

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

BIRLA ESTATES PRIVATE LIMITED

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

December 08th, 2023

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

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property bearing No. 64/1 (Khata No.150200400400122525), measuring 2124.60 Square Meters (21 Guntas), situated at Kodati Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District (hereinafter referred to as 'Property') and bounded on the:

East by : Remaining portion of property bearing Survey No. 64/1;
West by : Property bearing Survey No. 64/2;
North by : Property bearing Survey No. 68 & Road; and
South by : Remaining portion of property bearing Survey No. 64/1.

II. List of Documents Reviewed:

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

Sl. No.	Particulars of Documents
1.	Sale Deed dated 04.05.1944 (Registered as Document No. 5455/1943-44, Book-I, Volume No.696, at Pages 01 to 06, at the office of the Sub-Registrar, Bangalore Taluk) executed by Mrs. M.J.B. Donald in favour of Mr. Bipin Chandra Bhattacharji;
2.	Extract of the entry made in the Index of Lands Register issued with respect to property bearing Survey No. 64;

3.	Deed of Transfer dated 23.12.1952 (Registered as Document No. 5763/1952-53, Book-I, Volume No. 1317, at Pages 167 to 169, at the office of the Sub-Registrar, Bangalore Taluk) executed by Mr. B.C. Bhuttacharji in favour of Ms. Sita Bhuttacharji;
4.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 990;
5.	Extract of the entry made in the Mutation Register bearing M.R. No. 3/52-53;
6.	Sale Deed dated 19.07.1983 (Registered as Document No. 2751/1983-84, Book-I, Volume No. 3010, at Pages 8 to 16, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mrs. Sita Mukherji (represented by her father and power of attorney holder Mr. B.C. Bhuttacharji) in favour of Mr. M. G. Nagendra and Mr. M. G. Dattathreya, both sons of Mr. M. L. Gopala Setty;
7.	Power of Attorney dated 14.09.1982 (notarized in Kingsway London) executed by Mrs. Sita Mukherji in favour of Mr. B.C. Bhuttacharji;
8.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 1125;
9.	Extract of the entry made in the Mutation Register bearing M.R. No. 25/83-84;
10.	Order dated 31.08.1990 passed in proceedings bearing No. LRF (83) 491:90-91 by the Assistant Commissioner, Bangalore Sub Division, Bangalore;
11.	Partition Deed dated 15.04.2004 [Registered as Document No. 1025/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub-Registrar (Bangalore South)] executed between Mr. M. G. Dattathreya and Mr. M. G. Nagendra;
12.	Extract of the entry made in the Mutation Register bearing M.R. No. 63/2003-04;
13.	Mortgage Deed dated 31.07.2007 (Registered as Document No. 2319/2007-08, Book-1, stored in C.D. No. VRTD8, at the office of the Sub-Registrar, Varthur, Bangalore Urban District) executed by Mr. M. G. Dattathreya, son of Late M. L. Gopala Setty in favour of State Bank of India;
14.	Extract of the entry made in the Mutation Register bearing M.R. No. 12/2007-08;
15.	Deed of Reconveyance dated 08.12.2020 [Registered as Document No. 2481/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Shivajinagar (Bidarahalli)] executed by State Bank of India in favour of Mr. M. G. Dattathreya, son of Late M. L. Gopala Setty;
16.	Mortgage Deed dated 07.02.2011 (Registered as Document No. 7187/2010-11, Book-1, stored in C.D. No. VRTD95, at the office of the Sub-Registrar, Varthur) executed by Mr. M. G. Dattathreya, son of Late M. L. Gopala Setty in favour State Bank of India;
17.	Extract of the entry made in the Mutation Register bearing M.R. No. 57/2010-11;
18.	Deed of Reconveyance dated 08.12.2020 [Registered as Document No. 2483/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Shivajinagar

	(Bidarahalli)] executed by State Bank of India in favour of Mr. M. G. Dattathreya, son of Late M. L. Gopala Setty;
19.	Extract of the entry made in the Mutation Register bearing M.R. No. 44/2010-11;
20.	Official Memorandum dated 17.08.2011 bearing No. ALN [E.V.H] SR 184/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore;
21.	Intimation Letter dated 29.07.2011 bearing No. A.L.N. [E.V.H] S.R:184/2011-12 issued on behalf of the Special Deputy Commissioner, Bangalore District;
22.	Challan evidencing payment of conversion fee;
23.	Conversion Sketch;
24.	Extract of the entry made in the Mutation Register bearing M.R. No. 38/2011-12;
25.	Letter dated 22.07.2011 bearing No. BDA/TPA/CON-803/2133/2011-12 issued by the Assistant Director (East), Town Planning Division, Bangalore Development Authority, Bangalore addressed to the Special Deputy Commissioner, Bangalore District, Bangalore;
26.	Letter dated 25.07.2011 bearing No. B.D.A/SLAO/C6/P.R/337/11-12 issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore addressed to the Special Deputy Commissioner, Bangalore District, Bangalore;
27.	Extract of the entry made in the Mutation Register bearing M.R. No. H45/2015-16;
28.	Order dated 21.07.2015 bearing No. R.R.T [B.E.] CR 91/15-16, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
29.	Sale Deed dated 08.05.2023 [Registered as Document No. INR-1-01690-2023-24, Book-1, stored in C.D. No. INRD1341, at the office of the Sub-Registrar, Shivajinagara (Indiranagar)] executed by Mr. M.G. Dattathreya @ Mysore Gopala Dattathreya and others in favour of Birla Estates Private Limited;
30.	Record of Rights, Tenancy and Crops Inspection Certificate issued with respect to: (i) property bearing Survey No. 64, measuring 30 Acres 09 Guntas for the period 1967-68 to 1987-88; (ii) property bearing Survey No. 64/1, measuring 25 Acres 23 Guntas for the period 1988-89 to 2017-18; and (iii) property bearing Survey No. 64, measuring 30 Acres 09 Guntas for the period 2018-19 to 2022-23;
31.	Village Map of Kodati Village;
32.	Moola Tippani issued with respect to property bearing Survey No. 64;
33.	Extract of the Hissa Survey Tippani issued with respect to property bearing Survey No. 64;

34.	Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to property bearing Survey No. 64;
35.	E-Khata dated 05.08.2023 issued by the Kodati Gram Panchayathi in connection with the Property;
36.	Receipt dated 02.03.2023, issued by the Panchayath Development Officer, Kodati Gram Panchayathi;
37.	Endorsement dated 07.08.2007 bearing No. L.R.F C.R. 306: 2007-08, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura;
38.	Endorsement dated 18.01.2023 bearing No. BDA/SLAO/1029/2022-23, issued by the Special Land Acquisition Officer, BDA, Bangalore; and
39.	Encumbrance Certificate issued with respect to: (a) property bearing Survey No. 64 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.1983; and (iii) 01.04.1983 to 31.03.2004; and (b) property bearing Survey No. 64/1 (now bearing Survey No. 64) for the period: (i) 01.04.2004 to 11.10.2010; (ii) 01.10.2010 to 06.12.2012; and (iii) 01.04.2010 to 04.04.2023.

III. Title Flow:

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

1. In terms of the Sale Deed dated 04.05.1944 (Registered as Document No. 5455/1943-44, Book-I, Volume No.696, at Pages 01 to 06, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No. 01**), we observe that Mrs. M.J.B. Donald conveyed property bearing Survey No. 64, measuring 30 Acres 09 Guntas, situated at Kodati Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk) along with other properties in favour of Mr. Bipin Chandra Bhuttacharji. In this regard, we have been provided with the extract of the entry made in the Index of Lands Register issued with respect to property bearing Survey No. 64 (**Document No. 02**).
2. In terms of the Deed of Transfer dated 23.12.1952 (Registered as Document No. 5763/1952-53, Book-I, Volume No. 1317, at Pages 167 to 169, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No. 03**) executed by Mr. B.C. Bhuttacharji, we observe that a portion of property bearing Survey No. 64, measuring 27 Acres 13 Guntas has been transferred in favour of his daughter of Ms. Sita Bhuttacharji. In this regard, we have been provided with the: (i) extract of the entry made in the Record of Rights Register bearing R.R. No. 990; and (ii) extract

of the entry made in the Mutation Register bearing M.R. No. 3/52-53 (**Document Nos. 04 & 05**).

3. Thereafter, in terms of the Sale Deed dated 19.07.1983 (Registered as Document No. 2751/1983-84, Book-I, Volume No. 3010, at Pages 8 to 16, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 06**), we observe that Mrs. Sita Mukherji (represented by her father and power of attorney holder Mr. B.C. Bhuttacharji) has conveyed a portion of property bearing Survey No. 64, measuring 09 Acres 02 Guntas in favour of Mr. M. G. Nagendra and Mr. M. G. Dattathreya, both sons of Mr. M. L. Gopala Setty. In this regard, we have been provided with the: (i) Power of Attorney dated 14.09.1982 (notarized in Kingsway London) executed by Mrs. Sita Mukherji in favour of Mr. B.C. Bhuttacharji (**Document No. 07**), whereunder, we observe that Mrs. Sita Mukherji has authorized Mr. B.C. Bhuttacharji to do certain things and deeds including to convey all the properties held by her; (ii) extract of the entry made in the Record of Rights Register bearing R.R. No. 1125 (**Document No. 08**); and (iii) extract of the entry made in the Mutation Register bearing M.R. No. 25/83-84 (**Document No. 09**).

4. In terms of the Order dated 31.08.1990 passed in proceedings bearing No. LRF (83) 491:90-91 by the Assistant Commissioner, Bangalore Sub Division, Bangalore (**Document No. 10**), we observe that the proceedings initiated under Sections 79A and 80 of the Karnataka Land Reforms Act, 1961 in connection with a portion of property bearing Survey Nos. 64, measuring 09 Acres 02 Guntas (acquired by Mr. M. G. Nagendra and Mr. M. G. Dattathreya, both sons of Mr. M. L. Gopala Setty) were dropped.

5. Further, in terms of the Partition Deed dated 15.04.2004 [Registered as Document No. 1025/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub-Registrar (Bangalore South)] (**Document No. 11**) executed between Mr. M. G. Dattathreya and Mr. M. G. Nagendra, both sons of Late M. L. Gopala Setty, we observe that the property bearing Survey No. 64/1 (Old Survey No. 64), measuring 21 Guntas ('**Property**') was allotted to the share of Mr. M. G. Dattathreya. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 63/2003-04 (**Document No. 12**).

6. We observe from the Mortgage Deed dated 31.07.2007 (Registered as Document No. 2319/2007-08, Book-1, stored in C.D. No. VRTD8, at the office of the Sub-Registrar, Varthur, Bangalore Urban District) that Mr. M. G. Dattathreya, son of Late M. L. Gopala Setty has created

mortgage over property bearing Survey No. 64/1 (Old Survey No. 64), measuring 21 Guntas Viz., Property in favour of State Bank of India (**Document No. 13**). In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 12/2007-08 (**Document No. 14**). Further, we observe that the said mortgage has been discharged under a Deed of Reconveyance dated 08.12.2020 [Registered as Document No. 2481/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Shivajinagar (Bidarahalli)] executed by State Bank of India in favour of Mr. M. G. Dattatreya, son of Late M. L. Gopala Setty (**Document No. 15**).

7. In terms of the Mortgage Deed dated 07.02.2011 (Registered as Document No. 7187/2010-11, Book-1, stored in C.D. No. VRTD95, at the office of the Sub-Registrar, Varthur) executed by Mr. M. G. Dattatreya, son of Late M. L. Gopala Setty (**Document No. 16**), we observe that mortgage has been created over the Property in favour State Bank of India. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 57/2010-11 (**Document No. 17**) Further, we observe that the said mortgage has been discharged under a Deed of Reconveyance dated 08.12.2020 [Registered as Document No. 2483/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Shivajinagar (Bidarahalli)] executed by State Bank of India in favour of Mr. M. G. Dattatreya, son of Late M. L. Gopala Setty (**Document No. 18**). In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 44/2010-11 (**Document No. 19**).
8. We observe from the Official Memorandum dated 17.08.2011 bearing No. ALN [E.V.H] SR 184/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore (**Document No. 20**) that the Property has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Intimation Letter dated 29.07.2011 bearing No. A.L.N. [E.V.H] S.R:184/2011-12 issued on behalf of the Special Deputy Commissioner, Bangalore District; (ii) Challan evidencing payment of conversion fee; (iii) Conversion Sketch; (iv) Extract of the entry made in the Mutation Register bearing M.R. No. 38/2011-12; (v) Letter dated 22.07.2011 bearing No. BDA/TPA/CON-803/2133/2011-12 issued by the Assistant Director (East), Town Planning Division, Bangalore Development Authority ('**BDA**'), Bangalore addressed to the Special Deputy Commissioner, Bangalore District, Bangalore; and (vi) Letter dated 25.07.2011 bearing No. B.D.A/SLAO/C6/P.R/337/11-12 issued by the Special Additional Land Acquisition Officer, BDA, Bangalore addressed to the Special Deputy Commissioner, Bangalore District, Bangalore (**Document Nos. 21 to 26**).

9. In terms of the extract of the entry made in the Mutation Register bearing M.R. No. H45/2015-16 (**Document No. 27**), we observe that property bearing Survey No. 64 has been bifurcated into Survey No. 64/1 (measuring 25 Acres 23 Guntas) and Survey No. 64/2 (measuring 4 Acres 26 Guntas). In this regard, we have been provided with the Order dated 21.07.2015 bearing No. R.R.T [B.E.] CR 91/15-16, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document No. 28**).
10. We observe from the Sale Deed dated 08.05.2023 [Registered as Document No. INR-1-01690-2023-24, Book-1, stored in C.D. No. INRD1341, at the office of the Sub-Registrar, Shivajinagara (Indiranagar)] (**Document No. 29**) that Mr. M. G. Dattathreya @ Mysore Gopala Dattathreya, son of Late M. L. Gopala Setty along with his wife Mrs. Shashi Dattathreya and children, Mr. Anuj Dattathreya and Mr. Abhay Dattathreya (as 'Confirming Parties') conveyed the Property in favour of Birla Estates Private Limited.
11. In terms of the Record of Rights, Tenancy and Crops Inspection Certificate ('RTC's') issued with respect to: (i) property bearing Survey No. 64, measuring 30 Acres 09 Guntas for the period 1967-68 to 1987-88; (ii) property bearing Survey No. 64/1, measuring 25 Acres 23 Guntas for the period 1988-89 to 2017-18; and (iii) property bearing Survey No. 64, measuring 30 Acres 09 Guntas for the period 2018-19 to 2022-23 (**Document No. 30**) that the names of the holders and cultivators are in consonance with the title flow of the Property (*discussed above*).
12. We have been provided with the Village Map of Kodati Village (**Document No. 31**) and in terms of the said village map, we observe the shape and location of property bearing Survey No. 64.
13. In terms of the extract of Moola Tippani issued with respect to property bearing Survey No. 64 (**Document No. 32**), we observe the shape of the said property.
14. We observe from the extract of the Hissa Survey Tippani issued with respect to property bearing Survey No. 64 (**Document No. 33**) that the said property has been bifurcated in two portions Viz., property bearing Survey No. 64/1 and property bearing Survey No. 64/2.
15. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to property bearing Survey No. 64 (**Document No. 34**), we observe that the said property admeasures 30 Acres 09 Guntas (without any kharab land).

16. In terms of the E-Khata issued by the Kodati Gram Panchayathi in connection with the Property (**Document No. 35**), we observe that property being a portion of Survey No. 64/1, measuring 2124.60 Square Metres (21 Guntas) Viz., Property has been assigned with property bearing No. 150200400400122525 and Birla Estates Private Limited is reflected as the owner of the Property. Further, in terms of the Receipt dated 02.03.2023, issued by the Panchayath Development Officer, Kodati Gram Panchayathi (**Document No. 36**), we observe that the property tax with respect to the Property has been paid for the period 2022-23.
17. We observe from the Endorsement dated 07.08.2007 bearing No. L.R.F C.R. 306: 2007-08, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura (**Document No. 37**) that there are no tenancy applications filed under Section 48 (1) and Form 7 of the Karnataka Land Reforms Act, 1961 in connection with the property bearing Survey No. 64/1, as on 07.08.2007.
18. In terms of the Endorsement dated 18.01.2023 bearing No. BDA/SLAO/1029/2022-23, issued by the Special Land Acquisition Officer, BDA, Bangalore (**Document No. 38**), we observe that the said authority has not initiated any acquisition proceedings (for formation of layout/peripheral ring road/planning) with respect to property bearing Survey No. 64 measuring 01 Acre 04 Guntas.

We observe that the aforementioned Endorsement dated 18.01.2023, issued by BDA reflects that a portion of property bearing Survey No. 64/1, measuring 08 Acres 37 Guntas (out of 25 Acres 23 Guntas) along with other properties forms part of the list of properties proposed for formation of new K.C. Reddy Layout.

The Present Owner has represented to us that no notice/ information has been received in connection with the proposed acquisition. It appears that the K.C.Reddy Residential Layout was proposed to be formed pursuant to a Government Order dated 28.02.2009. However, no steps seem to have been taken to implement the proposal thus far.

In the event the aforesaid lands are eventually proposed to be acquired by the Government for formation of a residential layout, the owner of the said lands will be entitled to: (i) seek compensation as per applicable law; or (ii) object the said acquisition on ground that there has been unreasonable delay in initiating the proposal for acquisition and that the Government will be estopped from proceeding with the acquisition.

Further, if a development plan approval has already been obtained for development of the said lands for residential purposes, by the time the acquisition proceedings are initiated, it will be a reasonable ground to object to the proposed acquisition of the said lands by the

Government, for the reason that the purpose of proposed acquisition is already served by the land owner, which itself is giving effect to a residential development.

19. We have been provided with the Encumbrance Certificate ('EC') issued with respect to: (a) property bearing Survey No. 64 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.1983; and (iii) 01.04.1983 to 31.03.2004; and (b) property bearing Survey No. 64/1 (now bearing Survey No. 64) for the period: (i) 01.04.2004 to 11.10.2010; (ii) 01.10.2010 to 06.12.2012; and (iii) 01.04.2010 to 04.04.2023 (**Document No. 39**).

It is advisable to obtain EC's issued with respect to property bearing Survey No. 64/1 (now bearing Survey No. 64) for the period 05.04.2023 to till date.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that Birla Estates Private Limited, a company incorporated under the Companies Act, 2013, having its office at No. G2, Pride Elite, 10, Museum Road, Bengaluru – 560001 is the sole and absolute owner of all that piece and parcel of immovable property bearing No. 64/1 (Khata No.150200400400122525), measuring 2124.60 Square Metres [21 Guntas], situated at Kodati Village, Varthuru Hobli, Bangalore East Taluk, Bangalore Urban District Viz., Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

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

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

BIRLA ESTATES PRIVATE LIMITED

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

December 08th, 2023

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

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property bearing No. 68/3 Block A (E-Khata No.150200400400122526), measuring 32981.60 Square Metres [08 Acres 06 Guntas (excluding 12 ¾ Guntas of kharab land)], situated at Kodati Village, Varthuru Hobli, Bangalore East Taluk, Bangalore Urban District (hereinafter referred to as 'Property') and bounded on the:

East by : Property bearing Survey No. 68/1;
West by : Road and property bearing Survey No. 67;
North by : Road; and
South by : Property bearing Survey No. 68/4.

II. List of Documents Reviewed:

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

Sl. No.	Particulars of Documents
1.	Sale Deed dated 04.05.1944 (Registered as Document No. 5455/1943-44, Book-I, Volume No.696, at Pages 01 to 06, at the office the Sub-Registrar, Bangalore Taluk) executed by Mrs. M.J.B. Donald in favour of Mr. Bipin Chandra Bhattacharji;
2.	Extract of the Index of Lands Register;

3.	Deed of Transfer 23.12.1952 (Registered as Document No. 5764/1952-53, Book-I, Volume No. 1318, at Pages 15 to 16, at the office of the Sub-Registrar, Bangalore Taluk) executed by Mr. B.C. Bhuttacharji in favour of Ms. Gita Bhuttacharji;
4.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 989;
5.	Extract of the entry made in the Mutation Register bearing M.R. No. 4/52-53;
6.	Extract of the Secondary Reclassification Tippani;
7.	Sale Deed dated 19.07.1983 (Registered as Document No. 2750/83-84, Book-I) executed by Mrs. Gita Martin Nee @ Gita Bhuttacharji in favour of Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty;
8.	Power of Attorney dated 14.09.1982 (notarized in State of New Jersey) executed by Mrs. Gita Martin Nee @ Gita Bhuttacharji in favour of Mr. B.C. Bhuttacharji;
9.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 1126;
10.	Order dated 31.08.1990 passed in proceedings bearing No. LRF (83) 491:90-91 by the Assistant Commissioner, Bangalore Sub Division, Bangalore;
11.	Partition Deed dated 15.04.2004 (Registered as Document No. 1014/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub- Registrar, Bangalore South Taluk) entered between Mr. M.G. Dattathreya and Mr. M.G. Nagendra, both sons of Late Gopala Setty;
12.	Extract of the entry made in Mutation Register bearing M.R. No. 62/2003-04;
13.	Mortgage Deed dated 31.07.2007 (Registered as Document No. 2319/2007-08, Book-1, stored in C.D. No. VRTD8, at the office of the Sub-Registrar, Varthur, Bangalore Urban District) executed by Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty in favour of State Bank of India;
14.	Extract of the entry made in the Mutation Register bearing M.R. No. 12/2007-08;
15.	Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2481/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore);
16.	Extract of the entry made in the Mutation Register bearing M.R. No. 14/2009-10;
17.	Official Memorandum dated 05.10.2010 bearing No. ALN [E.V.H] SR 133/2010-11, issued by the Special Deputy Commissioner, Bangalore District, Bangalore;
18.	Report dated 07.08.2010 bearing No. A.L.N.S.R: 62/2010-11, issued by the Tahsildhar, Bangalore East Taluk, K.R. Pura;
19.	Intimation Letter dated 23.09.2010 bearing No. ALN [E.V.H] SR 133/2010-11, issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore;

20.	Challan evidencing payment of conversion fee;
21.	Conversion Sketch;
22.	Extract of the entry made in the Mutation Register bearing M.R. No. 19/2010-11;
23.	Mortgage Deed dated 07.02.2011 (Registered as Document No. 7187/2010-11, Book-1, stored C.D. No. VRTD95, at the office of the Senior Sub-Registrar, Bangalore Urban District) executed by Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty in favour of State Bank of India;
24.	Extract of the entry made in the Mutation Register bearing M.R. No. 57/2010-11;
25.	Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2483/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore);
26.	Memorandum Recording Past Transactions of Creation of Mortgage By Delivery of Title Deeds dated 15.01.2021 [Registered as Document No. 8304/2020-21, Book-1, stored in C.D. No. 740, at the office of the Sub-Registrar, Shivajinagar (Indiranagar)] executed by Mr. M.G. Dattathreya @ Mysore Gopala Dattathreya and others in favour of HDFC Bank Limited;
27.	Discharge Deed dated 27.12.2022 (Registered as Document No. 12360/2022-23, Book-1, stored in C.D. No. INRD1243, at the office of the Sub- Registrar, Shivajinagar (Indiranagar), Bangalore);
28.	Extract of the entry made in the Mutation Register bearing M.R. No. H78/2011-12;
29.	Gift Deed dated 28.12.2022 (Registered as Document No. 11565/2022-23, Book-1, stored in C.D. No. KRID1651, at the office of the Additional Sub-Registrar, K.R. Pura, Bangalore) executed by Mr. M.G. Dattathreya, son of Late Gopala Setty in favour of Mrs. Shashi Dattathreya, Mr. Abhay Dattathreya and Mr. Anuj Dattathreya;
30.	Genealogical Tree of Mr. M.G. Dattathreya, son of Late Gopala Setty, issued by the Deputy Tahsildhar, Bangalore North;
31.	Sale Deed dated 08.05.2023 [Registered as Document No. INR-1-01687-2023-24, Book-1, stored in C.D. No. INRD1341, at the office of the Sub-Registrar, Shivajinagara (Indiranagar)] executed by Mr. M. G. Dattathreya @ Mysore Gopala Dattathreya and others in favour of Birla Estates Private Limited;
32.	Record of Rights, Tenancy and Crops Inspection Certificate ('RTC's') issued with respect to Survey No. 68, measuring 18 Acres 12 Guntas (excluding 25 Guntas of kharab land) for the period 1967-68 to 1987-88;

33.	RTC's issued with respect to: (i) property bearing Survey No. 68/1, measuring 16 Acres 12 Guntas (excluding 25 Guntas of kharab land) for the period 1988-89 to 2008-09; and (ii) Property for the period 2009-10 to 2022-23;
34.	Village Map of Kodati Village;
35.	Extract of the Survey Original Tippani;
36.	Extract of the Hissa Survey Tippani, issued with respect to Survey No. 68;
37.	Extracts of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to property bearing Survey No. 68/1;
38.	Extract of Karnataka Revision Settlement Akarband (Utharu);
39.	E-Khata dated 05.08.2023 issued by the Kodati Gram Panchayathi in connection with the Property;
40.	Receipt dated 03.12.2022, issued by the Panchayath Development Officer, Kodati Gram Panchayati;
41.	Endorsement dated 07.08.2007 bearing No. L.R.F C.R. 306: 2007-08, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura;
42.	Endorsement dated 07.06.2016 bearing No. KHB/LAO/90/2016-17, issued by the Public Information Officer and Tahsildhar, Land Acquisition Department, Karantaka Housing Board, Bangalore;
43.	Endorsement dated 18.01.2023 bearing No. BDA/SLAO/1029/2022-23, issued by the Special Land Acquisition Officer, BDA, Bangalore;
44.	Encumbrance Certificate ('EC's') issued with respect to: (i) property bearing Survey No. 68 for the period: (a) 01.04.1944 to 14.02.1957; (b) 15.02.1957 to 31.03.1972; (c) 01.04.1972 to 31.03.2004; (ii) property bearing Survey No. 68/1 for the period 01.04.2004 to 30.05.2016; and (iii) Property for the period: (a) 01.04.2004 to 31.03.2016; (b) 01.04.2011 to 09.12.2020; and (c) 25.11.2020 to 14.12.2020; and
45.	EC issued with respect to the Property for the period 15.12.2020 to 19.03.2023.

III. Title Flow:

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

1. In terms of the Sale Deed dated 04.05.1944 (Registered as Document No. 5455/1943-44, Book-I, Volume No.696, at Pages 01 to 06, at the office the Sub-Registrar, Bangalore Taluk) (**Document No.1**), we observe that Mrs. M.J.B. Donald conveyed property bearing Survey No. 68, measuring 18 Acres 03 Guntas, situated at Kodati Village, Varthuru Hobli, Bangalore East Taluk (earlier Bangalore South Taluk) along with other properties in favour of Mr. Bipin

Chandra Bhuttacharji. In this regard, we have been provided with the extract of the entry made in the Index of Lands Register issued with respect to property bearing Survey No. 68 (**Document No.2**).

2. Thereafter, we observe that Mr. B.C. Bhuttacharji under the Deed of Transfer 23.12.1952 (Registered as Document No. 5764/1952-53, Book-I, Volume No. 1318, at Pages 15 to 16, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No.3**) transferred a portion of property bearing Survey No. 68, measuring 16 Acres 03 Guntas in favour of his daughter Ms. Gita Bhuttacharji. In this regard, we have been provided with the: (i) extract of the entry made in the Record of Rights Register bearing R.R. No. 989; and (ii) extract of the entry made in the Mutation Register bearing M.R. No. 4/52-53 (**Document Nos. 4 & 5**).
3. In terms of the extract of the Secondary Reclassification Tippani (**Document No.6**), we observe that the extent of the property bearing Survey No. 68 has been revised from 18 Acres 03 Guntas (excluding 34 Guntas of kharab land) to 18 Acres 12 Guntas (excluding 25 Guntas of kharab land) ('**Survey No. 68**').
4. Mrs. Gita Martin Nee @ Gita Bhuttacharji (represented by her Power of Attorney holder and father Mr. B.C. Bhuttacharji) under the Sale Deed dated 19.07.1983 (Registered as Document No. 2750/83-84, Book-I) (**Document No.7**) conveyed a portion of Survey No. 68, measuring 16 Acres 12 Guntas in favour of Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty. In this regard, we have been provided with the: (i) Power of Attorney dated 14.09.1982 (notarized in State of New Jersey) executed by Mrs. Gita Martin Nee @ Gita Bhuttacharji (**Document No.8**) in favour of Mr. B.C. Bhuttacharji, whereunder, we observe that Mrs. Gita Martin Nee @ Gita Bhuttacharji has authorized Mr. B.C. Bhuttacharji to do certain things and deeds including to convey all the properties held by her; and (ii) extract of the entry made in the Record of Rights Register bearing R.R. No. 1126 (**Document No.9**).
5. In terms Order dated 31.08.1990 passed in proceedings bearing No. LRF (83) 491:90-91 by the Assistant Commissioner, Bangalore Sub Division, Bangalore (**Document No.10**), we observe that the proceedings initiated under Section 79A and 80 of the Karnataka Land Reforms Act, 1961 in connection with a portion of Survey No. 68, measuring 16 Acres 12 Guntas along with other properties (acquired by Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty) were dropped.

6. Thereafter, in terms of the Partition Deed dated 15.04.2004 (Registered as Document No. 1014/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub- Registrar, Bangalore South Taluk) (**Document No.11**) entered between Mr. M.G. Dattathreya and Mr. M.G. Nagendra, both sons of Late Gopala Setty, we observe that the property bearing Survey No. 68/1 (Old Survey No. 68), measuring 08 Acres 18 1/2 Guntas (including 12 1/2 Guntas of kharab) was allotted to the share of Mr. M.G. Dattathreya. In this regard, we have been provided with the extract of the entry made in Mutation Register bearing M.R. No. 62/2003-04 (**Document No.12**).
7. In terms of the Mortgage Deed dated 31.07.2007 (Registered as Document No. 2319/2007-08, Book-1, stored in C.D. No. VRTD8, at the office of the Sub-Registrar, Varthur, Bangalore Urban District) (**Document No.13**), we observe that Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty had created a mortgage over property bearing Survey No. 68/1 (Old Survey No. 68), measuring 08 Acres 18 1/2 Guntas (including 12 1/2 Guntas of kharab) in favour of State Bank of India. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 12/2007-08 (**Document No.14**). Further, we observe that the said Mortgage has been discharged under the Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2481/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore) (**Document No.15**).
8. We observe from the extract of the entry made in the Mutation Register bearing M.R. No. 14/2009-10 (**Document No.16**), that a portion of the property bearing Survey No. 68/1, measuring 08 Acres 06 Guntas (excluding 12 3/4 Guntas of kharab land) has been assigned with new survey number bearing Survey No. 68/3 (Viz., the '**Property**').
9. In terms of Official Memorandum dated 05.10.2010 bearing No. ALN [E.V.H] SR 133/2010-11, issued by the Special Deputy Commissioner, Bangalore District, Bangalore (**Document No.17**) we observe that Property has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Report dated 07.08.2010 bearing No. A.L.N.S.R: 62/2010-11, issued by the Tahsildhar, Bangalore East Taluk, K.R. Pura; (ii) Intimation Letter dated 23.09.2010 bearing No. ALN [E.V.H] SR 133/2010-11, issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore; (iii) Challan evidencing payment of conversion fee; (iv) Conversion Sketch; and (v) extract of the entry made in the Mutation Register bearing M.R. No. 19/2010-11 (**Document Nos. 18 to 22**).

10. In terms of the Mortgage Deed dated 07.02.2011 (Registered as Document No. 7187/2010-11, Book-1, stored C.D. No. VRTD95, at the office of the Senior Sub-Registrar, Bangalore Urban District) (**Document No.23**) executed by Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty we observe that a mortgage had been created over the Property in favour State Bank of India. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 57/2010-11 (**Document No.24**). Further, we observe that the said mortgage has been discharged under the Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2483/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore) (**Document No.25**).
11. Thereafter, in terms of the Memorandum Recording Past Transactions of Creation of Mortgage By Delivery of Title Deeds dated 15.01.2021 [Registered as Document No. 8304/2020-21, Book-1, stored in C.D. No. 740, at the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore] (**Document No.26**) we observe that Mr. M.G. Dattathreya @ Mysore Gopala Dattathreya and others had created a mortgage over the Property in favour of HDFC Bank Limited. Further, we observe that the said Mortgage has been discharged under a Discharge Deed dated 27.12.2022 [Registered as Document No. 12360/2022-23, Book-1, stored in C.D. No. INRD1243, at the office of the Sub- Registrar, Shivajinagar (Indiranagar), Bangalore] (**Document No.27**). In this regard, we have also been provided with the extract of the entry made in the Mutation Register bearing M.R. No. H78/2011-12 (**Document No.28**).
12. We observe from the Gift Deed dated 28.12.2022 (Registered as Document No. 11565/2022-23, Book-1, stored in C.D. No. KRID1651, at the office of the Additional Sub-Registrar, K.R. Pura, Bangalore) (**Document No.29**) that Mr. M.G. Dattathreya, son of Late Gopala Setty has gifted twenty five (25) percentage of the undivided right, title and interest (each) in favour of his wife, Mrs. Shashi Dattathreya and sons, Mr. Abhay Dattathreya and Mr. Anuj Dattathreya. Further, from the Genealogical Tree of Mr. M.G. Dattathreya, son of Late Gopala Setty, issued by the Deputy Tahsildhar, Bangalore North (**Document No.30**) provided to us, we observe that Mrs. Shashi Dattathreya is the wife of Mr. M.G. Dattathreya and Mr. Abhay Dattathreya and Mr. Anuj Dattathreya are the sons of Mr. M.G. Dattathreya.
13. Thereafter, we observe from the Sale Deed dated 08.05.2023 [Registered as Document No. INR-1-01687-2023-24, Book-1, stored in C.D. No. INRD1341, at the office of the Sub-Registrar, Shivajinagara (Indiranagar)] (**Document No.31**) that Mr. M. G. Dattathreya @ Mysore Gopala Dattathreya, son of Late M. L. Gopala Setty along with his wife Mrs. Shashi Dattathreya and

children, Mr. Anuj Dattathreya and Mr. Abhay Dattathreya have conveyed the Property in favour of Birla Estates Private Limited.

14. We observe from the Record of Rights, Tenancy and Crops Inspection Certificate ('RTC's) issued with respect to Survey No. 68, measuring 18 Acres 12 Guntas (excluding 25 Guntas of kharab land) for the period 1967-68 to 1987-88 (**Document No.32**) that the names of the holders and cultivators are in consonance with the title flow of the Property (*discussed above*).
15. Further, we observe from the RTC's issued with respect to: (i) property bearing Survey No. 68/1, measuring 16 Acres 12 Guntas (excluding 25 Guntas of kharab land) for the period 1988-89 to 2008-09; and (ii) Property for the period 2009-10 to 2022-23 (**Document No.33**) that the names of the holders and cultivators are in consonance with the title flow of the Property (*discussed above*).
16. In terms of the Village Map of Kodati Village (**Document No. 34**), we observe the shape and location of Survey No. 68. Further, we observe that a cart track passes through Survey No. 68 and a waterbody/ pond/ puddle is present in the said property.
17. In terms of the extract of Survey Original Tippani issued with respect to Survey No. 68 (**Document No. 35**), we observe the shape of the said property.
18. In terms of the extract of the Hissa Survey Tippani issued with respect to Survey No. 68 (**Document No.36**), we observe that the said property has been bifurcated in two portions Viz., property bearing Survey No. 68/1 and property bearing Survey No. 68/2.
19. Thereafter, in terms of the extracts of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to property bearing Survey No. 68/1 (**Document No.37**), we observe that the said property has been bifurcated into two portions Viz., property bearing Survey No. 68/1, measuring 08 Acres 06 Guntas (excluding 12 1/4 Guntas of kharab land) and property bearing Survey No. 68/3, measuring 08 Acres 06 Guntas (excluding 12 3/4 Guntas of kharab land) Viz., Property.
20. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Property (**Document No.38**), we observe that the Property admeasures 08 Acres 06 Guntas (excluding 12 3/4 Guntas of kharab land).

21. In terms of the E-Khata dated 05.08.2023 issued by the Kodati Gram Panchayathi in connection with the Property (**Document No. 39**), we observe that property bearing Survey No. 68/3, measuring 32981.60 Square Metres 08 Acres 06 Guntas Viz., Property has been assigned with property bearing No. 150200400400122526 and Birla Estates Private Limited is reflected as the owner of the Property. Further, in terms of the Receipt dated 03.12.2022, issued by the Panchayath Development Officer, Kodati Gram Panchayati (**Document No.40**) we observe that the property tax with respect to the Property has been paid for the period 2022-23.
22. In terms of the Endorsement dated 07.08.2007 bearing No. L.R.F C.R. 306: 2007-08, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura (**Document No. 41**), we observe that there are no tenancy applications filed under Section 48 (1) and Form 7 of the Karnataka Land Reforms Act, 1961 in connection with the Property, as on 07.08.2007.
23. We observe from the Endorsement dated 07.06.2016 bearing No. KHB/LAO/90/2016-17, issued by the Public Information Officer and Tahsildhar, Land Acquisition Department, Karnataka Housing Board, Bangalore (**Document No. 42**) that the said authority has not initiated any acquisition proceedings in connection with the properties situated at Kodati Village as on 07.06.2016.
24. In terms of the Endorsement dated 18.01.2023 bearing No. BDA/SLAO/1029/2022-23, issued by the Special Land Acquisition Officer, BDA, Bangalore (**Document No.43**), we observe that the said authority has not initiated any acquisition proceedings (for formation of layout/peripheral ring road/planning) with respect to the Property.

We observe that the aforementioned Endorsement dated 18.01.2023, issued by the BDA reflects that the property bearing Survey No. 68/1, measuring 16 Acres 37 Guntas (including 25 Guntas of kharab land) along with other properties forms part of the list of properties proposed for formation of new K.C. Reddy Layout.

The Present Owners have represented to us that no notice/ information has been received in connection with the proposed acquisition. It appears that the K.C.Reddy Residential Layout was proposed to be formed pursuant to a Government Order dated 28.02.2009. However, no steps seem to have been taken to implement the proposal thus far.

In the event the aforesaid lands are eventually proposed to be acquired by the Government for formation of a residential layout, the owner of the said lands will be entitled to: (i) seek compensation as per applicable law; or (ii) object the said acquisition on ground that there has been unreasonable delay in initiating the proposal for acquisition and that the Government will be estopped from proceeding with the acquisition.

Further, if a development plan approval has already been obtained for development of the said lands for residential purposes, by the time the acquisition proceedings are initiated, it will be a reasonable ground to object to the proposed acquisition of the said lands by the Government, for the reason that the purpose of proposed acquisition is already served by the land owner, which itself is giving effect to a residential development.

25. In terms of the Encumbrance Certificate ('EC's') issued with respect to: (i) property bearing Survey No. 68 for the period: (a) 01.04.1944 to 14.02.1957; (b) 15.02.1957 to 31.03.1972; (c) 01.04.1972 to 31.03.2004; (ii) property bearing Survey No. 68/1 for the period 01.04.2004 to 30.05.2016; and (iii) Property for the period: (a) 01.04.2004 to 31.03.2016; (b) 01.04.2011 to 09.12.2020; and (c) 25.11.2020 to 14.12.2020 (**Document No.44**), we observe that all the registered transactions (as discussed above) are reflected.

26. We have been provided with the EC issued with respect to the Property for the period 15.12.2020 to 19.03.2023 (**Document No.45**).

It is advisable to obtain the EC issued for the Property for the period 20.03.2023 to till date.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that Birla Estates Private Limited, a company incorporated under the Companies Act, 2013, having its office at No. G2, Pride Elite, 10, Museum Road, Bengaluru – 560001 is the sole and absolute owner of all that piece and parcel of immovable property bearing 68/3 Block A, measuring 32981.60 Square Metres [08 Acres 06 Guntas (excluding 12 ¾ Guntas of kharab land)], situated at Kodati Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District Viz., Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

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

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

BIRLA ESTATES PRIVATE LIMITED
No. G2, Pride Elite, 10,
Museum Road,
Bengaluru - 560001.

December 08th, 2023

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

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property bearing No. 68/4,64/2,65/3 (Khata No.150200400400122527), measuring 82100.60 Square Metres (20 Acres 11½ Guntas), situated at Kodati Village, Varthuru Hobli, Bangalore East Taluk, Bangalore Urban District (hereinafter referred to as '**Property**') and bounded on the:

East by : Remaining portion of properties bearing Survey Nos. 68/2, 65/1, 64/2 and Survey No. 65/2;
West by : Properties bearing Survey Nos. 67, 65/3 & Chikkanayakanahalli Village boundary;
North by : Properties bearing Survey Nos. 68/3, 66, 67 and Road; and
South by : Remaining portion of properties bearing Survey Nos. 64/1,2 and Gattahalli boundary.

II. List of Documents Reviewed:

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

Sl. No.	Particulars of Documents
1.	Sale Deed dated 04.05.1944 (Registered as Document No. 5455/1943-44, Book-I, Volume No.696, at Pages 01 to 06, at the office the Sub-Registrar, Bangalore Taluk) executed by Mrs. M.J.B. Donald in favour of Mr. Bipin Chandra Bhattacharji;

2.	Extract of the Index of Lands Register issued with respect to Survey No. 64 and property bearing Survey No. 68;
3.	Deed of Transfer dated 23.12.1952 (Registered as Document No. 5762/1952-53, Book-I, Volume No. 1320, at Pages 63 to 64, at the office of the Sub-Registrar, Bangalore Taluk) executed by Mr. B.C. Bhuttacharji in favour of Ms. Prema Bhuttacharji;
4.	Extract of the Index of Lands Register issued with respect to property bearing Survey No. 65;
5.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 991;
6.	Extract of the entry made in the Mutation Register bearing M.R. No. 2/52-53;
7.	Sale Deed dated 27.04.1983 (Registered as Document No. 752/1983-84, Book-I, Volume No. 1968, at Pages 36 to 43, at the office of the Sub-Registrar Bangalore South Taluk) executed by Mrs. Prema Taylor Nee @ Prema Bhuttacharji (represented by her Power of Attorney and father Mr. B.C. Bhuttacharji) in favour of Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty;
8.	Power of Attorney dated 07.09.1982 (notarized in England) executed by Mrs. Prema Taylor Nee @ Prema Bhuttacharji;
9.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 1131;
10.	Extract of the entry made in the Mutation Register bearing M.R. No. 27/1983-84;
11.	Extract of the Secondary Reclassification Tippani;
12.	Deed of Transfer dated 23.12.1952 (Registered as Document No. 5763/1952-53, Book-I, Volume No. 1317, at Pages 167 to 169, at the office of the Sub-Registrar, Bangalore Taluk) executed by Mr. B.C. Bhuttacharji in favour of Ms. Sita Bhuttacharji;
13.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 990;
14.	Extract of the entry made in the Mutation Register bearing M.R. No. 3/52-53;
15.	Sale Deed dated 19.07.1983 (Registered as Document No. 2751/1983-84, Book-I, Volume No. 3010, at Pages 8 to 16, at the office of Sub-Registrar, Bangalore South Taluk) executed by Mrs. Sita Mukherji (represented by her Power of Attorney and father Mr. B.C. Bhuttacharji) in favour of Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty;
16.	Power of Attorney dated 14.09.1982 (notarized in Kingsway London) executed by Mrs. Sita Mukherji;
17.	Extract of the entry made in the Record of Rights Register bearing R.R. No. 1125;
18.	Extract of the entry made in the Mutation Register bearing M.R. No. 25/83-84;

19.	Order dated 31.08.1990 passed in proceedings bearing No. LRF (83) 491:90-91 by the Assistant Commissioner, Bangalore Sub Division, Bangalore;
20.	Partition Deed dated 15.04.2004 [Registered as Document No. 1025/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub-Registrar (Bangalore South)] entered between Mr. M.G. Dattathreya and Mr. M.G. Nagendra, both sons of Late Gopala Setty;
21.	Extract of the entry made in Mutation Register bearing M.R. No. 63/2003-04;
22.	Partition Deed dated 15.04.2004 [Registered as Document No. 1035/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub-Registrar (Bangalore South)] entered between Mr. M.G. Dattathreya and Mr. M.G. Nagendra, both sons of Late Gopala Setty;
23.	Extract of the entry made in Mutation Register bearing M.R. No. 61/2003-04;
24.	Mortgage Deed dated 31.07.2007 (Registered as Document No. 2319/2007-08, Book-1, stored in C.D. No. VRTD8, at the office of the Sub-Registrar, Varthuru, Bangalore Urban District) executed by Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty in favour of State Bank of India;
25.	Extract of the entry made in the Mutation Register bearing M.R. No. 12/2007-08;
26.	Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2481/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore);
27.	Extract of the entry made in the Mutation Register bearing M.R. No. 14/2009-10;
28.	Extract of the entry made in the Mutation Register bearing M.R. No. 15/2009-10;
29.	Official Memorandum dated 29.01.2011 bearing No. ALN [E.V.H] SR 269/10-11, issued by the Special Deputy Commissioner, Bangalore District, Bangalore;
30.	Report dated 09.11.2010 bearing No. A.L.N. S.R/142/10-11, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura;
31.	Intimation Letter dated 12.01.2011 bearing No. ALN [E.V.H] SR 269/2010-11, issued by the office of the Deputy Commissioner, Bangalore District;
32.	Letter dated 01.12.2010 bearing No. BDA/SLAO/2148/10-11, issued by the Commissioner, Bangalore Development Authority, Bangalore;
33.	Challan evidencing payment of conversion fee;
34.	Conversion Sketch;
35.	Extract of the entry made in the Mutation Register bearing M.R. No. 15/2011-12;

36.	Mortgage Deed dated 07.02.2011 (Registered as Document No. 7187/2010-11, Book-1, stored C.D. No. VRTD95, at the office of the, Senior Sub-Registrar, Bangalore Urban District) executed by Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty in favour of State Bank of India;
37.	Extract of the entry made in the Mutation Register bearing M.R. No. 57/2010-11;
38.	Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2483/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore);
39.	Extract of the entry made in the Mutation Register bearing M.R. No. 44/2010-11;
40.	Extract of the entry made in the Mutation Register bearing M.R. No. H45/2015-16;
41.	Order dated 21.07.2015 bearing No. R.R.T [B.E.] CR 91/15-16, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
42.	Sale Deed dated 08.05.2023 [Registered as Document No. INR-1-01689-2023-24, Book-1, stored in C.D. No. INRD1341, at the office of the Sub-Registrar, Shivajinagara (Indiranagar)] executed by Mr. M. G. Dattathreya @ Mysore Gopala Dattathreya, son of Late M. L. Gopala Setty and others in favour of Birla Estates Private Limited;
43.	Record of Rights, Tenancy and Crops Inspection Certificate ('RTC's') issued with respect to: (i) Survey No. 64, measuring 30 Acres 09 Guntas for the period 1967-68 to 1987-88; (ii) property bearing Survey No. 64/2, measuring 04 Acres 26 Guntas for the period 1988-89 to 1991-92; (ii) 1997-98; (iii) 1998-99 to 2016-17; and (iii) Survey No. 64, measuring 30 Acres 09 Guntas for the period 2017-18 to 2022-23;
44.	Record of Rights, Tenancy and Crops Inspection Certificate ('RTC's') issued with respect to: (i) Survey No. 65, measuring 27 Acres 01 Gunta for the period 1967-68 to 2008-09; and (ii) Survey No. 65/3, measuring 18 Acres 26 1/2 Guntas (excluding 02 1/2 Guntas of kharab land) for the period 2009-10 to 2022-23;
45.	RTC's issued with respect to: (i) Survey No. 68, measuring 18 Acres 12 Guntas (excluding 25 Guntas of kharab land) for the period 1967-68 to 1987-88; (ii) Survey No. 68/2, measuring 02 Acres for the period: (a) 1988-89 to 1997-98; & (b) 2001-02 to 2008-09; and (iii) Survey No. 68/4, measuring 01 Acre for the period 2009-10 to 2022-23;
46.	Village Map of Kodati Village;
47.	Extract of Moola Tippani issued with respect to Survey No. 64;
48.	Extract of the Hissa Survey Tippani issued with respect to Survey No. 64;
49.	Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Survey No. 64;

50.	Extract of Moola Tippani issued with respect to Survey No. 65;
51.	Extracts of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to Survey No. 65;
52.	Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Survey No. 65/3;
53.	Extract of Survey Original Tippani issued with respect to Survey No. 68;
54.	Extract of the Hissa Survey Tippani issued with respect to Survey No. 68;
55.	Extracts of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to property bearing Survey No. 68/2;
56.	Extract of Karnataka Revision Settlement Akarband (Utharu), with respect to Item No. 2 Property;
57.	E- Khata dated 05.08.2023 issued by the Kodati Gram Panchayathi in connection with the Property;
58.	Receipt dated 03.12.2022, issued by the Panchayath Development Officer, Kodati Gram Panchayati;
59.	Endorsement dated 07.08.2007 bearing No. L.R.F C.R. 306: 2007-08, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura;
60.	Endorsement dated 18.01.2023 bearing No. BDA/SLAO/1029/2022-23, issued by the Special Land Acquisition Officer, BDA, Bangalore;
61.	Encumbrance Certificate ('EC's) issued with respect to: (a) property bearing Survey No. 64 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.1983; and (iii) 01.04.1983 to 31.03.2004; (b) Survey No. 64/2 (now bearing Survey No. 64) for the period: (i) 01.04.2004 to 11.10.2010; (ii) 01.04.2007 to 04.04.2023;
62.	EC's issued with respect to: (a) property bearing Survey No. 65 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.1983; and (iii) 01.04.1983 to 31.03.2004; (b) Survey No. 65/3 (now bearing Survey No. 65) for the period: (i) 01.04.2004 to 30.07.2007; (ii) 27.02.2007 to 14.12.2009; and (iii) 01.04.2008 to 04.04.2023; and
63.	EC's issued with respect to: (a) property bearing Survey No. 68 for the period: (i) 01.04.1944 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; (iii) 01.04.1972 to 31.03.2004; (b) property bearing Survey No. 68/2 for the period 01.04.2004 to 30.05.2016; and (c) property bearing Survey No. 68/4 for the period: (i) 01.04.2004 to 31.03.2016; and (ii) 01.04.2012 to 04.04.2023.

III. Title Flow:

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

1. In terms of the Sale Deed dated 04.05.1944 (Registered as Document No. 5455/1943-44, Book-I, Volume No.696, at Pages 01 to 06, at the office the Sub-Registrar, Bangalore Taluk) (**Document No.1**), we observe that Mrs. M.J.B. Donald conveyed properties bearing: (i) Survey No. 64, measuring 30 Acres 09 Guntas ('**Survey No. 64**'); (ii) Survey No. 65, measuring 27 Acres 01 Gunta; and (iii) Survey No. 68, measuring 18 Acres 03 Guntas, all situated at Kodati Village, Varthuru Hobli, Bangalore East Taluk (earlier Bangalore South Taluk) along with other properties in favour of Mr. Bipin Chandra Bhuttacharji. In this regard, we have been provided with the extract of the Index of Lands Register issued with respect to Survey No. 64 and properties bearing Survey No. 68 (**Document No. 2**).
2. Thereafter, in terms of the Deed of Transfer dated 23.12.1952 (Registered as Document No. 5762/1952-53, Book-I, Volume No. 1320, at Pages 63 to 64, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No.3**) executed by Mr. B.C. Bhuttacharji, we observe that: (i) the property bearing Survey No. 65, measuring 27 Acres 01 Gunta; and (ii) a portion of Survey No. 64, measuring 02 Acres 36 Guntas have been transferred in favour of his daughter of Ms. Prema Bhuttacharji. In this regard, we have been provided with the: (i) extract of the Index of Lands Register issued with respect to property bearing Survey No. 65, measuring extract 27 Acres 01 Gunta (excluding 04 Guntas of kharab land), situated at Kodati Village, Varthuru Hobli, Bangalore East Taluk (earlier Bangalore South Taluk) ('**Survey No. 65**'); (ii) extract of the entry made in the record of rights register bearing R.R. No. 991; and (iii) extract of the entry made in the mutation register bearing M.R. No. 2/52-53 (**Document Nos. 5 to 6**).
3. Subsequently, under a Sale Deed dated 27.04.1983 (Registered as Document No. 752/1983-84, Book-I, Volume No. 1968, at Pages 36 to 43, at the office of the Sub-Registrar Bangalore South Taluk) (**Document No.7**) Mrs. Prema Taylor Nee @ Prema Bhuttacharji (represented by her Power of Attorney holder and father Mr. B.C. Bhuttacharji) conveyed: (i) Survey No. 65, measuring 27 Acres 11 Guntas; and (ii) a portion of Survey No. 64, measuring 02 Acres 36 Guntas in favour of Mr. M.G. Nagendra and Mr. M.G. Dattatreya, both sons of Mr. M.L. Gopala Setty. In this regard, we have been provided with the: (i) Power of Attorney dated 07.09.1982 (notarized in England) executed by Mrs. Prema Taylor Nee @ Prema Bhuttacharji (**Document No. 8**) in favour of Mr. B.C. Bhuttacharji, whereunder, we observe that Mrs. Prema Taylor

Nee @ Prema Bhuttacharji has authorized Mr. B.C. Bhuttacharji to do certain things and deeds including to convey all the properties held by her; (ii) extract of the entry made in the Record of Rights Register bearing R.R. No. 1131; and (iii) extract of the entry made in the Mutation Register bearing M.R. No. 27/1983-84 (**Document Nos. 9 & 10**).

4. In terms of the extract of the Secondary Reclassification Tippani (**Document No.11**), we observe that the extent of the property bearing Survey No. 68 has been revised from 18 Acres 03 Guntas (excluding 34 Guntas of kharab land) to 18 Acres 12 Guntas (excluding 25 Guntas of kharab land) (**Survey No. 68**).
5. In terms of the Deed of Transfer dated 23.12.1952 (Registered as Document No. 5763/1952-53, Book-I, Volume No. 1317, at Pages 167 to 169, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No.12**) executed by Mr. B.C. Bhuttacharji, we observe that a portion of Survey No. 68, measuring 02 Acres has been transferred in favour of his daughter Ms. Sita Bhuttacharji. In this regard, we have been provided with the: (i) extract of the entry made in the Record of Rights Register bearing R.R. No. 990; and (ii) extract of the entry made in the Mutation Register bearing M.R. No. 3/52-53 (**Document Nos.13 & 14**).
6. Subsequently, in terms of the Sale Deed dated 19.07.1983 (Registered as Document No. 2751/1983-84, Book-I, Volume No. 3010, at Pages 8 to 16, at the office of Sub-Registrar, Bangalore South Taluk) (**Document No.15**) we observe that Mrs. Sita Mukherji (represented by her Power of Attorney and father Mr. B.C. Bhuttacharji) conveyed a portion of Survey No. 68, measuring 02 Acres in favour of Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty. In this regard, we have been provided with the: (i) Power of Attorney dated 14.09.1982 (notarized in Kingsway London) executed by Mrs. Sita Mukherji (**Document No.16**) in favour of Mr. B.C. Bhuttacharji, whereunder, we observe that Mrs. Sita Mukherji has authorized Mr. B.C. Bhuttacharji to do certain things and deeds including to convey all the properties held by her; (ii) extract of the entry made in the Record of Rights Register bearing R.R. No. 1125; and (iii) extract of the entry made in the Mutation Register bearing M.R. No. 25/83-84 (**Document Nos. 17 & 18**).
7. In the manner stated above, Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty acquired: (i) an extent of 02 Acres 36 Guntas in Survey No. 64; (ii) Survey No. 65; and (ii) an extent of 02 Acres in Survey No. 68.

8. In terms of the Order dated 31.08.1990 passed in proceedings bearing No. LRF (83) 491:90-91 by the Assistant Commissioner, Bangalore Sub Division, Bangalore (**Document No.19**), we observe that the proceedings initiated under Section 79A and 80 of the Karnataka Land Reforms Act, 1961 in connection with portions of Survey Nos. 68, 64 & 65 (acquired by Mr. M.G. Nagendra and Mr. M.G. Dattathreya, both sons of Mr. M.L. Gopala Setty) were dropped.
9. Mr. M.G. Dattathreya and Mr. M.G. Nagendra, both sons of Late Gopala Setty under a Partition Deed dated 15.04.2004 [Registered as Document No. 1025/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub-Registrar (Bangalore South)] (**Document No.20**) partitioned their properties, under the terms of which, we observe that the property bearing Survey No. 68/2 (Old Survey No. 68), measuring 01 Acre was allotted to the share of Mr. M.G. Dattathreya. In this regard, we have been provided with the extract of the entry made in Mutation Register bearing M.R. No. 63/2003-04 (**Document No. 21**).
10. Further, in terms of the Partition Deed dated 15.04.2004 [Registered as Document No. 1035/2004-05, Book-1, stored in C.D. No. BASD46, at the office of the Sub-Registrar (Bangalore South)] (**Document No.22**) entered between Mr. M.G. Dattathreya and Mr. M.G. Nagendra, both sons of Late Gopala Setty, we observe that the: (i) property bearing Survey No. 65, measuring 18 Acres 28 Guntas (including 02 Guntas of Kharab land); and (ii) property bearing Survey No. 64/2 (Old Survey No. 64), measuring 23 Guntas ('**Item No. 1 Property**') were allotted to the share of Mr. M.G. Dattathreya. In this regard, we have been provided with the extract of the entry made in Mutation Register bearing M.R. No. 61/2003-04 (**Document No. 23**).
11. In terms of the Mortgage Deed dated 31.07.2007 (Registered as Document No. 2319/2007-08, Book-1, stored in C.D. No. VRTD8, at the office of the Sub-Registrar, Varthur, Bangalore Urban District) (**Document No. 24**), we observe that Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty had created a mortgage over: (i) property bearing Survey No. 68/2 (Old Survey No. 68), measuring 01 Acre; (ii) Item No. 1 Property; and (iii) property bearing Survey No. 65, measuring 18 Acres 28 Guntas (including 02 Guntas of Kharab land) in favour of State Bank of India. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 12/2007-08 (**Document No.25**). Further, we observe that the said mortgage has been discharged under the Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2481/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore) (**Document No.26**).

12. We observe from the extract of the entry made in the Mutation Register bearing M.R. No. 14/2009-10 (**Document No.27**), that a portion of the property bearing Survey No. 68/2, measuring 01 Acre (allotted to the share of Mr. M.G. Dattathreya) has been assigned with new survey number bearing Survey No. 68/4 (Viz., '**Item No. 2 Property**').
13. In terms of the extract of the entry made in the Mutation Register bearing M.R. No. 15/2009-10 (**Document No.28**), we observe that a portion of Survey No. 65, measuring 18 Acres 26 1/2 Guntas (excluding 2 1/2 Guntas of kharab land) (allotted to the share of Mr. M.G. Dattathreya) has been assigned with new survey number bearing Survey No. 65/3.
14. In terms of Official Memorandum dated 29.01.2011 bearing No. ALN [E.V.H] SR 269/10-11, issued by the Special Deputy Commissioner, Bangalore District, Bangalore (**Document No.29**) we observe that Item No. 1 Property, Item No. 2 Property and property bearing Survey No. 65/3, measuring 18 Acres 28 1/2 Guntas (including 2 1/2 Guntas of 'A' kharab land) ('**Item No. 3 Property**') has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Report dated 09.11.2010 bearing No. A.L.N. S.R/142/10-11, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura; (ii) Intimation Letter dated 12.01.2011 bearing No. ALN [E.V.H] SR 269/2010-11, issued by the office of the Deputy Commissioner, Bangalore District; (iii) Letter dated 01.12.2010 bearing No. BDA/SLAO/2148/10-11, issued by the Commissioner, Bangalore Development Authority, Bangalore; and (iii) Challan evidencing payment of conversion fee; (iv) Conversion Sketch; and (v) extract of the entry made in the Mutation Register bearing M.R. No. 15/2011-12 (**Document Nos. 30 to 35**).

We observe that the Karnataka Revision Settlement Akarbandh (Uttaru) issued with respect to Survey No. 65/3, measuring 18 Acres 26 Guntas (excluding 2 1/2 Guntas of kharab land) does not disclose the nature of the kharab land (whether 'A' Kharab or 'B' Kharab) and it appears from the RTC's that the said kharab land is B kharab land.

In view of the above, in the absence of confirmation on the nature of kharab, it is advisable to retain the said 2 1/2 Guntas of regularized kharab comprised in the Property without any development.

15. The Item No. 1 Property, Item No. 2 Property and Item No. 3 Property are hereinafter collectively referred to as the '**Property**'.

16. In terms of the Mortgage Deed dated 07.02.2011 (Registered as Document No. 7187/2010-11, Book-1, stored C.D. No. VRTD95, at the office of the Sub-Registrar, Senior Sub-Registrar, Bangalore Urban District) (**Document No. 36**) executed by Mr. M.G. Dattathreya, son of Late M.L. Gopala Setty we observe that a mortgage had been created over Item No. 1 Property, Item No. 2 Property and Item No. 3 Property in favour State Bank of India. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 57/2010-11 (**Document No. 37**). Further, we observe that the said mortgage has been discharged under the Deed of Reconveyance dated 08.12.2020 (Registered as Document No. 2483/2020-21, Book-1, stored in C.D. No. BDHD673, at the office of the Sub-Registrar, Bidarahalli, Bangalore) (**Document No. 38**). In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 44/2010-11 (**Document No. 39**)

17. In terms of the extract of the entry made in the Mutation Register bearing M.R. No. H45/2015-16 (**Document No. 40**), we observe that Survey No. 64 has been bifurcated into Survey No. 64/1 (measuring 25 Acres 23 Guntas) and Survey No. 64/2 (measuring 4 Acres 26 Guntas). In this regard, we have been provided with the Order dated 21.07.2015 bearing No. R.R.T [B.E.] CR 91/15-16, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document No. 41**).

18. We observe from the Sale Deed dated 08.05.2023 [Registered as Document No. INR-1-01689-2023-24, Book-1, stored in C.D. No. INRD1341, at the office of the Sub-Registrar, Shivajinagara (Indiranagar)] (**Document No. 42**) that Mr. M. G. Dattathreya @ Mysore Gopala Dattathreya, son of Late M. L. Gopala Setty along with his wife Mrs. Shashi Dattathreya and children, Mr. Anuj Dattathreya and Mr. Abhay Dattathreya (as '*Confirming Parties*') conveyed the Property in favour of Birla Estates Private Limited.

19. We observe from the Record of Rights, Tenancy and Crops Inspection Certificate ('RTC's) issued with respect to: (i) Survey No. 64, measuring 30 Acres 09 Guntas for the period 1967-68 to 1987-88; (ii) property bearing Survey No. 64/2, measuring 04 Acres 26 Guntas for the period 1988-89 to 1991-92; (ii) 1997-98; (iii) 1998-99 to 2016-17; and (iii) Survey No. 64, measuring 30 Acres 09 Guntas for the period 2017-18 to 2022-23 (**Document No. 43**) that the names of the holders and cultivators are in consonance with the title flow of the Item No. 1 Property (*discussed above*).

20. We observe from the RTC's issued with respect to: (i) Survey No. 65, measuring 27 Acres 01 Gunta for the period 1967-68 to 2008-09; and (ii) Survey No. 65/3, measuring 18 Acres 26 1/2 Guntas (excluding 02 1/2 Guntas of kharab land) for the period 2009-10 to 2022-23 (**Document No. 44**) that the names of the holders and cultivators are in consonance with the title flow of the Item No. 3 Property (*discussed above*).
21. We observe from the RTC's issued with respect to: (i) Survey No. 68, measuring 18 Acres 12 Guntas (*excluding 25 Guntas of kharab land*) for the period 1967-68 to 1987-88; (ii) Survey No. 68/2, measuring 02 Acres for the period: (a) 1988-89 to 1997-98; & (b) 2001-02 to 2008-09; and (iii) Survey No. 68/4, measuring 01 Acre for the period 2009-10 to 2022-23 (**Document No. 45**) that the names of the holders and cultivators are in consonance with the title flow of the Item No. 2 Property (*discussed above*)
22. In terms of the Village Map of Kodati Village (**Document No. 46**), we observe the shape and location of Survey No. 64, Survey No. 65 and Survey No. 68. Further, we observe that a cart track passes through the Survey No. 68 and a waterbody/ pond/ puddle is present in the said property.
23. In terms of the extract of Moola Tippanni issued with respect to Survey No. 64 (**Document No. 47**), we observe the shape of the said property.
24. Further, in terms of the extract of the Hissa Survey Tippanni issued with respect to Survey No. 64 (**Document No. 48**), we observe that the said property has been bifurcated in two portions Viz., property bearing Survey No. 64/1 and property bearing Survey No. 64/2.
25. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Survey No. 64 (**Document No. 49**), we observe that the said property admeasures 30 Acres 09 Guntas (without any kharab land).
26. In terms of the extract of Moola Tippanni issued with respect to Survey No. 65 (**Document No. 50**), we observe the shape of the said property.
27. Thereafter, in terms of the extracts of the Hissa Survey Tippanni and R.R. Pakka Book issued with respect to property bearing Survey No. 65 (**Document No. 51**), we observe that the said property has been bifurcated into three portions Viz., properties bearing Survey No. 65/1,

Survey No. 65/2 and Survey No. 65/3 and further we observe that the property bearing Survey No. 65/3, admeasures 18 Acres 26 Guntas (excluding 2 1/2 Guntas of kharab land) Viz., Item No. 3 Property.

28. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Survey No. 65/3 (**Document No. 52**), we observe that the said property admeasures 18 Acres 26 1/2 Guntas (excluding 02 1/2 Guntas of kharab land).
29. In terms of the extract of Survey Original Tippanni issued with respect to Survey No. 68 (**Document No. 53**), we observe the shape of the said property.
30. In terms of the extract of the Hissa Survey Tippanni issued with respect to Survey No. 68 (**Document No. 54**), we observe that the said property has been bifurcated in two portions Viz., property bearing Survey No. 68/1 and property bearing Survey No. 68/2.
31. Thereafter, in terms of the extracts of the Hissa Survey Tippanni and R.R. Pakka Book issued with respect to property bearing Survey No. 68/2 (**Document No. 55**), we observe that the said property has been bifurcated into two portions Viz., property bearing Survey No. 68/2, measuring 01 Acre and property bearing Survey No. 68/4, 01 Acre Viz., Item No. 2 Property.
32. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Item No. 2 Property (**Document No. 56**), we observe that the Item No. 2 Property admeasures 01 Acre (without any kharab land).
33. In terms of the E- Khata dated 05.08.2023 issued by the Kodati Gram Panchayathi in connection with the Property (**Document No. 57**), we observe that properties bearing Survey Nos. 68/4, 64/2 and 65/3, measuring 82100.60 Square Metres (20 Acres 11 1/2 Guntas) Viz., Property has been assigned with property bearing No. 150200400400122527 and Birla Estates Private Limited is reflected as the owner of the Property.
34. Further, in terms of the Receipt dated 03.12.2022, issued by the Panchayath Development Officer, Kodati Gram Panchayati (**Document No. 58**) we observe that the property tax with respect to the Property has been paid for the period 2022-23.
35. In terms of the Endorsement dated 07.08.2007 bearing No. L.R.F.C.R. 306: 2007-08, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura (**Document No. 59**), we observe that

there are no tenancy applications filed under Section 48 (1) and Form 7 of the Karnataka Land Reforms Act, 1961 in connection with properties bearing Survey Nos. 64/2, 65 and 68/2, as on 07.08.2007.

36. In terms of the Endorsement dated 18.01.2023 bearing No. BDA/SLAO/1029/2022-23, issued by the Special Land Acquisition Officer, BDA, Bangalore (**Document No. 60**), we observe that the said authority has not initiated any acquisition proceedings (for formation of layout/peripheral ring road/planning) with respect to Survey Nos. 64, 65 and 68/4.

We observe that the aforementioned Endorsement dated 18.01.2023, issued by BDA reflects that: (i) a portion of the property bearing Survey No. 64/2, measuring 02 Acres 36 Guntas; and (ii) Survey No. 68/2, measuring 02 Acres along with other properties forms part of the list of properties proposed for formation of new K.C. Reddy Layout.

The Present Owner has represented to us that no notice/ information has been received in connection with the proposed acquisition. It appears that the K.C. Reddy Residential Layout was proposed to be formed pursuant to a Government Order dated 28.02.2009. However, no steps seem to have been taken to implement the proposal thus far.

In the event the aforesaid lands are eventually proposed to be acquired by the Government for formation of a residential layout, the owner of the said lands will be entitled to: (i) seek compensation as per applicable law; or (ii) object the said acquisition on ground that there has been unreasonable delay in initiating the proposal for acquisition and that the Government will be estopped from proceeding with the acquisition.

Further, if a development plan approval has already been obtained for development of the said lands for residential purposes, by the time the acquisition proceedings are initiated, it will be a reasonable ground to object to the proposed acquisition of the said lands by the Government, for the reason that the purpose of proposed acquisition is already served by the land owner, which itself is giving effect to a residential development.

37. We have been provided with the Encumbrance Certificate ('EC's) issued with respect to: (a) property bearing Survey No. 64 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.1983; and (iii) 01.04.1983 to 31.03.2004; (b) Survey No. 64/2 (now bearing Survey

No. 64) for the period: (i) 01.04.2004 to 11.10.2010; (ii) 01.04.2007 to 04.04.2023 **(Document No. 61).**

It is advisable to obtain EC issued for property bearing Survey No. 64/2 (now bearing Survey No. 64) for the period 05.04.2023 to till date.

38. We have been provided with the EC's issued with respect to: (a) property bearing Survey No. 65 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.1983; and (iii) 01.04.1983 to 31.03.2004; (b) Survey No. 65/3 (now bearing Survey No. 65) for the period: (i) 01.04.2004 to 30.07.2007; (ii) 27.02.2007 to 14.12.2009; and (iii) 01.04.2008 to 04.04.2023 **(Document No. 62).**

It is advisable to obtain EC issued for property bearing Survey No. 65/3 (now bearing Survey No. 65) for the period 05.04.2023 to till date.

39. We have been provided with the EC's issued with respect to: (a) property bearing Survey No. 68 for the period: (i) 01.04.1944 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; (iii) 01.04.1972 to 31.03.2004; (b) property bearing Survey No. 68/2 for the period 01.04.2004 to 30.05.2016; and (c) property bearing Survey No. 68/4 for the period: (i) 01.04.2004 to 31.03.2016; and (ii) 01.04.2012 to 04.04.2023 **(Document No. 63).**

It is advisable to obtain EC issued for property bearing Survey No. 68/4 for the period 05.04.2023 to till date.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that Birla Estates Private Limited, a company incorporated under the Companies Act, 2013, having its office at No. G2, Pride Elite, 10, Museum Road, Bengaluru – 560001 sis the sole and absolute owner of all that piece and parcel of immovable property bearing No. 68/4,64/2,65/3 (Khata No.150200400400122527), measuring 82100.60 Square Metres (20 Acres 11½ Guntas), situated at Kodati Village, Varthuru Hobli, Bangalore East Taluk, Bangalore Urban District Viz., Property.

FEB 2024
Rey

Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

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

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