

**Writer's Name: Mr. Srinivas B. R., Partner**

**Prestige Estates Projects Limited**  
No. 19, Prestige Falcon Tower, Brunton Road, Bengaluru,  
Bengaluru Urban, Karnataka, 560025

**July 08, 2024**

**TITLE REPORT**

**I. Description of the Composite Property:**

All that piece and parcel of immovable properties being converted for Layout-Residential purpose, situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore Urban District, described in the table below:

Sl. No.	Survey No.	Extent		Boundaries	Hereinafter referred to as
		Acres	Guntas		
1.	30/24B	01	33	East by : Property bearing Survey No. 30/24A; West by : Property bearing Survey No. 30/24C; North by : Properties bearing Survey Nos. 30/22 & 23; and South by : Yeranda Halli Boundary.	<b>'Property-A'</b>
2.	30/24C	01	35	East by : Property bearing Survey No. 30/24B; West by : Property bearing Survey No. 30/25B; North by : Property bearing Survey Nos. 30/22; and South by : Yeranda Halli Boundary	<b>'Property-B'</b>

The aforementioned 'Property-A' and 'Property-B' totally admeasure 03 Acres 28 Guntas and is assigned with Khata No. 9813786235 and are hereinafter collectively referred to as **'Composite Property'**.

## II. **List of Documents Provided:**

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

Sl. No.	Particulars of Documents
1.	Extract of Index of Lands Register;
2.	Extract of Record of Rights bearing R.R. No. 123;
3.	Order dated 10.07.1960 passed in Case No. 12 by the Special Deputy Commissioner, Inams Abolition;
4.	Application dated 17.02.1959 made by Mr. Angadi Narasimhaiah, son of Mr. Narappa;
5.	Report dated 31.08.1959 issued by the Special Tahsildar for Abolition of Inams, Hoskote Taluk;
6.	Endorsement dated 12.12.1960 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore;
7.	Extract of Register No. VIII;
8.	Extract of Record of Rights Register bearing R.R. No. 336;
9.	Extract of entry made in the Mutation Register bearing M.R. No. 53/1961-62;
10.	Genealogical Tree of Mr. Angadi Narasimhaiah, issued by the Village Accountant, Kyalasanahalli Panchayat, Jigani Hobli, Anekal Taluk;
11.	Partition Deed dated 25.10.1960 (Registered as Document No. 2318/1960-61, Book-I, stored in Volume No. 908, at pages 1 to 13, at the office of the Sub Registrar, Anekal) executed amongst Mr. Angadi Narasimhaiah, son of Mr. Narappa & others;
12.	Extract of entry made in the Mutation Register bearing M.R. No. 7/1960-61;
13.	Sale Deed dated 14.02.1972 (Registered as Document No. 2866/1971-72, Book-1, stored in Volume No. 1159, at pages 228, at the office of the Sub Registrar, Anekal)

Sl. No.	Particulars of Documents
	executed by Mr. Ashwathanarayana Reddy, son of Mr. Angadi Narasimhaiah in favour of Mr. Nagappa Reddy, son of Mr. Angadi Narasimhaiah;
14.	Extract of entry made in the Record of Rights Register bearing R.R. No. 425;
15.	Endorsement dated 04.06.2022 bearing No. RT/C/CR/280/22-23, issued by the Special Tahsildar, Anekal Taluk, Bangalore;
16.	Extract of Record of Rights Register bearing R.R. No. 393;
17.	Extract of Record of Rights Register bearing R.R. No. 394;
18.	Agreement for Sale dated 05.12.2005 (Registered on 19.12.2005, as Document No. ANK-1-12131-2005-06, Book-1, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) entered between Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others with Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty;
19.	Power of Attorney dated 05.12.2005 (Registered on 19.12.2005, as Document No. 00363/2005-06, Book-4, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) executed by Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others in favour of Mr. K. Prakash Shetty;
20.	Supplemental Agreement dated 22.12.2005 (Unregistered) executed between Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others and Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty;
21.	Declaratory Affidavit dated 12.12.2005 sworn by Mr. T. N. Nagappa Reddy & others;
22.	Memorandum of Deposit of Title Deeds dated 28.07.2008 (Registered as Document No. 01337/2008-09, Book-1, stored in C.D. No. JGND28, at the office of the Sub Registrar, Jigani) executed by Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others in favour of Oriental Bank of Commerce in connection with the Composite Property;
23.	Official Memorandum dated 25.11.2008 bearing No. ALN(A.J)S.R:72/2007-08 issued by the Special Deputy Commissioner, Bangalore District;

Sl. No.	Particulars of Documents
24.	Report dated 22.09.2007 bearing No. ALN.SR:100:07-08 issued by the Tahsildar, Anekal Taluk;
25.	Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking conversion fee;
26.	Challan evidencing payment of conversion fee;
27.	Conversion Sketch;
28.	Letter dated 26.06.2008 bearing No. BDA/TPA/PL-28/870/2008-09 issued by the Town Planning Member, BDA, Bangalore;
29.	Extract of entry made in the Mutation Register bearing M.R. No. 20/2008-09;
30.	Official Memorandum dated 25.11.2008 bearing No. ALN(A.J)S.R:73/2007-08 issued by the Special Deputy Commissioner, Bangalore District;
31.	Report dated 27.09.2007 bearing No. ALN.(G):CR:99:2007-08 issued by the Tahsildar, Anekal Taluk;
32.	Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking conversion fee;
33.	Challan evidencing payment of conversion fee;
34.	Conversion Sketch;
35.	Letters dated 26.06.2008 bearing No. BDA/TPA/PL-27/361/2008-09 and 25.08.2008 bearing No. BDA/TPA/PL-361/2008-09, issued by the Town Planning Member, BDA, Bangalore;
36.	Extract of entry made in the Mutation Register bearing M.R. No. 21/2008-09;
37.	Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11, Book-1, stored in C.D. No. JGND114, at the office of the Sub Registrar, Jigani) executed by

Sl. No.	Particulars of Documents
	Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others in favour of Trishul Buildtech & Infrastructures Private Limited;
38.	Memorandum of Association, Articles of Association and Certificate of Incorporation dated 01.02.2010 issued by the Registrar of Companies, Karnataka in connection with Trishul Buildtech & Infrastructures Private Limited;
39.	Board Resolution dated 07.08.2010 passed by the Board of Directors of Trishul Buildtech & Infrastructures Private Limited;
40.	Deed of Discharge dated 01.02.2013 (Registered as Document No. 07273/2012-13, Book-1, stored in C.D. No. CMPD75, at the office of the Sub Registrar, Basavanagudi (Chamarajapete) executed by Oriental Bank of Commerce in favour of Mr. T. N. Nagappa Reddy & others;
41.	Memorandum of Deposit of Title Deeds dated 04.02.2013 (Registered as Document No. 05907/2012-13, Book-1, stored in C.D. No. KCHD123, at the office of the Sub Registrar, Kacharakanahalli) executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;
42.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 25.02.2016 [Registered as Document No. 05295/2015-16, Book-1, stored in C.D. No. GAND257, at the office of the Sub Registrar, Gandhinagar (Ganganagar)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;
43.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 31.03.2018 [Registered as Document No. 00061/2018-19, Book-1, stored in C.D. No. HBBD195, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;
44.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 05.09.2018 [Registered as Document No. 01552/2018-19, Book-1, stored in C.D. No. HBBD198, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;

Sl. No.	Particulars of Documents
45.	Supplementary Memorandum of Entry dated 23.04.2021 [Registered as Document No. 00262/2021-22, Book-1, stored in C.D. No. HBBD787, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Bank of Baroda;
46.	Supplemental Memorandum of Entry dated 11.05.2022 [Registered as Document No. 680/2022-23, Book-1, stored in C.D. No. HBBD1063, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Bank of Baroda;
47.	Rectification Deed dated 12.08.2022 [Registered as Document No. 1357/2022-23, Book-1, stored in C.D. No. HBBD1114, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Bank of Baroda;
48.	Addendum to Memorandum of Deposit of Title Deeds dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09586-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore);
49.	Deed of Partial Release dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09587-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore);
50.	Plaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2017, all in connection with suit bearing O.S. No. 1108/2007;
51.	Confirmation Deed dated 11.09.2018 (Registered as Document No. 03767/2018-19, Book-1, stored in C.D. No. ANKD444, at the office of the Sub Registrar, Anekal) executed by Mrs. Sujatha & others in favour of Trishul Buildtech & Infrastructures Private Limited;
52.	Plaint, Amended Plaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2018, all in connection with suit bearing O.S. No. 115/2015;
53.	Order dated 03.06.2021 bearing No. LND(A)CR/20/2021-22 issued by the Deputy Commissioner, Bangalore;

Sl. No.	Particulars of Documents
54.	Letter dated 10.02.2021 bearing No. LND/CR/314/2020-21 issued by the Tahsildar addressed to the Deputy Commissioner;
55.	Sketch prepared by the Taluk Land Surveyor reflecting the shifting of cart road and pathway comprised in the said property bearing Survey No. 30/24C;
56.	Intimation Letter dated 20.03.2021 bearing No. EEE/400KV/SSCD/AEE-1/AE(O)/20-21/1641 issued by the Executive Engineer (Ele), 400Kv SSC Division, KPTCL, UAS Campus, Hebbala, Bangalore;
57.	Agreement dated 22.03.2021 entered between Trishul Buildtech & Infrastructures Private Limited and Karnataka Power Transmission Corporation Limited;
58.	Commencement Certificate dated 03.03.2023 bearing No. CLU-15/21-22/3738/2022-23 issued by the Commissioner, Bangalore Development Authority;
59.	Government Order dated 25.01.2023 bearing No. NAE 120 BEM AA SE 2022 issued by the Department of Urban Development, Bangalore;
60.	Official Memorandum dated 17.04.2023 bearing No. 484909 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore;
61.	Official Memorandum dated 17.04.2023 bearing No. 484910 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore;
62.	Joint Development Agreement dated 26.10.2024, registered as Document No. ABL-1-09485/2023-24 executed between Trishul Buildtech & Infrastructures Private Limited and Prestige Estates Projects Limited with respect to the Composite Property and adjacent lands bearing Survey Nos. 30/25A1 and 30/25B;
63.	General Power of Attorney dated 26.10.2023, registered as Document No. ABL-4-00210/2023-24 executed by Trishul Buildtech & Infrastructures Private Limited in favour of Prestige Estates Projects Limited with respect to the Composite Property and adjacent lands bearing Survey Nos. 30/25A1 and 30/25B;
64.	RTC's issued in connection with the Larger Extent for the period 1969-70 to 1988-89;

Sl. No.	Particulars of Documents
65.	RTC's issued in connection with Property-A for the period 1989-90 to 2022-23;
66.	RTC's issued in connection with Property-B for the period 1989-90 to 2022-23;
67.	Village Map of Tirupalya Village;
68.	Extract of Hissa Survey Tippani issued in connection with property bearing Survey No. 30/24;
69.	Extract of RR Pakka Book issued in connection with property bearing Survey No. 30/24;
70.	Extract of Karnataka Revision Akaraband (Utharu) issued in connection with the Composite Property;
71.	E-khata dated 05.01.2024 issued by the City Council, Hebbagodi with respect to the Composite Property;
72.	Challan dated 26.12.2023 bearing No. 45485HBGOC26122023 with respect to Property-A and Challan dated 26.12.2023 bearing No. 45439HBGOC2612203 with respect to Property B;
73.	Endorsement dated 07.08.2007 bearing No. L.R.F.C.R.830/2007-08 issues by the Tahsildar, Anekal Taluk;
74.	Endorsement dated 13.08.2007 bearing No. LRF:CR/46/07-08 issued by the Assistant Commissioner, Bangalore South Sub Division, Bangalore;
75.	Endorsement dated 16.08.2007 bearing No. PTCL:CR/29/07-08 issued by the Assistant Commissioner, Bangalore South Sub Division, Bangalore;
76.	Endorsement dated 21.04.2022 bearing No. Bangalore/SLAO-2/221/2022-23 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore;
77.	Endorsement dated 26.04.2022 bearing No. KHB/LAD/Anekal/459/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;



Sl. No.	Particulars of Documents
78.	Endorsement dated 04.05.2022 bearing No. LAQ/NKAI/N.H-844/CR/03/2022-23 issued by the Special Land Acquisition Officer & Competent Authority, National Highway Authority of India, NHAI-844, Hebbal, Bangalore;
79.	Endorsement dated 27.05.2022 bearing No. KRDCL/BSR.No.03/LA/Package-3B/2022-23 issued by the Special Land Acquisition Officer, Karnataka Road Development Corporation Limited, Bangalore;
80.	Encumbrance Certificates issued by the jurisdictional Sub Registrar in connection with the Larger Extent for the period 01.04.1960 to 31.03.2004;
81.	EC's issued in connection with Property-A for the period: (i) 01.04.2004 to 23.07.2015; (ii) 01.04.2015 to 21.01.2021; and (iii) 01.01.2021 to 11.03.2022; (iv) 12.03.2022 to 29.12.2022 and (v) Online EC for the period 30.12.2022 to 02.07.2024; and
82.	EC's issued in connection with Property-B for the period: (i) 01.04.2004 to 23.07.2015; (ii) 23.07.2015 to 29.08.2018; (iii) Online EC for the period 30.08.2018 to 06.09.2018; (iv) 06.09.2018 to 21.01.2021; (v) 01.01.2021 to 11.03.2022; (vi) 30.08.2022 to 29.12.2022 and (vii) Online EC for the period 30.12.2022 to 02.07.2024.

### III. Title Flow:

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

#### A. **Title Flow of the Composite Property:**

1. In terms of the extracts of Index of Lands Register and Record of Rights Register bearing R.R. No. 123 (**Document Nos. 01 & 02**), we observe that Mr. Angadi Narasimhaiah is reflected as the holder of property bearing Survey No. 30/24 measuring 05 Acres 20 Guntas (excluding 01 Acre 06 Guntas of kharab land), situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore District (**'Larger Extent'**).

2. We observe from the Order dated 10.07.1960 passed in Case No. 12 by the Special Deputy Commissioner, Inams Abolition (**Document No. 03**) that Mr. Angadi Narasimhaiah, son of Mr. Narappa is registered as the occupant of the Larger Extent under Section 09 of Mysore (Personal & Miscellaneous) Inams Abolition Act, 1958. In this regard, we have been provided with the: (i) Application dated 17.02.1959 made by Mr. Angadi Narasimhaiah, son of Mr. Narappa; (ii) Report dated 31.08.1959 issued by the Special Tahsildar for Abolition of Inams, Hoskote Taluk; (iii) Endorsement dated 12.12.1960 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore; (iv) Extract of Register No. VIII; (v) Extract of Record of Rights Register bearing R.R. No. 336; and (vi) Extract of entry made in the Mutation Register bearing M.R. No. 53/1961-62 (**Document Nos. 04 to 09**).
3. In terms of the Genealogical Tree of Mr. Angadi Narasimhaiah issued by the Village Accountant, Kyalasanahalli Panchayat, Jigani Hobli, Anekal Taluk (**Document No. 10**), we observe that Mr. Angadi Narasimhaiah, son of Mr. Narappa and his wife Mrs. Muniyamma have four children namely, Mr. Dodda Ramareddy, Mr. Chikka Ramareddy, Mr. Ashwathanarayana Reddy and Mr. Nagappa Reddy.
4. We observe from the Partition Deed dated 25.10.1960 (Registered as Document No. 2318/1960-61, Book-I, stored in Volume No. 908, at pages 1 to 13, at the office of the Sub Registrar, Anekal) (**Document No. 11**) that Mr. Angadi Narasimhaiah, son of Mr. Narappa along with Master Govinda Reddy & Master Gopala Reddy, sons of Late Dodda Ramareddy (son of Mr. Angadi Narasimhaiah), Mr. Chikka Ramareddy, Mr. Ashwathanarayana Reddy and Mr. Nagappa Reddy (all sons of Mr. Angadi Narasimhaiah) effected a partition with respect to several properties including the Larger Extent. Further, we observe that: (i) a portion of the Larger Extent measuring 01 Acre 33 Guntas was allotted to Mr. Angadi Narasimhaiah, Master Govinda Reddy & Master Gopala Reddy, sons of Late Dodda Ramareddy; (ii) another portion of the Larger Extent measuring 01 Acre 33 Guntas was allotted to Mr. Ashwathanarayana Reddy; and (iii) the remaining portion of the Larger Extent measuring 1 Acre 34 Guntas was allotted to Mr. Nagappa Reddy. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 7/1960-61 (**Document No. 12**).
5. Further, we observe that under a Sale Deed dated 14.02.1972 (Registered as Document No. 2866/1971-72, Book-1, stored in Volume No. 1159, at page 228, at the office of the Sub Registrar, Anekal), Mr. Ashwathanarayana Reddy, son of Mr. Angadi Narasimhaiah conveyed property bearing Survey No. 30/24 measuring 01 Acre 33 Guntas in favour of Mr. Nagappa Reddy, son of Mr. Angadi Narasimhaiah (**Document No. 13**). In this regard, we have also

been provided with the extract of entry made in the Record of Rights Register bearing R.R. No. 425 (**Document No. 14**) evidencing conveyance of property bearing Survey No. 30/24C Viz., Property-B in favour of Mr. Nagappa Reddy. We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 7/1975-76, made subsequent to the Sale Deed dated 14.02.1972. In this regard, we have been provided with an Endorsement dated 04.06.2022 bearing No. RT/C/CR/280/22-23 issued by the Special Tahsildar, Anekal Taluk, Bangalore (**Document No. 15**) to the effect that the said entry bearing M.R. No. 7/1975-76 is not available.

6. In terms of Index of Lands (discussed above) and the extract of Record of Rights Register bearing R.R. No. 393 (**Document No. 16**), we observe that Mr. Nagappa Reddy is reflected as the holder of a portion of Larger Extent bearing Survey No. 30/24B measuring 01 Acre 33 Guntas (excluding 09 Guntas of kharab) ('**Property-A**'). Further, we observe from the extract of Record of Rights Register bearing R.R. No. 394 (**Document No. 17**) that Mr. Ashwathanarayana Reddy is reflected as the holder of a portion of Larger Extent bearing Survey No. 30/24C measuring 01 Acre 35 Guntas ('**Property-B**').

We observe that Mr. Ashwathanarayana Reddy was allotted an extent of 1 Acre 33 Guntas and the said extent was subsequently conveyed by Mr. Ashwathanarayana Reddy in faour of his brother Mr. Nagappa Reddy. However, the Index of Lands & Record of Rights confirms that Mr. Ashwathanarayana Reddy was in possession of 1 Acre 35 Guntas. Subsequently, the said 1 Acre 35 Guntas has been dealt with by the holders of the said property.

7. In terms of the Agreement of Sale dated 05.12.2005 (Registered on 19.12.2005, as Document No. ANK-1-12131-2005-06, Book-1, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) (**Document No. 18**), we observe that Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamalamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi agreed to convey Property-A along with 06 Guntas of kharab and Property-B in favour of Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty. Simultaneous with the said Agreement of Sale dated 05.12.2005, Mr. T. N. Nagappa Reddy & others have also executed a Power of Attorney dated 05.12.2005 (Registered on 19.12.2005, as Document No. 00363-2005-06, Book-4, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) (**Document No. 19**), thereby authorizing Mr. K. Prakash Shetty to do all acts in connection with Property-A along with 06 Guntas of kharab and Property-B, including to convey the said properties.

8. Thereafter, under a Supplemental Agreement dated 22.12.2005 (Unregistered) executed between Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamalamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi and Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty (**Document No. 20**), we observe that Mr. T. N. Nagappa Reddy & others have received the entire sale consideration towards sale of Property-A along with 06 Guntas of kharab and Property-B. In this regard, we have also been provided with a Declaratory Affidavit dated 12.12.2005 sworn by Mr. T. N. Nagappa Reddy & others (**Document No. 21**) confirming the receipt of the entire sale consideration.
9. In terms of the Memorandum of Deposit of Title Deeds dated 28.07.2008 (Registered as Document No. 01337/2008-09, Book-1, stored in C.D. No. JGND28, at the office of the Sub Registrar, Jigani) (**Document No. 22**), we observe that Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamalamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi, all represented by their power of attorney holder Mr. K. Prakash Shetty along with Mrs. Asha P. Shetty have created a mortgage in favour of Oriental Bank of Commerce in connection with the Composite Property. The said mortgage was subsequently discharged (as discussed below).
10. In terms of the Official Memorandum dated 25.11.2008 bearing No. ALN (A.J) S.R:72/2007-08 issued by the Special Deputy Commissioner, Bangalore District (**Document No. 23**), we observe that Property-B has been converted from agricultural to non-agricultural industrial purpose. In this regard, we have been provided with the: (i) Report dated 22.09.2007 bearing No. ALN.SR:100:07-08 issued by the Tahsildar, Anekal Taluk; (ii) Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking conversion fee; (iii) Challans evidencing payment of conversion fee; (iv) Conversion Sketch; (v) Letter dated 26.06.2008 bearing No. BDA/TPA/PL-28/870/2008-09 issued by the Town Planning Member, BDA, Bangalore; and (vi) Extract of entry made in the Mutation Register bearing M.R. No. 20/2008-09 (**Document Nos. 24 to 29**).
11. We observe from the Official Memorandum dated 25.11.2008 bearing No. ALN(A.J)S.R:73/2007-08 issued by the Special Deputy Commissioner, Bangalore District (**Document No. 30**) that Property-A has been converted from agricultural to non-agricultural industrial purpose. In this regard, we have been provided with the: (i) Report dated 27.09.2007 bearing No. ALN.(G):CR:99:2007-08 issued by the Tahsildar, Anekal Taluk; (ii) Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking

conversion fee; (iii) Challans evidencing payment of conversion fee; (iv) Conversion Sketch; (v) Letters dated 26.06.2008 bearing No. BDA/TPA/PL-27/361/2008-09 and 25.08.2008 bearing No. BDA/TPA/PL-361/2008-09 issued by the Town Planning Member, BDA, Bangalore; and (vi) Extract of entry made in the Mutation Register bearing M.R. No. 21/2008-09 (**Document Nos. 31 to 36**). Further, we observe from the conversion sketch that a pathway and a cart road pass through property bearing Survey No. 30/24B.

12. In terms of the Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11, Book-1, stored in C.D. No. JGND114, at the office of the Sub Registrar, Jigani) (**Document No. 37**), we observe that Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi, all represented by their power of attorney holder Mr. K. Prakash Shetty (as 'Vendors') along with Mrs. Asha P. Shetty (as the 'Confirming Party') conveyed Property-A and Property-B Viz., Composite Property in favour of Trishul Buildtech & Infrastructures Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 2/55/1, Outer Ring Road, Opposite Lumbini Garden, Veeranna Palya, Nagavara, Bangalore.
13. We have been provided with the Memorandum of Association, Articles of Association and Certificate of Incorporation dated 01.02.2010 issued by the Registrar of Companies, Karnataka in connection with Trishul Buildtech & Infrastructures Private Limited (**Document No. 38**). We have also been provided with the Board Resolution dated 07.08.2010 passed by the Board of Directors of Trishul Buildtech & Infrastructures Private Limited in connection with the purchase of the Composite Property and authorizing Mr. K. Prakash Shetty to represent the company in purchase the Composite Property (**Document No. 39**).
14. Further, we observe from the Deed of Discharge dated 01.02.2013 (Registered as Document No. 07273/2012-13, Book-1, stored in C.D. No. CMPD75, at the office of the Sub Registrar, Basavanagudi (Chamarajapete) (**Document No. 40**) that the mortgage created by Mr. T. N. Nagappa Reddy & others in favour of Oriental Bank of Commerce in connection with the Composite Property, has been discharged.
15. Thereafter, Trishul Buildtech & Infrastructures Private Limited has created the following mortgages in connection with the Composite Property:

Sl. No.	Document Details	Name of the Bank	Document No.
1.	Memorandum of Deposit of Title Deeds dated 04.02.2013 (Registered as Document No. 05907/2012-13, Book-1, stored in C.D. No. KCHD123, at the office of the Sub Registrar, Kacharakanahalli)	Vijaya Bank	<b>41</b>
2.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 25.02.2016 (Registered as Document No. 05295/2015-16, Book-1, stored in C.D. No. GAND257, at the office of the Sub Registrar, Gandhinagar (Ganganagar))	Vijaya Bank	<b>42</b>
3.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 31.03.2018 (Registered as Document No. 00061/2018-19, Book-1, stored in C.D. No. HBBD195, at the office of the Sub Registrar, Gandhinagar (Hebbal))	Vijaya Bank	<b>43</b>
4.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 05.09.2018 (Registered as Document No. 01552/2018-19, Book-1, stored in C.D. No. HBBD198, at the office of the Sub Registrar, Gandhinagar (Hebbal))	Vijaya Bank	<b>44</b>
5.	Supplementary Memorandum of Entry dated 23.04.2021 (Registered as Document No. 00262/2021-22, Book-1, stored in C.D. No. HBBD787, at the office of the Sub Registrar, Gandhinagar (Hebbal))	Bank of Baroda	<b>45</b>
6.	Supplemental Memorandum of Entry dated 11.05.2022 [Registered as Document No. 680/2022-23, Book-1, stored in C.D. No. HBBD1063, at the office of the Sub Registrar, Gandhinagar (Hebbal)] & Rectification Deed dated 12.08.2022 [Registered as Document No. 1357/2022-23, Book-1, stored in C.D. No. HBBD1114, at the office of the Sub Registrar, Gandhinagar (Hebbal)]	Bank of Baroda	<b>46 &amp; 47</b>
7.	Addendum to Memorandum of Deposit of Title Deeds dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09586-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore)	Bank of Baroda	<b>48</b>



16. Subsequently, the aforementioned mortgages have been discharged with respect to the Composite Property under a Deed of Partial Release dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09587-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore) **(Document No. 49)**.
17. In terms of the Complaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2017, all in connection with suit bearing O.S. No. 1108/2007 **(Document No. 50)**, we observe that Mrs. Sujatha, Mrs. T. N. Shobha and Mrs. T. N. Jalajakshi, all daughters of T. N. Nagappa Reddy filed a suit bearing O.S. No. 1108/2007, before the Civil Judge (Senior Division) and JMFC, at Anekal against Mr. T. N. Nagappa Reddy, Mrs. Vajaramma, wife of Mr. T. N. Nagappa Reddy, Mrs. T. N. Kamamma, Mr. K. Prakash Shetty and Mrs. Asha Shetty seeking declaration that the Agreement of Sale dated 05.12.2005 (Registered as Document No. 12131/2005-06) & General Power of Attorney dated 05.12.2005 (Registered as Document No. 363/2005-06) as void and concealed and permanent injunction to restrain the defendants from interfering with the possession of a portion of Property-A measuring 37 ½ Guntas and a portion of Property-B measuring 37 ½ Guntas. Further, we observe from the Order Sheet that subsequent to the demise of Mrs. T. N. Jalajakshi on 15.03.2010, her legal heirs being Mr. K. Srinivas Reddy (husband) and Ms. Krishnaveni & Ms. Jyothi (children) were impleaded as plaintiffs in the said suit. Further, we observe that Mrs. Sujatha, Mrs. T. N. Shobha, Mrs. Krishnaveni & Mrs. Jyothi, children of Late. T. N. Jalajakshi, represented by their father & natural guardian Mr. K. Srinivas Reddy, Mr. T. N. Nagappa Reddy, Mrs. Vajaramma, wife of Mr. T. N. Nagappa Reddy, Mrs. T. N. Kamamma have executed a Confirmation Deed dated 11.09.2018 (Registered as Document No. 03767/2018-19, Book-1, stored in C.D. No. ANKD444, at the office of the Sub Registrar, Anekal) **(Document No. 51)** in favour of Trishul Buildtech & Infrastructures Private Limited, thereby confirming the sale/ conveyance of the Composite Property in favour of Trishul Buildtech & Infrastructures Private Limited under the Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11) and that the said suit bearing O.S. No. 1108/2007 was disposed in terms of the Compromise Petition.
18. We observe from the Complaint, Amended Complaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2018, all in connection with suit bearing O.S. No. 115/2015, before the Civil Judge (Senior Division) & JMFC, at Anekal **(Document No. 52)** that Mr. Nagappa Reddy had entered into an Agreement for Sale and an Irrevocable General Power of Attorney in favour of Mr. M. Shekar, son of Mr. Marimuthu in connection with the sale of Property-B. Thereafter, Mr. M. Shekar, son of Mr. Marimuthu filed the said suit against Mrs. Asha Shetty, Mr. K. Prakash Shetty, Mr. T. N. Nagappa Reddy, Mrs. T. N. Kamamma, Mrs. T.

N. Sujatha, Mr. T. N. Shobha and Mrs. T. N. Jalajakshi seeking to declare that the plaintiff is the absolute owner of Property-B, grant permanent injunction restraining the defendants with interfering with Property-B and direct the defendant not to alienate Property-B till the disposal of the suit. Subsequently, in terms of the compromise petition filed by the parties, Mr. M. Shekar has admitted the sale/ conveyance of Property-B in favour of Trishul Buildtech & Infrastructures Private Limited under the Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11) and has confirmed that the Plaintiff does not have any right, title and interest over Property-B and we observe that the said suit was disposed in terms of the Compromise Petition.

19. In terms of the Order dated 03.06.2021 bearing No. LND(A)CR/20/2021-22 issued by the Deputy Commissioner, Bangalore (**Document No. 53**), we observe that the cart road (measuring 03 Guntas) and pathway (measuring 03 Guntas) comprised in property bearing Survey No. 30/24C have been shifted and have been reserved for public purpose, as per Section 71 of the Karnataka Land Revenue Act, 1964, subject to certain conditions. In this regard, we have also been provided with the Letter dated 10.02.2021 bearing No. LND/CR/314/2020-21 issued by the Tahsildar addressed to the Deputy Commissioner; and (ii) Sketch prepared by the Taluk Land Surveyor reflecting the shifting of cart road and pathway comprised in the said property bearing Survey No. 30/24C (**Document Nos. 54 & 55**).
20. We observe from the Intimation Letter dated 20.03.2021 bearing No. EEE/400KV/SSCD/AEE-1/AE(O)/20-21/1641 issued by the Executive Engineer (Ele), 400Kv SSC Division, KPTCL, UAS Campus, Hebbala, Bangalore addressed to Trishul Buildtech & Infrastructures Private Limited (**Document No. 56**) that approval has been accorded for the work of 'shifting of existing 220 KV Peenya-Somanahally-Yerandanahally (existing 220/200KV Mylasandra-Yerrandanahally line)' on self-execution basis, passing over the Composite Property, subject to certain conditions. In this regard, we have also been provided with the Agreement dated 22.03.2021 to execute the work of 'shifting of existing 220 KV Peenya-Somanahally-Yerandanahally (existing 220/200KV Mylasandra-Yerrandanahally line) passing over the Composite Property' entered between Trishul Buildtech & Infrastructures Private Limited and Karnataka Power Transmission Corporation Limited (**Document No. 57**).
21. In terms of the Commencement Certificate dated 03.03.2023 bearing No. CLU-15/21-22/3738/2022-23 issued by the Commissioner, Bangalore Development Authority (**Document No. 58**), we observe that the said authority has accorded permission for change of land use from Industrial (Hi-tech) to Residential usage with respect to the Composite Property. In this regard, we have been provided with a Government Order dated 25.01.2023 bearing No. NAE



120 BEM AA SE 2022 issued by the Department of Urban Development, Bangalore (**Document No. 59**).

22. We observe that: (i) Property-A has been converted to Layout-Residential purpose vide Official Memorandum dated 17.04.2023 bearing No. 484909 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore (**Document No. 60**); and (ii) Property-B has been converted to Layout-Residential purpose vide Official Memorandum dated 17.04.2023 bearing No. 484910 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore (**Document No. 61**).
23. Trishul Buildtech & Infrastructures Private Limited and Prestige Estates Projects Limited have entered into a Joint Development Agreement dated 26.10.2024, registered as Document No. ABL-1-09485/2023-24 in Book-1, at the office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk ('JDA') (**Document No.62**) for the construction and development of a multistoried high rise residential apartment building on the Composite Property and adjacent lands bearing Survey Nos. 30/25A1 and 30/25B ('Project'). As per the terms of the JDA, Trishul Buildtech & Infrastructures Private Limited is entitled to 30% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 30% undivided right, title and interest in the land comprised in the Project; and Prestige Estates Projects Limited is entitled to the balance 70% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 70% undivided right, title and interest in the land comprised in the Project.
24. Pursuant to and for the purposes of development of the Project as per the JDA, Trishul Buildtech & Infrastructures Private Limited has authorized Prestige Estates Projects Limited in terms of the General Power of Attorney dated 26.10.2023, registered as Document No. ABL-4-00210/2023-24 in Book-4, at the office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk (**Document No.63**).

**B. Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's'):**

25. In terms of the RTC's issued in connection with the Larger Extent measuring 05 Acres 20 Guntas (excluding 01 Acre 06 Guntas) for the period 1969-70 to 1988-89 (**Document No. 64**), we observe that the names of the holders and cultivators are in consonance with the title flow of the Larger Extent.

26. We observe from the RTC's issued in connection with Property-A measuring 01 Acre 33 Guntas (excluding 06 Guntas of 'B' kharab land) for the period 1989-90 to 2022-23 (**Document No. 65**) that the names of the holders and cultivators are in consonance with the title flow of Property-A.
27. In terms of the RTC's issued in connection with Property-B measuring 01 Acre 35 Guntas for the period 1989-90 to 2022-23 (**Document No. 66**), we observe that the names of the holders and cultivators are in consonance with the title flow of Property-B.

**C. Survey Documents:**

28. In terms of the Village Map of Tirupalya Village (**Document No. 67**), we observe the shape and location of property bearing Survey No. 30. Further, we observe that a cartroad and a pathway pass through the said property.
29. In terms of the extract of Hissa Survey Tippani and RR Pakka Book issued in connection with property bearing Survey No. 30/24 (**Document Nos. 68 & 69**), we observe that property bearing Survey No. 30/24 admeasures 05 Acres 20 Guntas (excluding 01 Acre 06 Guntas of kharab land) and that Mr. Angadi Narasimhaiah is reflected as the karda of the said property. Further, we observe that property bearing Survey No. 30/24 has been bifurcated into three sub-divisions Viz., Survey Nos. 30/24A (measuring 01 Acre 32 Guntas, excluding 01 Acre kharab land), 30/24B (measuring 01 Acre 33 Guntas, excluding 06 Guntas of kharab land) and 30/24C (measuring 01 Acre 35 Guntas) and that a pathway and a cart road pass through Survey No. 30/24B.
30. We observe from the extract of Karnataka Revision Akaraband (Utharu) issued in connection with the Composite Property (**Document No. 70**) that Property-A admeasures 01 Acre 33 Guntas (excluding 06 Guntas of kharab land) and Property-B admeasures 01 Acre 35 Guntas.

**D. E-Khata and Property Taxes:**

31. We have been provided with E-khata dated 05.01.2024 issued by the City Council, Hebbagodi with respect to the Composite Property denoting M/s Trishul Buildtech and Infrastructures Private Limited, represented by K. Prakash Shetty as the owner of the Composite Property measuring 14973.362 square meters (**Document No. 71**).

32. We observe from the Challan dated 26.12.2023 bearing No. 45485HBGOC26122023 issued by the City Municipal Council, Hebbagodi, that property taxes for the year 2023-24 in relation to Property A has been paid. We also observe from the Challan dated 26.12.2023 bearing No. 45439HBGOC2612203 issued by the City Municipal Council, Hebbagodi, that property taxes for the year 2023-24 in relation to Property B has been paid. We further observe from the above mentioned Challans that the betterment charges with respect to the Composite Property have also been paid (**Document No. 72**).

**E. Endorsements:**

33. In terms of the Endorsement dated 07.08.2007 bearing No. L.R.F.C.R.830/2007-08 issued by the Tahsildar, Anekal Taluk (**Document No. 73**), we observe that there are no tenancy applications filed under Section 48(A) in Form 7 of the Karnataka Land Reforms Act, 1961 and Section 77(A) in Form 7A of the Karnataka Land Reforms (Amendment) Act, 1997 in connection with the Composite Property as on 07.08.2007.
34. We observe from the Endorsement dated 13.08.2007 bearing No. LRF:CR/46/07-08 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No. 74**) that there are no proceedings initiated under Section 79(A) (B) of the Karnataka Land Reforms Act, 1961 in connection with the Composite Property, as on 13.08.2007.
35. In terms of the Endorsement dated 16.08.2007 bearing No. PTCL:CR/29/07-08 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No. 75**), we observe that there are no proceedings initiated with respect to the Composite Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, as on 16.08.2007.
36. We observe from the Endorsement dated 21.04.2022 bearing No. Bangalore/SLAO-2/221/2022-23 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore (**Document No. 76**) that the Composite Property has not been acquired by the said authority, as on 21.04.2022.
37. In terms of the Endorsement dated 26.04.2022 bearing No. KHB/LAD/Anekal/459/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore

**(Document No. 77)** that the Composite Property has not been acquired by the said authority, as on 26.04.2022.

38. We observe from the Endorsement dated 04.05.2022 bearing No. LAQ/NKAI/N.H-844/CR/03/2022-23 issued by the Special Land Acquisition Officer & Competent Authority, National Highway Authority of India, NHAI-844, Hebbal, Bangalore **(Document No. 78)** that the Composite Property has not been acquired by the said authority, as on 04.05.2022.
39. In terms of the Endorsement dated 27.05.2022 bearing No. KRDCL/BSR.No.03/LA/Package-3B/2022-23 issued by the Special Land Acquisition Officer, Karnataka Road Development Corporation Limited, Bangalore **(Document No. 79)** that the Composite Property has not been acquired by the said authority, as on 27.05.2022.

We have not been provided with the latest Endorsement issued by the jurisdictional planning Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authority.

**F. Encumbrance Certificates:**

40. In terms of the Encumbrance Certificates issued by the jurisdictional Sub Registrar ('EC's') in connection with the Larger Extent for the period 01.04.1960 to 31.03.2004 **(Document No. 80)**, we observe that all the registered transactions in connection with the Larger Extent (as discussed above) are reflected. Further, we observe that the said EC reflects a Gift Deed dated 24.05.1972 executed by Mr. Govindappa and Mr. Gopalappa in favour of Mrs. Rathnamma and the said transaction is connected with the other portion of Larger Extent and not the Composite Property.
41. We observe from the EC's issued in connection with Property-A for the period: (i) 01.04.2004 to 23.07.2015; (ii) 01.04.2015 to 21.01.2021; (iii) 01.01.2021 to 11.03.2022; (iv) 12.03.2022 to 29.12.2022; and (v) Online EC for the period 30.12.2022 to 02.07.2024 **(Document No. 81)**, that all the registered transactions in connection with Property-A (as discussed above) are reflected.

In terms of the EC's issued in connection with Property-B for the period: (i) 01.04.2004 to 23.07.2015; (ii) 23.07.2015 to 29.08.2018; (iii) Online EC for the period 30.08.2018 to 06.09.2018; (iv) 06.09.2018 to 21.01.2021; (v) 01.01.2021 to 11.03.2022; (vi) 30.08.2022 to

29.12.2022 and (vii) Online EC for the period 30.12.2022 to 02.07.2024 (**Document No. 82**), we observe that all the registered transactions in connection with Property-B (as discussed above) are reflected.

#### **IV. Opinion on title of the Composite Property:**

Upon review of the aforementioned documents and subject to our comments and observations set out herein above, we are of the opinion that:

- (i) Trishul Buildtech & Infrastructures Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 2/55/1, Outer Ring Road, Opposite Lumbini Garden, Veeranna Palya, Nagavara, Bangalore, is the absolute owner of immovable properties being converted for Layout-Residential purpose bearing: (i) Survey No. 30/24B measuring 01 Acre 33 Guntas Viz., Property-A; and (ii) Survey No. 30/24C measuring 01 Acre 35 Guntas Viz., Property-B, both situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore Urban District i.e., the Composite Property herein which is assigned with Town Municipal Khata No. 9813786235; and
- (ii) Prestige Estates Projects Limited has acquired development rights with respect to the Composite Property, in terms of the Joint Development Agreement dated 26.10.2023, registered as Document No. 9485/2023-24, read with Power of Attorney dated 26.10.2023. In terms of the said JDA:
  - a) Trishul Buildtech & Infrastructures Private Limited is entitled to 30% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 30% undivided right, title and interest in the land comprised in the Project and
  - b) Prestige Estates Projects Limited is entitled to the balance 70% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 70% undivided right, title and interest in the land comprised in the Project.



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**Mr. Srinivas BR,  
Partner  
DSK Legal, Bangalore  
July 08, 2024**

*This Title Report is provided on the basis of the review and examination of various documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents. This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein. We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, 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 Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of this Title Report.*

Housiey.com

21, August 2024

M/s. Prestige Estates Projects Limited  
Prestige Falcon Tower  
No.19, Brunton Road,  
Bangalore 560025

**TO WHOMSOEVER IT MAY CONCERN**

Dear Sir,

**Sub: Properties bearing (i) Survey No. 30/24B measuring 1 Acre 33 Guntas and (ii) Survey No. 30/24C measuring 1 Acre 35 Guntas, both situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore Urban District.**

Further to our Title Report dated July 08, 2024 ("**Title Opinion**") annexed as **Annexure A** in respect of the properties **(i) Survey No. 30/24B measuring 1 Acre 33 Guntas ('Item 1')** and **(ii) Survey No. 30/24C measuring 1 Acre 35 Guntas ('Item 2')**, both situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore Urban District, together admeasuring 1 Acre 28 Guntas, which are more fully described in the Schedule set out in **Annexure B** (hereinafter referred to as the "**Said Property**"), we observe as follows:

- (i) Prestige Estates Projects Limited (the "**Company**") has entered into a Joint Development Agreement with Trishul Buildtech & Infrastructures Private Limited (a company incorporated under the Companies Act, 1956, having its registered office at 2/55/1, Outer Ring Road, Opposite Lumbini Garden, Veeranna Palya, Nagavara, Bangalore) for the development of the Said Property. The Company is entitled to 70% of the developed area in the Said Property, with the right to sell a proportionate extent of land in the Said Property. We further confirm that the office of the City Council, Hebbagodi has issued E-khata with respect to the Said Property reflecting the name of M/s Trishul Buildtech & Infrastructures Private Limited, as the owner of the Said Property.
- (ii) Further, we have perused encumbrance certificates for the period 01.04.1960 to 16.07.2024 with respect to the Said Property, issued by the jurisdictional Sub-Registrar. The said encumbrance certificates do not reflect any encumbrance over the Said Property.

On the basis of the above, we are of the opinion that:

1. The conveyance deeds or other documents vesting title, rights or interest over the Said Property in favour of the Company have been adequately stamped and registered in accordance with applicable law;



2. On the basis of the findings included in the Title Opinion, we note that the Said Property is free from all encumbrances; and
3. Based on the representations made to us, we understand that (i) there are no pending litigation/proceedings concerning the Said Property, and (ii) no third-party claims have been registered against the Said Property in any court or tribunal.

We hereby confirm that this Addendum; the Title Opinion and the information contained herein do not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements herein and in the Title Opinion, in the light of the circumstances under which they were made, misleading. This Addendum and the Title Opinion may be relied upon by the lead manager and the legal counsels for the proposed qualified institutions placement of equity shares of the Company (the "**Issue**").

In this context, we hereby give our consent to include our name as an expert (as per the Companies Act, 2013) in the Preliminary Placement Document and the Placement Document proposed to be filed by the Company with the BSE Limited and the National Stock Exchange of India Limited (collectively, the "**Stock Exchanges**"), or any other regulatory authority, if required, in respect of the Issue, subsequent amendments thereto and, any presentations or releases and additional documents (the "**Offering Documents**"). We authorize you to deliver a copy of this Addendum to the Title Opinion to the SEBI, Stock Exchanges or Registrar of Companies, Karnataka at Bengaluru or any other regulatory or statutory authority, as applicable, in connection with the Issue and in accordance with applicable law.

We also consent to the inclusion of this Addendum and the information contained herein, in the Offering Documents.

Further, we confirm that we have not been engaged or interested in the formation or promotion or in the management of the Company and we are not related to any of the directors or promoters of the Company.



Srinivas BR,  
Partner



**ANNEXURE A**  
**Title Opinion separately attached**

**ANNEXURE B**  
**The Schedule**

All that piece and parcel of immoveable properties being converted for Layout-Residential purpose, situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore Urban District, described in the table below:

Sl. No.	Survey No.	Extent		Boundaries
		Acres	Guntas	
Item 1	30/24B	01	33	East by : Property bearing Survey No. 30/24A; West by : Property bearing Survey No. 30/24C; North by : Properties bearing Survey Nos. 30/22 & 23; and South by : Yeranda Halli Boundary.
Item 2	30/24C	01	35	East by : Property bearing Survey No. 30/24B; West by : Property bearing Survey No. 30/25B; North by : Property bearing Survey Nos. 30/22; and South by : Yeranda Halli Boundary



**Writer's Name: Mr. Srinivas B. R., Partner**

**Prestige Estates Projects Limited**  
No. 19, Prestige Falcon Tower, Brunton Road, Bengaluru,  
Bengaluru Urban, Karnataka, 560025

**July 08, 2024**

**TITLE REPORT**

**I. Description of the Composite Property:**

All that piece and parcel of immovable properties being converted for Layout-Residential purpose, situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore Urban District, described in the table below:

Sl. No.	Survey No.	Extent		Boundaries	Hereinafter referred to as
		Acres	Guntas		
1.	30/24B	01	33	East by : Property bearing Survey No. 30/24A; West by : Property bearing Survey No. 30/24C; North by : Properties bearing Survey Nos. 30/22 & 23; and South by : Yeranda Halli Boundary.	<b>'Property-A'</b>
2.	30/24C	01	35	East by : Property bearing Survey No. 30/24B; West by : Property bearing Survey No. 30/25B; North by : Property bearing Survey Nos. 30/22; and South by : Yeranda Halli Boundary	<b>'Property-B'</b>

The aforementioned 'Property-A' and 'Property-B' totally admeasure 03 Acres 28 Guntas and is assigned with Khata No. 9813786235 and are hereinafter collectively referred to as **'Composite Property'**.

## II. **List of Documents Provided:**

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

Sl. No.	Particulars of Documents
1.	Extract of Index of Lands Register;
2.	Extract of Record of Rights bearing R.R. No. 123;
3.	Order dated 10.07.1960 passed in Case No. 12 by the Special Deputy Commissioner, Inams Abolition;
4.	Application dated 17.02.1959 made by Mr. Angadi Narasimhaiah, son of Mr. Narappa;
5.	Report dated 31.08.1959 issued by the Special Tahsildar for Abolition of Inams, Hoskote Taluk;
6.	Endorsement dated 12.12.1960 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore;
7.	Extract of Register No. VIII;
8.	Extract of Record of Rights Register bearing R.R. No. 336;
9.	Extract of entry made in the Mutation Register bearing M.R. No. 53/1961-62;
10.	Genealogical Tree of Mr. Angadi Narasimhaiah, issued by the Village Accountant, Kyalasanahalli Panchayat, Jigani Hobli, Anekal Taluk;
11.	Partition Deed dated 25.10.1960 (Registered as Document No. 2318/1960-61, Book-I, stored in Volume No. 908, at pages 1 to 13, at the office of the Sub Registrar, Anekal) executed amongst Mr. Angadi Narasimhaiah, son of Mr. Narappa & others;
12.	Extract of entry made in the Mutation Register bearing M.R. No. 7/1960-61;
13.	Sale Deed dated 14.02.1972 (Registered as Document No. 2866/1971-72, Book-1, stored in Volume No. 1159, at pages 228, at the office of the Sub Registrar, Anekal)

Sl. No.	Particulars of Documents
	executed by Mr. Ashwathanarayana Reddy, son of Mr. Angadi Narasimhaiah in favour of Mr. Nagappa Reddy, son of Mr. Angadi Narasimhaiah;
14.	Extract of entry made in the Record of Rights Register bearing R.R. No. 425;
15.	Endorsement dated 04.06.2022 bearing No. RT/C/CR/280/22-23, issued by the Special Tahsildar, Anekal Taluk, Bangalore;
16.	Extract of Record of Rights Register bearing R.R. No. 393;
17.	Extract of Record of Rights Register bearing R.R. No. 394;
18.	Agreement for Sale dated 05.12.2005 (Registered on 19.12.2005, as Document No. ANK-1-12131-2005-06, Book-1, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) entered between Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others with Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty;
19.	Power of Attorney dated 05.12.2005 (Registered on 19.12.2005, as Document No. 00363/2005-06, Book-4, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) executed by Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others in favour of Mr. K. Prakash Shetty;
20.	Supplemental Agreement dated 22.12.2005 (Unregistered) executed between Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others and Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty;
21.	Declaratory Affidavit dated 12.12.2005 sworn by Mr. T. N. Nagappa Reddy & others;
22.	Memorandum of Deposit of Title Deeds dated 28.07.2008 (Registered as Document No. 01337/2008-09, Book-1, stored in C.D. No. JGND28, at the office of the Sub Registrar, Jigani) executed by Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others in favour of Oriental Bank of Commerce in connection with the Composite Property;
23.	Official Memorandum dated 25.11.2008 bearing No. ALN(A.J)S.R:72/2007-08 issued by the Special Deputy Commissioner, Bangalore District;

Sl. No.	Particulars of Documents
24.	Report dated 22.09.2007 bearing No. ALN.SR:100:07-08 issued by the Tahsildar, Anekal Taluk;
25.	Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking conversion fee;
26.	Challan evidencing payment of conversion fee;
27.	Conversion Sketch;
28.	Letter dated 26.06.2008 bearing No. BDA/TPA/PL-28/870/2008-09 issued by the Town Planning Member, BDA, Bangalore;
29.	Extract of entry made in the Mutation Register bearing M.R. No. 20/2008-09;
30.	Official Memorandum dated 25.11.2008 bearing No. ALN(A.J)S.R:73/2007-08 issued by the Special Deputy Commissioner, Bangalore District;
31.	Report dated 27.09.2007 bearing No. ALN.(G):CR:99:2007-08 issued by the Tahsildar, Anekal Taluk;
32.	Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking conversion fee;
33.	Challan evidencing payment of conversion fee;
34.	Conversion Sketch;
35.	Letters dated 26.06.2008 bearing No. BDA/TPA/PL-27/361/2008-09 and 25.08.2008 bearing No. BDA/TPA/PL-361/2008-09, issued by the Town Planning Member, BDA, Bangalore;
36.	Extract of entry made in the Mutation Register bearing M.R. No. 21/2008-09;
37.	Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11, Book-1, stored in C.D. No. JGND114, at the office of the Sub Registrar, Jigani) executed by

Sl. No.	Particulars of Documents
	Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah & others in favour of Trishul Buildtech & Infrastructures Private Limited;
38.	Memorandum of Association, Articles of Association and Certificate of Incorporation dated 01.02.2010 issued by the Registrar of Companies, Karnataka in connection with Trishul Buildtech & Infrastructures Private Limited;
39.	Board Resolution dated 07.08.2010 passed by the Board of Directors of Trishul Buildtech & Infrastructures Private Limited;
40.	Deed of Discharge dated 01.02.2013 (Registered as Document No. 07273/2012-13, Book-1, stored in C.D. No. CMPD75, at the office of the Sub Registrar, Basavanagudi (Chamarajapete) executed by Oriental Bank of Commerce in favour of Mr. T. N. Nagappa Reddy & others;
41.	Memorandum of Deposit of Title Deeds dated 04.02.2013 (Registered as Document No. 05907/2012-13, Book-1, stored in C.D. No. KCHD123, at the office of the Sub Registrar, Kacharakanahalli) executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;
42.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 25.02.2016 [Registered as Document No. 05295/2015-16, Book-1, stored in C.D. No. GAND257, at the office of the Sub Registrar, Gandhinagar (Ganganagar)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;
43.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 31.03.2018 [Registered as Document No. 00061/2018-19, Book-1, stored in C.D. No. HBBD195, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;
44.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 05.09.2018 [Registered as Document No. 01552/2018-19, Book-1, stored in C.D. No. HBBD198, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Vijaya Bank;

Sl. No.	Particulars of Documents
45.	Supplementary Memorandum of Entry dated 23.04.2021 [Registered as Document No. 00262/2021-22, Book-1, stored in C.D. No. HBBD787, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Bank of Baroda;
46.	Supplemental Memorandum of Entry dated 11.05.2022 [Registered as Document No. 680/2022-23, Book-1, stored in C.D. No. HBBD1063, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Bank of Baroda;
47.	Rectification Deed dated 12.08.2022 [Registered as Document No. 1357/2022-23, Book-1, stored in C.D. No. HBBD1114, at the office of the Sub Registrar, Gandhinagar (Hebbal)] executed by Trishul Buildtech & Infrastructures Private Limited in favour of Bank of Baroda;
48.	Addendum to Memorandum of Deposit of Title Deeds dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09586-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore);
49.	Deed of Partial Release dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09587-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore);
50.	Plaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2017, all in connection with suit bearing O.S. No. 1108/2007;
51.	Confirmation Deed dated 11.09.2018 (Registered as Document No. 03767/2018-19, Book-1, stored in C.D. No. ANKD444, at the office of the Sub Registrar, Anekal) executed by Mrs. Sujatha & others in favour of Trishul Buildtech & Infrastructures Private Limited;
52.	Plaint, Amended Plaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2018, all in connection with suit bearing O.S. No. 115/2015;
53.	Order dated 03.06.2021 bearing No. LND(A)CR/20/2021-22 issued by the Deputy Commissioner, Bangalore;

Sl. No.	Particulars of Documents
54.	Letter dated 10.02.2021 bearing No. LND/CR/314/2020-21 issued by the Tahsildar addressed to the Deputy Commissioner;
55.	Sketch prepared by the Taluk Land Surveyor reflecting the shifting of cart road and pathway comprised in the said property bearing Survey No. 30/24C;
56.	Intimation Letter dated 20.03.2021 bearing No. EEE/400KV/SSCD/AEE-1/AE(O)/20-21/1641 issued by the Executive Engineer (Ele), 400Kv SSC Division, KPTCL, UAS Campus, Hebbala, Bangalore;
57.	Agreement dated 22.03.2021 entered between Trishul Buildtech & Infrastructures Private Limited and Karnataka Power Transmission Corporation Limited;
58.	Commencement Certificate dated 03.03.2023 bearing No. CLU-15/21-22/3738/2022-23 issued by the Commissioner, Bangalore Development Authority;
59.	Government Order dated 25.01.2023 bearing No. NAE 120 BEM AA SE 2022 issued by the Department of Urban Development, Bangalore;
60.	Official Memorandum dated 17.04.2023 bearing No. 484909 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore;
61.	Official Memorandum dated 17.04.2023 bearing No. 484910 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore;
62.	Joint Development Agreement dated 26.10.2024, registered as Document No. ABL-1-09485/2023-24 executed between Trishul Buildtech & Infrastructures Private Limited and Prestige Estates Projects Limited with respect to the Composite Property and adjacent lands bearing Survey Nos. 30/25A1 and 30/25B;
63.	General Power of Attorney dated 26.10.2023, registered as Document No. ABL-4-00210/2023-24 executed by Trishul Buildtech & Infrastructures Private Limited in favour of Prestige Estates Projects Limited with respect to the Composite Property and adjacent lands bearing Survey Nos. 30/25A1 and 30/25B;
64.	RTC's issued in connection with the Larger Extent for the period 1969-70 to 1988-89;



Sl. No.	Particulars of Documents
65.	RTC's issued in connection with Property-A for the period 1989-90 to 2022-23;
66.	RTC's issued in connection with Property-B for the period 1989-90 to 2022-23;
67.	Village Map of Tirupalya Village;
68.	Extract of Hissa Survey Tippani issued in connection with property bearing Survey No. 30/24;
69.	Extract of RR Pakka Book issued in connection with property bearing Survey No. 30/24;
70.	Extract of Karnataka Revision Akaraband (Utharu) issued in connection with the Composite Property;
71.	E-khata dated 05.01.2024 issued by the City Council, Hebbagodi with respect to the Composite Property;
72.	Challan dated 26.12.2023 bearing No. 45485HBGOC26122023 with respect to Property-A and Challan dated 26.12.2023 bearing No. 45439HBGOC2612203 with respect to Property B;
73.	Endorsement dated 07.08.2007 bearing No. L.R.F.C.R.830/2007-08 issues by the Tahsildar, Anekal Taluk;
74.	Endorsement dated 13.08.2007 bearing No. LRF:CR/46/07-08 issued by the Assistant Commissioner, Bangalore South Sub Division, Bangalore;
75.	Endorsement dated 16.08.2007 bearing No. PTCL:CR/29/07-08 issued by the Assistant Commissioner, Bangalore South Sub Division, Bangalore;
76.	Endorsement dated 21.04.2022 bearing No. Bangalore/SLAO-2/221/2022-23 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore;
77.	Endorsement dated 26.04.2022 bearing No. KHB/LAD/Anekal/459/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;

Sl. No.	Particulars of Documents
78.	Endorsement dated 04.05.2022 bearing No. LAQ/NKAI/N.H-844/CR/03/2022-23 issued by the Special Land Acquisition Officer & Competent Authority, National Highway Authority of India, NHAI-844, Hebbal, Bangalore;
79.	Endorsement dated 27.05.2022 bearing No. KRDCL/BSR.No.03/LA/Package-3B/2022-23 issued by the Special Land Acquisition Officer, Karnataka Road Development Corporation Limited, Bangalore;
80.	Encumbrance Certificates issued by the jurisdictional Sub Registrar in connection with the Larger Extent for the period 01.04.1960 to 31.03.2004;
81.	EC's issued in connection with Property-A for the period: (i) 01.04.2004 to 23.07.2015; (ii) 01.04.2015 to 21.01.2021; and (iii) 01.01.2021 to 11.03.2022; (iv) 12.03.2022 to 29.12.2022 and (v) Online EC for the period 30.12.2022 to 02.07.2024; and
82.	EC's issued in connection with Property-B for the period: (i) 01.04.2004 to 23.07.2015; (ii) 23.07.2015 to 29.08.2018; (iii) Online EC for the period 30.08.2018 to 06.09.2018; (iv) 06.09.2018 to 21.01.2021; (v) 01.01.2021 to 11.03.2022; (vi) 30.08.2022 to 29.12.2022 and (vii) Online EC for the period 30.12.2022 to 02.07.2024.

### III. Title Flow:

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

#### A. **Title Flow of the Composite Property:**

1. In terms of the extracts of Index of Lands Register and Record of Rights Register bearing R.R. No. 123 (**Document Nos. 01 & 02**), we observe that Mr. Angadi Narasimhaiah is reflected as the holder of property bearing Survey No. 30/24 measuring 05 Acres 20 Guntas (excluding 01 Acre 06 Guntas of kharab land), situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore District ('**Larger Extent**').

2. We observe from the Order dated 10.07.1960 passed in Case No. 12 by the Special Deputy Commissioner, Inams Abolition (**Document No. 03**) that Mr. Angadi Narasimhaiah, son of Mr. Narappa is registered as the occupant of the Larger Extent under Section 09 of Mysore (Personal & Miscellaneous) Inams Abolition Act, 1958. In this regard, we have been provided with the: (i) Application dated 17.02.1959 made by Mr. Angadi Narasimhaiah, son of Mr. Narappa; (ii) Report dated 31.08.1959 issued by the Special Tahsildar for Abolition of Inams, Hoskote Taluk; (iii) Endorsement dated 12.12.1960 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore; (iv) Extract of Register No. VIII; (v) Extract of Record of Rights Register bearing R.R. No. 336; and (vi) Extract of entry made in the Mutation Register bearing M.R. No. 53/1961-62 (**Document Nos. 04 to 09**).
3. In terms of the Genealogical Tree of Mr. Angadi Narasimhaiah issued by the Village Accountant, Kyalasanahalli Panchayat, Jigani Hobli, Anekal Taluk (**Document No. 10**), we observe that Mr. Angadi Narasimhaiah, son of Mr. Narappa and his wife Mrs. Muniyamma have four children namely, Mr. Dodda Ramareddy, Mr. Chikka Ramareddy, Mr. Ashwathanarayana Reddy and Mr. Nagappa Reddy.
4. We observe from the Partition Deed dated 25.10.1960 (Registered as Document No. 2318/1960-61, Book-I, stored in Volume No. 908, at pages 1 to 13, at the office of the Sub Registrar, Anekal) (**Document No. 11**) that Mr. Angadi Narasimhaiah, son of Mr. Narappa along with Master Govinda Reddy & Master Gopala Reddy, sons of Late Dodda Ramareddy (son of Mr. Angadi Narasimhaiah), Mr. Chikka Ramareddy, Mr. Ashwathanarayana Reddy and Mr. Nagappa Reddy (all sons of Mr. Angadi Narasimhaiah) effected a partition with respect to several properties including the Larger Extent. Further, we observe that: (i) a portion of the Larger Extent measuring 01 Acre 33 Guntas was allotted to Mr. Angadi Narasimhaiah, Master Govinda Reddy & Master Gopala Reddy, sons of Late Dodda Ramareddy; (ii) another portion of the Larger Extent measuring 01 Acre 33 Guntas was allotted to Mr. Ashwathanarayana Reddy; and (iii) the remaining portion of the Larger Extent measuring 1 Acre 34 Guntas was allotted to Mr. Nagappa Reddy. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 7/1960-61 (**Document No. 12**).
5. Further, we observe that under a Sale Deed dated 14.02.1972 (Registered as Document No. 2866/1971-72, Book-1, stored in Volume No. 1159, at page 228, at the office of the Sub Registrar, Anekal), Mr. Ashwathanarayana Reddy, son of Mr. Angadi Narasimhaiah conveyed property bearing Survey No. 30/24 measuring 01 Acre 33 Guntas in favour of Mr. Nagappa Reddy, son of Mr. Angadi Narasimhaiah (**Document No. 13**). In this regard, we have also

been provided with the extract of entry made in the Record of Rights Register bearing R.R. No. 425 (**Document No. 14**) evidencing conveyance of property bearing Survey No. 30/24C Viz., Property-B in favour of Mr. Nagappa Reddy. We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 7/1975-76, made subsequent to the Sale Deed dated 14.02.1972. In this regard, we have been provided with an Endorsement dated 04.06.2022 bearing No. RT/C/CR/280/22-23 issued by the Special Tahsildar, Anekal Taluk, Bangalore (**Document No. 15**) to the effect that the said entry bearing M.R. No. 7/1975-76 is not available.

6. In terms of Index of Lands (discussed above) and the extract of Record of Rights Register bearing R.R. No. 393 (**Document No. 16**), we observe that Mr. Nagappa Reddy is reflected as the holder of a portion of Larger Extent bearing Survey No. 30/24B measuring 01 Acre 33 Guntas (excluding 09 Guntas of kharab) ('**Property-A**'). Further, we observe from the extract of Record of Rights Register bearing R.R. No. 394 (**Document No. 17**) that Mr. Ashwathanarayana Reddy is reflected as the holder of a portion of Larger Extent bearing Survey No. 30/24C measuring 01 Acre 35 Guntas ('**Property-B**').

We observe that Mr. Ashwathanarayana Reddy was allotted an extent of 1 Acre 33 Guntas and the said extent was subsequently conveyed by Mr. Ashwathanarayana Reddy in faour of his brother Mr. Nagappa Reddy. However, the Index of Lands & Record of Rights confirms that Mr. Ashwathanarayana Reddy was in possession of 1 Acre 35 Guntas. Subsequently, the said 1 Acre 35 Guntas has been dealt with by the holders of the said property.

7. In terms of the Agreement of Sale dated 05.12.2005 (Registered on 19.12.2005, as Document No. ANK-1-12131-2005-06, Book-1, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) (**Document No. 18**), we observe that Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamalamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi agreed to convey Property-A along with 06 Guntas of kharab and Property-B in favour of Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty. Simultaneous with the said Agreement of Sale dated 05.12.2005, Mr. T. N. Nagappa Reddy & others have also executed a Power of Attorney dated 05.12.2005 (Registered on 19.12.2005, as Document No. 00363-2005-06, Book-4, stored in C.D. No. ANKD89, at the office of the Sub Registrar, Anekal) (**Document No. 19**), thereby authorizing Mr. K. Prakash Shetty to do all acts in connection with Property-A along with 06 Guntas of kharab and Property-B, including to convey the said properties.

8. Thereafter, under a Supplemental Agreement dated 22.12.2005 (Unregistered) executed between Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamalamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi and Mrs. Asha P. Shetty, wife of Mr. K. Prakash Shetty (**Document No. 20**), we observe that Mr. T. N. Nagappa Reddy & others have received the entire sale consideration towards sale of Property-A along with 06 Guntas of kharab and Property-B. In this regard, we have also been provided with a Declaratory Affidavit dated 12.12.2005 sworn by Mr. T. N. Nagappa Reddy & others (**Document No. 21**) confirming the receipt of the entire sale consideration.
9. In terms of the Memorandum of Deposit of Title Deeds dated 28.07.2008 (Registered as Document No. 01337/2008-09, Book-1, stored in C.D. No. JGND28, at the office of the Sub Registrar, Jigani) (**Document No. 22**), we observe that Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamalamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi, all represented by their power of attorney holder Mr. K. Prakash Shetty along with Mrs. Asha P. Shetty have created a mortgage in favour of Oriental Bank of Commerce in connection with the Composite Property. The said mortgage was subsequently discharged (as discussed below).
10. In terms of the Official Memorandum dated 25.11.2008 bearing No. ALN (A.J) S.R:72/2007-08 issued by the Special Deputy Commissioner, Bangalore District (**Document No. 23**), we observe that Property-B has been converted from agricultural to non-agricultural industrial purpose. In this regard, we have been provided with the: (i) Report dated 22.09.2007 bearing No. ALN.SR:100:07-08 issued by the Tahsildar, Anekal Taluk; (ii) Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking conversion fee; (iii) Challans evidencing payment of conversion fee; (iv) Conversion Sketch; (v) Letter dated 26.06.2008 bearing No. BDA/TPA/PL-28/870/2008-09 issued by the Town Planning Member, BDA, Bangalore; and (vi) Extract of entry made in the Mutation Register bearing M.R. No. 20/2008-09 (**Document Nos. 24 to 29**).
11. We observe from the Official Memorandum dated 25.11.2008 bearing No. ALN(A.J)S.R:73/2007-08 issued by the Special Deputy Commissioner, Bangalore District (**Document No. 30**) that Property-A has been converted from agricultural to non-agricultural industrial purpose. In this regard, we have been provided with the: (i) Report dated 27.09.2007 bearing No. ALN.(G):CR:99:2007-08 issued by the Tahsildar, Anekal Taluk; (ii) Intimation Letters dated 05.11.2008 & 10.11.2008 issued by the Special Deputy Commissioner seeking

- conversion fee; (iii) Challans evidencing payment of conversion fee; (iv) Conversion Sketch; (v) Letters dated 26.06.2008 bearing No. BDA/TPA/PL-27/361/2008-09 and 25.08.2008 bearing No. BDA/TPA/PL-361/2008-09 issued by the Town Planning Member, BDA, Bangalore; and (vi) Extract of entry made in the Mutation Register bearing M.R. No. 21/2008-09 (**Document Nos. 31 to 36**). Further, we observe from the conversion sketch that a pathway and a cart road pass through property bearing Survey No. 30/24B.
12. In terms of the Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11, Book-1, stored in C.D. No. JGND114, at the office of the Sub Registrar, Jigani) (**Document No. 37**), we observe that Mr. T. N. Nagappa Reddy, son of Late Angadi Narasimhaiah along with his wife Mrs. Vajramma and children Mrs. T. N. Kamamma, Mrs. T. N. Sujatha, Mrs. T. N. Sobha and Mrs. T. N. Jalajakshi, all represented by their power of attorney holder Mr. K. Prakash Shetty (as 'Vendors') along with Mrs. Asha P. Shetty (as the 'Confirming Party') conveyed Property-A and Property-B Viz., Composite Property in favour of Trishul Buildtech & Infrastructures Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 2/55/1, Outer Ring Road, Opposite Lumbini Garden, Veeranna Palya, Nagavara, Bangalore.
13. We have been provided with the Memorandum of Association, Articles of Association and Certificate of Incorporation dated 01.02.2010 issued by the Registrar of Companies, Karnataka in connection with Trishul Buildtech & Infrastructures Private Limited (**Document No. 38**). We have also been provided with the Board Resolution dated 07.08.2010 passed by the Board of Directors of Trishul Buildtech & Infrastructures Private Limited in connection with the purchase of the Composite Property and authorizing Mr. K. Prakash Shetty to represent the company in purchase the Composite Property (**Document No. 39**).
14. Further, we observe from the Deed of Discharge dated 01.02.2013 (Registered as Document No. 07273/2012-13, Book-1, stored in C.D. No. CMPD75, at the office of the Sub Registrar, Basavanagudi (Chamarajapete) (**Document No. 40**) that the mortgage created by Mr. T. N. Nagappa Reddy & others in favour of Oriental Bank of Commerce in connection with the Composite Property, has been discharged.
15. Thereafter, Trishul Buildtech & Infrastructures Private Limited has created the following mortgages in connection with the Composite Property:



Sl. No.	Document Details	Name of the Bank	Document No.
1.	Memorandum of Deposit of Title Deeds dated 04.02.2013 (Registered as Document No. 05907/2012-13, Book-1, stored in C.D. No. KCHD123, at the office of the Sub Registrar, Kacharakanahalli)	Vijaya Bank	<b>41</b>
2.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 25.02.2016 (Registered as Document No. 05295/2015-16, Book-1, stored in C.D. No. GAND257, at the office of the Sub Registrar, Gandhinagar (Ganganagar))	Vijaya Bank	<b>42</b>
3.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 31.03.2018 (Registered as Document No. 00061/2018-19, Book-1, stored in C.D. No. HBBD195, at the office of the Sub Registrar, Gandhinagar (Hebbal))	Vijaya Bank	<b>43</b>
4.	Letter of Continuity cum Memorandum of Deposit of Title Deeds dated 05.09.2018 (Registered as Document No. 01552/2018-19, Book-1, stored in C.D. No. HBBD198, at the office of the Sub Registrar, Gandhinagar (Hebbal))	Vijaya Bank	<b>44</b>
5.	Supplementary Memorandum of Entry dated 23.04.2021 (Registered as Document No. 00262/2021-22, Book-1, stored in C.D. No. HBBD787, at the office of the Sub Registrar, Gandhinagar (Hebbal))	Bank of Baroda	<b>45</b>
6.	Supplemental Memorandum of Entry dated 11.05.2022 [Registered as Document No. 680/2022-23, Book-1, stored in C.D. No. HBBD1063, at the office of the Sub Registrar, Gandhinagar (Hebbal)] & Rectification Deed dated 12.08.2022 [Registered as Document No. 1357/2022-23, Book-1, stored in C.D. No. HBBD1114, at the office of the Sub Registrar, Gandhinagar (Hebbal)]	Bank of Baroda	<b>46 &amp; 47</b>
7.	Addendum to Memorandum of Deposit of Title Deeds dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09586-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore)	Bank of Baroda	<b>48</b>

16. Subsequently, the aforementioned mortgages have been discharged with respect to the Composite Property under a Deed of Partial Release dated 04.10.2023 (Registered on 06.10.2023 as Document No. BYP-1-09587-2023-24, Book-1, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore) **(Document No. 49)**.
17. In terms of the Complaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2017, all in connection with suit bearing O.S. No. 1108/2007 **(Document No. 50)**, we observe that Mrs. Sujatha, Mrs. T. N. Shobha and Mrs. T. N. Jalajakshi, all daughters of T. N. Nagappa Reddy filed a suit bearing O.S. No. 1108/2007, before the Civil Judge (Senior Division) and JMFC, at Anekal against Mr. T. N. Nagappa Reddy, Mrs. Vajaramma, wife of Mr. T. N. Nagappa Reddy, Mrs. T. N. Kamamma, Mr. K. Prakash Shetty and Mrs. Asha Shetty seeking declaration that the Agreement of Sale dated 05.12.2005 (Registered as Document No. 12131/2005-06) & General Power of Attorney dated 05.12.2005 (Registered as Document No. 363/2005-06) as void and concealed and permanent injunction to restrain the defendants from interfering with the possession of a portion of Property-A measuring 37 ½ Guntas and a portion of Property-B measuring 37 ½ Guntas. Further, we observe from the Order Sheet that subsequent to the demise of Mrs. T. N. Jalajakshi on 15.03.2010, her legal heirs being Mr. K. Srinivas Reddy (husband) and Ms. Krishnaveni & Ms. Jyothi (children) were impleaded as plaintiffs in the said suit. Further, we observe that Mrs. Sujatha, Mrs. T. N. Shobha, Mrs. Krishnaveni & Mrs. Jyothi, children of Late. T. N. Jalajakshi, represented by their father & natural guardian Mr. K. Srinivas Reddy, Mr. T. N. Nagappa Reddy, Mrs. Vajaramma, wife of Mr. T. N. Nagappa Reddy, Mrs. T. N. Kamamma have executed a Confirmation Deed dated 11.09.2018 (Registered as Document No. 03767/2018-19, Book-1, stored in C.D. No. ANKD444, at the office of the Sub Registrar, Anekal) **(Document No. 51)** in favour of Trishul Buildtech & Infrastructures Private Limited, thereby confirming the sale/ conveyance of the Composite Property in favour of Trishul Buildtech & Infrastructures Private Limited under the Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11) and that the said suit bearing O.S. No. 1108/2007 was disposed in terms of the Compromise Petition.
18. We observe from the Complaint, Amended Complaint, Written Statement, Order Sheet, Compromise Petition and Order dated 12.09.2018, all in connection with suit bearing O.S. No. 115/2015, before the Civil Judge (Senior Division) & JMFC, at Anekal **(Document No. 52)** that Mr. Nagappa Reddy had entered into an Agreement for Sale and an Irrevocable General Power of Attorney in favour of Mr. M. Shekar, son of Mr. Marimuthu in connection with the sale of Property-B. Thereafter, Mr. M. Shekar, son of Mr. Marimuthu filed the said suit against Mrs. Asha Shetty, Mr. K. Prakash Shetty, Mr. T. N. Nagappa Reddy, Mrs. T. N. Kamamma, Mrs. T.



N. Sujatha, Mr. T. N. Shobha and Mrs. T. N. Jalajakshi seeking to declare that the plaintiff is the absolute owner of Property-B, grant permanent injunction restraining the defendants with interfering with Property-B and direct the defendant not to alienate Property-B till the disposal of the suit. Subsequently, in terms of the compromise petition filed by the parties, Mr. M. Shekar has admitted the sale/ conveyance of Property-B in favour of Trishul Buildtech & Infrastructures Private Limited under the Sale Deed dated 04.11.2010 (Registered as Document No. 03118/2010-11) and has confirmed that the Plaintiff does not have any right, title and interest over Property-B and we observe that the said suit was disposed in terms of the Compromise Petition.

19. In terms of the Order dated 03.06.2021 bearing No. LND(A)CR/20/2021-22 issued by the Deputy Commissioner, Bangalore (**Document No. 53**), we observe that the cart road (measuring 03 Guntas) and pathway (measuring 03 Guntas) comprised in property bearing Survey No. 30/24C have been shifted and have been reserved for public purpose, as per Section 71 of the Karnataka Land Revenue Act, 1964, subject to certain conditions. In this regard, we have also been provided with the Letter dated 10.02.2021 bearing No. LND/CR/314/2020-21 issued by the Tahsildar addressed to the Deputy Commissioner; and (ii) Sketch prepared by the Taluk Land Surveyor reflecting the shifting of cart road and pathway comprised in the said property bearing Survey No. 30/24C (**Document Nos. 54 & 55**).
20. We observe from the Intimation Letter dated 20.03.2021 bearing No. EEE/400KV/SSCD/AEE-1/AE(O)/20-21/1641 issued by the Executive Engineer (Ele), 400Kv SSC Division, KPTCL, UAS Campus, Hebbala, Bangalore addressed to Trishul Buildtech & Infrastructures Private Limited (**Document No. 56**) that approval has been accorded for the work of 'shifting of existing 220 KV Peenya-Somanahally-Yerandanahally (existing 220/200KV Mylasandra-Yerrandanahally line)' on self-execution basis, passing over the Composite Property, subject to certain conditions. In this regard, we have also been provided with the Agreement dated 22.03.2021 to execute the work of 'shifting of existing 220 KV Peenya-Somanahally-Yerandanahally (existing 220/200KV Mylasandra-Yerrandanahally line) passing over the Composite Property' entered between Trishul Buildtech & Infrastructures Private Limited and Karnataka Power Transmission Corporation Limited (**Document No. 57**).
21. In terms of the Commencement Certificate dated 03.03.2023 bearing No. CLU-15/21-22/3738/2022-23 issued by the Commissioner, Bangalore Development Authority (**Document No. 58**), we observe that the said authority has accorded permission for change of land use from Industrial (Hi-tech) to Residential usage with respect to the Composite Property. In this regard, we have been provided with a Government Order dated 25.01.2023 bearing No. NAE

120 BEM AA SE 2022 issued by the Department of Urban Development, Bangalore (**Document No. 59**).

22. We observe that: (i) Property-A has been converted to Layout-Residential purpose vide Official Memorandum dated 17.04.2023 bearing No. 484909 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore (**Document No. 60**); and (ii) Property-B has been converted to Layout-Residential purpose vide Official Memorandum dated 17.04.2023 bearing No. 484910 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore (**Document No. 61**).
23. Trishul Buildtech & Infrastructures Private Limited and Prestige Estates Projects Limited have entered into a Joint Development Agreement dated 26.10.2024, registered as Document No. ABL-1-09485/2023-24 in Book-1, at the office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk ('JDA') (**Document No.62**) for the construction and development of a multistoried high rise residential apartment building on the Composite Property and adjacent lands bearing Survey Nos. 30/25A1 and 30/25B ('Project'). As per the terms of the JDA, Trishul Buildtech & Infrastructures Private Limited is entitled to 30% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 30% undivided right, title and interest in the land comprised in the Project; and Prestige Estates Projects Limited is entitled to the balance 70% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 70% undivided right, title and interest in the land comprised in the Project.
24. Pursuant to and for the purposes of development of the Project as per the JDA, Trishul Buildtech & Infrastructures Private Limited has authorized Prestige Estates Projects Limited in terms of the General Power of Attorney dated 26.10.2023, registered as Document No. ABL-4-00210/2023-24 in Book-4, at the office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk (**Document No.63**).

**B. Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's'):**

25. In terms of the RTC's issued in connection with the Larger Extent measuring 05 Acres 20 Guntas (excluding 01 Acre 06 Guntas) for the period 1969-70 to 1988-89 (**Document No. 64**), we observe that the names of the holders and cultivators are in consonance with the title flow of the Larger Extent.

26. We observe from the RTC's issued in connection with Property-A measuring 01 Acre 33 Guntas (excluding 06 Guntas of 'B' kharab land) for the period 1989-90 to 2022-23 (**Document No. 65**) that the names of the holders and cultivators are in consonance with the title flow of Property-A.
27. In terms of the RTC's issued in connection with Property-B measuring 01 Acre 35 Guntas for the period 1989-90 to 2022-23 (**Document No. 66**), we observe that the names of the holders and cultivators are in consonance with the title flow of Property-B.

**C. Survey Documents:**

28. In terms of the Village Map of Tirupalya Village (**Document No. 67**), we observe the shape and location of property bearing Survey No. 30. Further, we observe that a cartroad and a pathway pass through the said property.
29. In terms of the extract of Hissa Survey Tippani and RR Pakka Book issued in connection with property bearing Survey No. 30/24 (**Document Nos. 68 & 69**), we observe that property bearing Survey No. 30/24 admeasures 05 Acres 20 Guntas (excluding 01 Acre 06 Guntas of kharab land) and that Mr. Angadi Narasimhaiah is reflected as the karda of the said property. Further, we observe that property bearing Survey No. 30/24 has been bifurcated into three sub-divisions Viz., Survey Nos. 30/24A (measuring 01 Acre 32 Guntas, excluding 01 Acre kharab land), 30/24B (measuring 01 Acre 33 Guntas, excluding 06 Guntas of kharab land) and 30/24C (measuring 01 Acre 35 Guntas) and that a pathway and a cart road pass through Survey No. 30/24B.
30. We observe from the extract of Karnataka Revision Akaraband (Utharu) issued in connection with the Composite Property (**Document No. 70**) that Property-A admeasures 01 Acre 33 Guntas (excluding 06 Guntas of kharab land) and Property-B admeasures 01 Acre 35 Guntas.

**D. E-Khata and Property Taxes:**

31. We have been provided with E-khata dated 05.01.2024 issued by the City Council, Hebbagodi with respect to the Composite Property denoting M/s Trishul Buildtech and Infrastructures Private Limited, represented by K. Prakash Shetty as the owner of the Composite Property measuring 14973.362 square meters (**Document No. 71**).

32. We observe from the Challan dated 26.12.2023 bearing No. 45485HBGOC26122023 issued by the City Municipal Council, Hebbagodi, that property taxes for the year 2023-24 in relation to Property A has been paid. We also observe from the Challan dated 26.12.2023 bearing No. 45439HBGOC2612203 issued by the City Municipal Council, Hebbagodi, that property taxes for the year 2023-24 in relation to Property B has been paid. We further observe from the above mentioned Challans that the betterment charges with respect to the Composite Property have also been paid (**Document No. 72**).

**E. Endorsements:**

33. In terms of the Endorsement dated 07.08.2007 bearing No. L.R.F.C.R.830/2007-08 issued by the Tahsildar, Anekal Taluk (**Document No. 73**), we observe that there are no tenancy applications filed under Section 48(A) in Form 7 of the Karnataka Land Reforms Act, 1961 and Section 77(A) in Form 7A of the Karnataka Land Reforms (Amendment) Act, 1997 in connection with the Composite Property as on 07.08.2007.
34. We observe from the Endorsement dated 13.08.2007 bearing No. LRF:CR/46/07-08 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No. 74**) that there are no proceedings initiated under Section 79(A) (B) of the Karnataka Land Reforms Act, 1961 in connection with the Composite Property, as on 13.08.2007.
35. In terms of the Endorsement dated 16.08.2007 bearing No. PTCL:CR/29/07-08 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No. 75**), we observe that there are no proceedings initiated with respect to the Composite Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, as on 16.08.2007.
36. We observe from the Endorsement dated 21.04.2022 bearing No. Bangalore/SLAO-2/221/2022-23 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore (**Document No. 76**) that the Composite Property has not been acquired by the said authority, as on 21.04.2022.
37. In terms of the Endorsement dated 26.04.2022 bearing No. KHB/LAD/Anekal/459/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore

**(Document No. 77)** that the Composite Property has not been acquired by the said authority, as on 26.04.2022.

38. We observe from the Endorsement dated 04.05.2022 bearing No. LAQ/NKAI/N.H-844/CR/03/2022-23 issued by the Special Land Acquisition Officer & Competent Authority, National Highway Authority of India, NHAI-844, Hebbal, Bangalore **(Document No. 78)** that the Composite Property has not been acquired by the said authority, as on 04.05.2022.
39. In terms of the Endorsement dated 27.05.2022 bearing No. KRDCL/BSR.No.03/LA/Package-3B/2022-23 issued by the Special Land Acquisition Officer, Karnataka Road Development Corporation Limited, Bangalore **(Document No. 79)** that the Composite Property has not been acquired by the said authority, as on 27.05.2022.

We have not been provided with the latest Endorsement issued by the jurisdictional planning Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authority.

**F. Encumbrance Certificates:**

40. In terms of the Encumbrance Certificates issued by the jurisdictional Sub Registrar ('EC's') in connection with the Larger Extent for the period 01.04.1960 to 31.03.2004 **(Document No. 80)**, we observe that all the registered transactions in connection with the Larger Extent (as discussed above) are reflected. Further, we observe that the said EC reflects a Gift Deed dated 24.05.1972 executed by Mr. Govindappa and Mr. Gopalappa in favour of Mrs. Rathnamma and the said transaction is connected with the other portion of Larger Extent and not the Composite Property.
41. We observe from the EC's issued in connection with Property-A for the period: (i) 01.04.2004 to 23.07.2015; (ii) 01.04.2015 to 21.01.2021; (iii) 01.01.2021 to 11.03.2022; (iv) 12.03.2022 to 29.12.2022; and (v) Online EC for the period 30.12.2022 to 02.07.2024 **(Document No. 81)**, that all the registered transactions in connection with Property-A (as discussed above) are reflected.

In terms of the EC's issued in connection with Property-B for the period: (i) 01.04.2004 to 23.07.2015; (ii) 23.07.2015 to 29.08.2018; (iii) Online EC for the period 30.08.2018 to 06.09.2018; (iv) 06.09.2018 to 21.01.2021; (v) 01.01.2021 to 11.03.2022; (vi) 30.08.2022 to

29.12.2022 and (vii) Online EC for the period 30.12.2022 to 02.07.2024 (**Document No. 82**), we observe that all the registered transactions in connection with Property-B (as discussed above) are reflected.

#### **IV. Opinion on title of the Composite Property:**

Upon review of the aforementioned documents and subject to our comments and observations set out herein above, we are of the opinion that:

- (i) Trishul Buildtech & Infrastructures Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 2/55/1, Outer Ring Road, Opposite Lumbini Garden, Veeranna Palya, Nagavara, Bangalore, is the absolute owner of immovable properties being converted for Layout-Residential purpose bearing: (i) Survey No. 30/24B measuring 01 Acre 33 Guntas Viz., Property-A; and (ii) Survey No. 30/24C measuring 01 Acre 35 Guntas Viz., Property-B, both situated at Tirupalya Village, Jigani Hobli, Anekal Taluk and Bangalore Urban District i.e., the Composite Property herein which is assigned with Town Municipal Khata No. 9813786235; and
- (ii) Prestige Estates Projects Limited has acquired development rights with respect to the Composite Property, in terms of the Joint Development Agreement dated 26.10.2023, registered as Document No. 9485/2023-24, read with Power of Attorney dated 26.10.2023. In terms of the said JDA:
  - a) Trishul Buildtech & Infrastructures Private Limited is entitled to 30% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 30% undivided right, title and interest in the land comprised in the Project and
  - b) Prestige Estates Projects Limited is entitled to the balance 70% of the total built-up area in the residential apartment to be constructed, along with proportionate car-parking spaces, undivided share in the common areas, facilities, together with proportionate 70% undivided right, title and interest in the land comprised in the Project.



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**Mr. Srinivas BR,  
Partner  
DSK Legal, Bangalore  
July 08, 2024**

*This Title Report is provided on the basis of the review and examination of various documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents. This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein. We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, 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 Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of this Title Report.*

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21, August 2024

M/s. Prestige Estates Projects Limited  
Prestige Falcon Tower  
No.19, Brunton Road,  
Bangalore 560025

**TO WHOMSOEVER IT MAY CONCERN**

Dear Sir,

**Sub: All that piece and parcel of converted immovable property being (i) portion of Survey No. 30/25A1 measuring 08 Guntas (ii) Survey No. 30/25B measuring 1 Acre 39 Guntas, together admeasuring 2 Acres 07 Guntas assigned with Town Municipal Khata No. 6493693464, both situated at Tirupalya Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.**

Further to our Title Report dated July 08, 2024 ("**Title Opinion**") annexed as **Annexure A** in respect of the property being (i) portion of Survey No. 30/25A1 measuring 08 Guntas (ii) Survey No. 30/25B measuring 1 Acre 39 Guntas, together admeasuring 2 Acres 07 Guntas assigned with Town Municipal Khata No. 6493693464, both situated at Tirupalya Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, which are more fully described in the Schedule set out in **Annexure B** (hereinafter referred to as the "**Said Property**"), we observe as follows:

- (i) Prestige Estates Projects Limited (the "**Company**") has entered into a Joint Development Agreement with Trishul Buildtech & Infrastructures Private Limited (a company incorporated under the Companies Act, 1956, having its registered office at 2/55/1, Outer Ring Road, Opposite Lumbini Garden, Veeranna Palya, Nagavara, Bangalore) for the development of the Said Property. The Company is entitled to 70 % of the developed area in the Said Property, with the right to sell a proportionate extent of land in the Said Property. We further confirm that the office of the City Council, Hebbagodi has issued E-khata with respect to the Said Property reflecting the name of M/s Trishul Buildtech & Infrastructures Private Limited, as the owner of the Said Property
- (ii) Further, we have perused encumbrance certificates for the period from 01.04.1958 to 16.07.2024 with respect to the Said Property, issued by the jurisdictional office of the Sub-Registrar of Assurances. The said encumbrance certificates do not reflect any encumbrance over the Said Property.

On the basis of the above, we are of the opinion that:

1. The conveyance deeds or other documents vesting title, rights or interest over the Said Property in favour of the Company have been adequately stamped and registered in accordance with applicable law;

2. On the basis of the findings included in the Title Opinion, we note that the Said Property is free from all encumbrances; and
3. Based on the representations made to us we understand that: (i) there are no pending litigation/proceedings concerning the Said Property and (ii) no third-party claims have been registered against the Said Property in any court or tribunal.

We hereby confirm that this Addendum and the Title Opinion and the information contained herein do not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements herein and in the Title Opinion, in the light of the circumstances under which they were made, misleading. This Addendum and the Title Opinion may be relied upon by the lead manager and the legal counsels for the proposed qualified institutions placement of equity shares of the Company (the "**Issue**").

In this context, we hereby give our consent to include our name as an expert (as per the Companies Act, 2013) in the Preliminary Placement Document and the Placement Document proposed to be filed by the Company with the BSE Limited and the National Stock Exchange of India Limited (collectively, the "**Stock Exchanges**"), or any other regulatory authority, if required, in respect of the Issue, subsequent amendments thereto and, any presentations or releases and additional documents (the "**Offering Documents**"). We authorize you to deliver a copy of this Addendum to the Title Opinion to the SEBI, Stock Exchanges or Registrar of Companies, Karnataka at Bengaluru or any other regulatory or statutory authority, as applicable, in connection with the Issue and in accordance with applicable law.

We also consent to the inclusion of this Addendum and the information contained herein, in the Offering Documents.

Further, we confirm that we have not been engaged or interested in the formation or promotion or in the management of the Company and we are not related to any of the directors or promoters of the Company.

Srinivas BR,  
Partner

**ANNEXURE A**  
**Title Opinion separately attached**

**ANNEXURE B**  
***The Schedule***

All that piece and parcel of converted immovable property being: (i) portion of Survey No. 30/25A1, measuring 08 Guntas (ii) Survey No. 30/25B, measuring 01 Acre 39 Guntas, admeasuring 02 Acres 07 Guntas assigned with Town Municipal Khata No. 6493693464, both situated at Tirupalya Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows:

East by : Property bearing Survey No. 30/24C belonging to Trishul Buildtech & Infrastructures Private Limited;  
West by : Property bearing Survey No. 30/25A2;  
North by : Property bearing Survey Nos. 30/20, 30/21 & Road; and  
South by : Yarandahalli Village Boundary & Road.



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