021	Certified Copies
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63.	Will dated 24.08.1946 registered as Document No. 14 of 1946-47, Book III, Volume 47, pages 63-88 and registered in the office of the Sub Registrar Bangalore Taluk	Certified Copy
64.	Settlement Deed dated 11.01.1954 registered as Original Document No. 6424 of 1953-54, Book I, Volume 1386, pages 67-81 in the office of the Sub Registrar Bangalore Taluk	Original
65.	Exchange Deed dated 02.08.1972 registered as Document No. 1948 of 1972-73, Book I, Volume 2835, pages 18 - 22 and registered in the office of the Sub Registrar Bangalore North Taluk	Certified Copy
66.	Partition Deed dated 02.08.1972 registered as Document No. 1949 of 1972-73, Book I, Volume 2831, pages 223-226 and registered in the office of the Sub Registrar Bangalore North Taluk	Certified Copy
67.	Compromise Petition in O. S. 1042/1986	Certified Copy
68.	Order Sheet in O. S. 1042/1986	Certified Copy

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Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
69.	Final Decree registered on 30.10.2002 registered as Document No. 6971/2002-03 in the office of the Sub Registrar, Yelahanka, Bangalore in O. S. 1042/1986	
70.	Mutation Register Extract M. R. No. 1/1988-89	Certified Copy
71.	Mutation Register Extract bearing M. R. No. H4/2014-15	Certified Copy
72.	Sale Deed dated 28.06.2004 registered as Document No. 6750/2004-05	Certified Copy
73.	Mutation Register Extract bearing M. R. No. 7/2010-11	Certified Copy
74.	Hissa Tippani for Survey No. 6	Certified Copy
75.	Hissa Survey Extract for Survey No. 6	Certified Copy
76.	Mutation register Extract bearing M. R. No. H6/2021-22 wrt to Survey No. 6	Certified Copy
77.	Hissa Tippani for Survey No. 7	Certified Copy
78.	Hissa Survey Extract for Survey No. 7	Certified Copy
79.	Mutation register Extract bearing M. R. No. T10/2021-22 wrt to Survey No. 7	Certified Copy
80.	JDA dated 18.06.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura	Original
81.	General Power of Attorney dated 18.06.2022 registered as Document No. BYP-1-02625-2022-23 in the office of the Sub Registrar, Byatarayanapura with respect to Item 1 to 3 of the Subject Property.	Original
82.	Notice under Section 137 of the Karnataka Municipal	Scanned Copy

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Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
	Corporation,1976, issued by the BBMP dated 23.06.2023	
83.	Khata Certificate dated 28.06.2023	Scanned Copy
84.	Khata Extract dated 28.06.2023	Scanned Copy
85.	Amalgamation Deed dated 08.03.2023 registered as Document No. BDA-1-14766-2022-23 in the office of the Sub Registrar, Byatarayanapura	Scanned Copy
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92.	Index of Lands for Survey No. 6	Certified Copy
93.	Index of Lands for Survey No. 7	Certified Copy
94.	Record of Right Entries bearing Nos. 8, 13, 18 and 22 with respect to Survey No. 6	Certified Copy
95.	Record of Right Entries bearing Nos. 9, 14, 19 and 23 with respect to Survey No. 7	Certified Copy

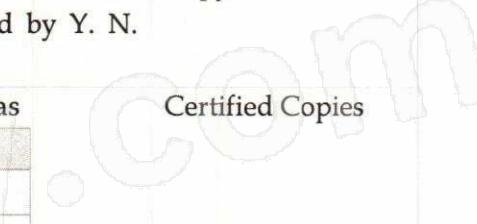
S.6/1| S.6/2|S.7/2

Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy
96.	Tippani of Survey No. 6	Certified Copy
97.	Tippani of Survey No. 7	Certified Copy
98.	Akarband of Survey No. 6/1	Certified Copy
99.	Akarband of Survey No. 6/2	Certified Copy
100.	Akarband of Survey No. 7/2	Certified Copy
101.	Village map	Certified Copy
102.	Official Memorandum bearing no. 336871 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District with respect to Item No. 1	Original
103.	Alienation Sketch with respect to Item No. 1	Copy
104.	Official Memorandum bearing no. 336869 dated 30.04.2022 issued by the District Commissioner, Bangalore Urban District with respect to Item No. 2	Original
105.	Alienation Sketch with respect to Item No. 2	Copy
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111.	Endorsement confirming that there are no tenancy claims under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of Item No. 2	Original
112.	Endorsement confirming that there are no proceedings pending under Section 79 A & B of the Karnataka Land Reforms Act, 1961 in respect of Item No. 2	Original
113.	Endorsement confirming that there are no proceedings pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Item No. 2	Original
114.	Endorsement confirming that there are no tenancy claims under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of Item No. 3	Original
115.	Endorsement confirming that there are no proceedings pending under Section 79 A & B of the Karnataka Land Reforms Act, 1961 in respect of Item No. 3	Original
116.	Endorsement confirming that there are no proceedings pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Item No. 3	Original
117.	Order dated 03.01.2022 in RA(YLK)398/2021 passed by the Assistant Commissioner	Copy
118.	Order dated 22.05.2023 in R. P. No. 266/2022 passed by	Copy

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Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy					
	the Deputy Commissioner, Bangalore Urban District						
119.	Order dated 16.03.2022 Appeal No. 21/2022-23 passed by the Technical Assistant to the District Commissioner and Ex Officio and the District Director of Land Records	Copy					
120.	Development Plan bearing BDA/TPM/DLP/19/2022-23/93/2024-25 dated 19.04.2024	Copy					
121.	Relinquishment Deed dated 10.04.2024, registered as Document No. BDA-1-00055-2023-24 in the office of the Additional District Registrar	Copy					
122.	Right of Way Easement Agreement dated 09.05.2023 registered as BYP-1-01722-2023-24 executed by Y. N. Sumalakshmi in favour of TEBS	Copy					
123.	Survey No. 6: Extent: 17 acres 22 guntas <table border="1"> <tr><th>Period</th></tr> <tr><td>01.04.1942 to 31.05.1989</td></tr> <tr><td>01.06.1989 to 31.03.2004</td></tr> <tr><td>01.04.2004 to 31.03.2021</td></tr> </table>	Period	01.04.1942 to 31.05.1989	01.06.1989 to 31.03.2004	01.04.2004 to 31.03.2021	 Certified Copies	
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18.03.2024 to 31.03.2024							



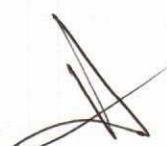
S.6/1| S.6/2|S.7/2

Doc. no.	Particulars of documents	Original/ Certified Copy/ Photocopy					
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26.02.2023 to 15.12.2023							
18.03.2024 to 31.03.2024							

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**Glossary and Abbreviations:**

- a. *Akarband*: Survey Document indicating the survey number, total extent of the land, boundaries, classification of the land and the revenue assessment details.
- b. *Atlas*: A sketch property in respect of a sub-survey number.
- c. *B.D.A*: Bangalore Development Authority.
- d. *Conversion Order*: Document reflecting conversion of the status of land from agricultural to residential/ industrial/commercial or other purposes, by the appropriate Authority.
- e. *Encumbrance Certificate (E.C.)*: Document issued by the Sub Registrar's office reflecting all the registered transactions in Book I (Register of non-testamentary Documents relating to immovable property).
- f. *Family Tree*: Document indicating the legal heirs of a person usually issued by the office of the Village Accountant.
- g. *GPA*: General Power of Attorney.
- h. *HissaTippani*: Survey Document indicating the sketch of the entire survey number, its total area, extent of kharab land and net cultivable area alongwith its bifurcated portions and the names of owners of each sub-survey number.
- i. *Hobli*: The normal territorial jurisdiction of a Revenue Inspector also known as Nad, Revenue Circle or Firka.
- j. *Inheritance Register Extract (I.H.C)*: Extract of the Register maintained by the Village Accountant or Tahsildar. It contains the details of the property and upon whom the same has devolved upon the demise of the owner.
- k. *Kharab*: Portion of uncultivable land included in a Survey Number.
- l. *KHB*: Karnataka Housing Board



S.6/1| S.6/2|S.7/2

- m. *K.I.A.D.B.:* Karnataka Industrial Areas Development Board.
- n. *Mutation Extract (M.R.):* Extract of the Mutation Register which reflects the details of the present and previous owners, the mode in which property was acquired, the extent of the land and the order stating whether the khata can be transferred in the name of present owner.
- o. *Phodi:* Sub division of a survey number into sub-survey numbers.
- p. *RR BalabagadaNakalu (Extract of Pakka Book):* Survey Document issued by the Assistant Director of Land Records showing the name of the owner, the total extent of land, the extent of kharab land and the net extent of land in respect of sub-survey number after the survey number has been divided.
- q. *Record of Rights (ROR) and Index of Land Extract:* Revenue Document reflecting the details of the land owners, survey number, extent of land and mode of acquisition/possession.
- r. *Record of Rights, Tenancy and Crop Inspection/Phani (RTC):* Revenue Document containing the details of the survey number or sub survey number, the extent of kharab land, names of present and previous owners and their respective holdings, names of tenants, type of soil/crop, mortgage or charge on the property.
- s. *Survey Number:* Number allotted to a portion of land in a village.
- t. *Tippani:* A sketch of the property comprised in a single survey number before division.
- u. *Village Map:* Map of village indicating the location and shape of the land in respect of the different survey numbers.

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