

April 09, 2025

To
CKPC Residences Private Limited
Survey Nos. 73 and 59/3A,
Bengaluru Lifesciences Park,
opposite WIPRO Gate 14, Electronics City Phase-1,
Doddathoguru village, Electronics City, Bengaluru South,
Bengaluru, Karnataka – 560 100.

Kind Attention: Mr. Chirag Purushotam, Director

Re: Title Report (the "Report") in respect of the following residentially converted land parcels measuring in all 7 acres and 22 *guntas*¹ plus 5 *guntas* of *kharab* (i.e., approximately 3,28,877.99 square feet) and situated at Singanayakanahalli village, Yelahanka *hobl*², Yelahanka *taluk*³, Bengaluru Urban District, State of Karnataka, within the jurisdiction of the Bangalore Development Authority (the "BDA").

Survey Number	Extent	Conversion Details
96/1	2 acres and 3 <i>guntas</i> ("Property A")	Official memorandum dated 05/03/2025 and bearing No. 749783, issued by the Deputy Commissioner, Bengaluru District.
96/2A1	1 acre ("Property B")	Official memorandum dated 05/03/2025 and bearing No. 749779, issued by Deputy Commissioner, Bengaluru District.
98/6 (previously part of 98/1A)	37 <i>guntas</i> ("Property C")	Official memorandum dated 05/03/2025 and bearing No. 749774, issued by the Deputy Commissioner, Bengaluru District.
98/8 (previously	14 <i>guntas</i> ("Property D")	Official memorandum dated 05/03/2025 and bearing No. 749794, issued by the Deputy Commissioner, Bengaluru District.

¹ One (1) *gunta* is one-fortieth (1/40) of an acre.

² *hobl* is a cluster of adjoining villages administered together for tax and land tenure purposes in the state of Karnataka.

³ a subdivision of a district; a group of several villages organized for revenue purposes.



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part of 98/1C)		
98/2D	26 <i>guntas</i> plus 1 <i>gunta</i> of <i>kharab</i> (" Property E ")	Official memorandum dated 05/03/2025 and bearing No. 749776, issued by the Deputy Commissioner, Bengaluru District.
99/2A1	21 <i>guntas</i> plus 1.08 <i>guntas</i> of <i>kharab</i> (" Property F ")	Official memorandum dated 05/03/2025 and bearing No. 749791, issued by the Deputy Commissioner, Bengaluru District.
98/5 (previously part of 98/1A)	15 <i>guntas</i> (" Property G ")	Official memorandum dated 05/03/2025 and bearing No. 749775, issued by the Deputy Commissioner, Bengaluru District.
98/7 (previously part of 98/1C)	9 <i>guntas</i> (" Property H ")	Official memorandum dated 05/03/2025 and bearing No. 749793, issued by the Deputy Commissioner, Bengaluru District.
98/11 (previously part of 98/2D)	8 <i>guntas</i> plus 0.08 <i>gunta</i> of <i>kharab</i> (" Property I ")	Official memorandum dated 05/03/2025 and bearing No. 749784, issued by the Deputy Commissioner, Bengaluru District.
99/3 (previously part of 99/2A1)	8 <i>guntas</i> plus 0.08 <i>gunta</i> of <i>kharab</i> (" Property J ")	Official memorandum dated 05/03/2025 and bearing No. 749792, issued by the Deputy Commissioner, Bengaluru District.
98/10 (previously part of 98/2D)	20 <i>guntas</i> plus 0.12 <i>gunta</i> <i>kharab</i> (" Property K ")	Official memorandum dated 05/03/2025 and bearing No. 749785, issued by the Deputy Commissioner, Bengaluru District.
98/9 (previously part of 98/2D)	20 <i>guntas</i> plus 0.12 <i>gunta</i> <i>kharab</i> (" Property L ")	Official memorandum dated 05/03/2025 and bearing No. 749795, issued by the Deputy Commissioner, Bengaluru District.

96/13 (previously part of 96/2A1)	1 <i>gunta</i> (" Property M ")	Official memorandum dated 05/03/2025 and bearing No. 749789, issued by the Deputy Commissioner, Bengaluru District.
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Part I: Description of the Project Land

Property A

All that piece and parcel of the residentially converted land bearing survey No. 96/1, measuring 2 acres and 3 *guntas*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Road;
West by : Private property;
North by : Lands bearing survey Nos. 96/13 and 96/2A1; and
South by : Lands bearing survey Nos. 98/2D, 98/6 and 98/8.

Property B

All that piece and parcel of the residentially converted land bearing survey No. 96/2A1, measuring 1 acre, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Road;
West by : Private property and land bearing survey No. 96/13;
North by : Road; and
South by : Land bearing survey No. 96/1.

Property C

All that piece and parcel of the residentially converted land bearing survey No. 98/6 (previously part of 98/1A), measuring 37 *guntas*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Lands bearing survey Nos. 98/8 and 98/7;
West by : Lands bearing survey Nos. 99/2A1 and 99/3;
North by : Land bearing survey No. 96/1; and
South by : Land bearing survey No. 98/5.

Property D

All that piece and parcel of the residentially converted land bearing survey No. 98/8 (previously part of 98/1C), measuring 14 *guntas*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Lands bearing survey Nos. 98/2D, 98/9 and 98/10;
West by : Land bearing survey No. 98/6;
North by : Land bearing survey No. 96/1; and
South by : Land bearing survey No. 98/7.

Property E:

All that piece and parcel of the residentially converted land bearing survey No. 98/2D measuring 26 *guntas* plus 1 *gunta* of *kharab*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Road;
West by : Land bearing survey No. 98/8;
North by : Land bearing survey No. 96/1; and
South by : Land bearing survey No. 98/9.

Property F

All that piece and parcel of the residentially converted land bearing survey No. 99/2A1 measuring 21 *guntas*, plus 1.08 *guntas* of *kharab*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Land bearing survey No. 98/6;
West by : Land bearing survey No. 99/2A2;
North by : Private Property; and
South by : Land bearing survey No. 99/3.

Property G

All that piece and parcel of the residentially converted land bearing survey No. 98/5 (previously part of 98/1A) measuring 15 *guntas*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Lands bearing survey Nos. 98/7 and 98/1C;
West by : Lands bearing survey Nos. 99/3 and 100;

North by : Land bearing survey No. 98/6; and
South by : Land bearing survey No. 98/1A.

Property H

All that piece and parcel of the residentially converted land bearing survey No. 98/7 (previously part of 98/1C) measuring 9 *guntas*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Lands bearing survey Nos. 98/10, 98/11 and 97;
West by : Lands bearing survey Nos. 98/6 and 98/5;
North by : Land bearing survey No. 98/8; and
South by : Land bearing survey No. 98/1C.

Property I

All that piece and parcel of the residentially converted land bearing survey No. 98/11 (previously part of 98/2D) measuring 8 *guntas* plus 0.08 *gunta* of *kharab*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Road;
West by : Land bearing survey Nos. 98/7;
North by : Land bearing survey No. 98/10; and
South by : Land bearing survey No. 97.

Property J

All that piece and parcel of the residentially converted land bearing survey No. 99/3 (previously part of 99/2A1) measuring 8 *guntas* plus 0.08 *gunta* of *kharab*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Lands bearing survey Nos. 98/6 and 98/5;
West by : Land bearing survey No. 99/2A2;
North by : Land bearing survey No. 99/2A1; and
South by : Land bearing survey No. 100.

Property K

All that piece and parcel of the residentially converted land bearing survey No. 98/10 (previously part of 98/2D) measuring 20 *guntas* plus 0.12 *gunta* of *kharab*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Road;
West by : Lands bearing survey Nos. 98/8 and 98/7;
North by : Land bearing survey No. 98/9; and
South by : Land bearing survey No. 98/11.

Property L

All that piece and parcel of the residentially converted land bearing survey No. 98/9 (previously part of 98/2D) measuring 20 *guntas* plus 0.12 *gunta* of *kharab*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by : Road;
West by : Land bearing survey No. 98/8;
North by : Land bearing survey No. 98/2D; and
South by : Land bearing survey No. 98/10.

Property M

All that piece and parcel of the residentially converted land bearing survey No. 96/13 (previously part of 96/2A1) measuring 1 *gunta*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru Urban District, Karnataka, and bounded as follows:

East by: Land bearing survey No. 96/2A1;
West by: Land bearing survey No. 95;
North by: Land bearing survey No. 96/2A1; and
South by: Land bearing survey No. 96/1.

[The boundaries are as per the sketch annexed to the Development Agreement.]

The Property A to L are collectively, referred to as the "**Project Land**", and Property M is referred to as the "**Additional Project Land**". The Project Land and the Additional Project Land are hereinafter collectively referred to as the "**Composite Project Land**".

Part II: Background

We understand that CKPC Residences Private Limited (CIN:U41000KA2025PTC196977), a company incorporated and governed under the provisions of the Companies Act, 2013, with its registered office at Survey Nos. 73, & 59/3A, 'Bengaluru Lifesciences Park', opposite Wipro Gate 14, Electronics City Phase-1, Doddathoguru village, Electronics City, Bengaluru South, Bengaluru, Karnataka - 560 100 (the "**Company**") is engaged in the business of development of residential

and commercial real estate projects. The Company intends to develop multi-storied residential buildings comprising of residential apartments with appurtenant infrastructure facilities, amenities and benefits, as may be permissible under applicable laws (the "**Project**") and for this purpose has identified the Composite Project Land. In this regard, the Company intends to enter into a joint development agreement with (i) Mr. G Narendra Babu; (ii) Mrs. Sunitha Ravi; and (iii) Mrs Kavitha Purushotam (collectively, referred to as the "**Owners**") in respect of the Project Land. Subsequently, Mr. G. Narendra Babu proposes to acquire the rights, title, and interest in the Additional Project Land from its current owner, Mr. S. R. Amarnath, and contribute the same to the Project by executing a supplementary joint development agreement, along with the other Owners, to the principal joint development agreement entered into between the Owners and the Company, thereby including the Additional Project Land within the scope of the Project and making the Composite Project Land available for development by the Company. As part of their obligation, the Owners are required to provide to the Company the opportunity to conduct a due diligence on the title of the Composite Project Land offered for development of the Project. We further understand that on completion of the due diligence to the satisfaction of the Company, the Project Land and the Additional Project will be pooled into the Project by the Owners for development by way of a definitive joint development agreement.

In this background, the Company has appointed Poovayya & Co., Advocates and Solicitors (the "**Firm**") to provide legal assistance in conducting a title due diligence of the Composite Project Land. Accordingly, our scope of work involved examination of the documents and records made available to us for the period commencing from 1969 till the Review Date and listed in **Annexure 1** of this Report. Based on the above, our objective was to identify material issues relating to the title, right and interest over the Composite Project Land, level of compliance with applicable laws, subsisting encumbrances and charges over these assets, status of proceedings, notices, claims and litigations etc., which will be relevant to the Company given the scope of the proposed transaction and which may accordingly be addressed in the Development Agreement (*defined below*) and the supplementary agreement to the Development Agreement (the "**Supplementary Development Agreement**"). In addition, we have obtained clarifications from the Owners through the Company, as and when required. The detailed scope of work is outlined in this Report.

Part III: Analysis

A. Title Flow

1. We have been provided with a copy of the index of lands⁴ extract issued by the Tahsildar Grade-2, Yelahanka *taluk*, Yelahanka, which denotes Mr. L Ramaiah, son of Mr. Lakappa,

⁴ Index of Lands is a document issued by the revenue authorities providing particulars of the extent of the lands, names of owners, etc. It also indicates the corresponding entries in the record of rights with respect to every owner.

as the owner of the land bearing survey number 96/1 to an extent of 1 acre and 1 *gunta* and 1 acre and 02 *guntas* in terms of R.R. Nos. 1380 and 1461, respectively.

2. The copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka *taluk*, Yelahanka denotes Mr. L Ramaiah and Mr. Lakappa as the owners of the property bearing survey No. 96/2A, measuring 3 acres and 15 *guntas* (including 4 *guntas* of *kharab*) in terms of R.R. No. 1336.
3. The copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka *taluk*, Yelahanka, denotes Mr. Munishami, son of Mr. Channappa, as the owner of the property bearing survey No. 98/1, measuring 2 acres and 28 *guntas* in terms of R.R. No. 275. It further indicates that Mr. Munishami, son of Mr. Channappa, acquired the said land pursuant to an oral partition with Mr. Yerappa, son of Mr. Channappa.
4. The copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka *taluk*, Yelahanka, denotes that the property bearing survey No. 98/2 comprises of 5 acres and 10 *guntas* including 3 *guntas* of *kharab*. Further, it indicates the name of Mr. L Ramaiah, son of Mr. Lakappa, as the owner of an extent of 38 *guntas* and 1 acre and 29 *guntas* in terms of R.R. No.1609 in the said property.
5. The copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka *taluk*, Yelahanka, denotes that the property bearing survey No. 99/2 comprises of 2 acres and 6 *guntas* including 2 *guntas* of *kharab*. Further, it records the name of Mr. Munishami, son of Mr. Chennappa, as the owner of the said property in terms of R.R. No. 279. Furthermore, it indicates that the said property bearing survey No. 99/2 constituted the ancestral property of Mr. Munishami.

Observation and Recommendation

While we have been provided with the index of land extracts, the record of rights extract⁵ bearing RR Nos. 1380, 1461, 1336, 275, 1609 and 279 are pending as on the Review Date. Considering that substantially long period has lapsed and there is no adverse claim on the title of the Owners and Mr. S R Amarnath with respect to Composite Project Land, the non-availability of these documents may not be material as on date. Further, any claims raised now would be barred by the laws of limitation and it is unlikely that the courts would grant any adverse relief in such cases due to the inordinate delay on the part of the claimants to approach the court.

⁵ Record of rights is a document providing particulars of the owner of the property and nature and extent of the owner's interest.

*By way of an abundant caution, the Company has under the joint development agreement dated 17/02/2025 executed between the Owners and the Company and registered as document No. GNR-1-08247-2024-25 in book-I at the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru, on 19/02/2025 (the "**Development Agreement**") obtained suitable representations and warranties backed by specific indemnities from the Owners against all losses, damages, expenses, costs and other liabilities of whatsoever nature made or suffered or incurred by or caused to the Company, by reason of any defect in title of the Owners.*

In a similar manner, the Company shall ensure that appropriate representations and warranties, backed by specific indemnities, are obtained under the Supplementary Development Agreement from the Owners in respect of the Additional Project Land, covering any defects in title, encumbrances, claims, or third-party interests that may affect the Company's rights or development over the Composite Project Land under the Supplementary Development Agreement.

6. We have been provided with a sale deed 15/12/1969, registered as document No. 3082/1969-70, in book I, volume No. 2721, at page Nos. 26-28, in the office of the Sub-Registrar, Bangalore North taluk, on 17/12/1969, which indicates that one, Mr. Ramakrishnappa, son of late Mr. Munishamappa conveyed all his rights, title, and interest in agricultural land bearing survey No. 98/1/C (part), admeasuring 36 guntas, in favour of Mr. L Ramaiah, son of Mr. Lakappa. Pursuant to the above, the name of Mr. L Ramaiah was mutated in the records and his name appears as the owner in relation to this land.

Observations

- (i) *The aforesaid sale deed indicates that the property bearing survey No. 98/1/C constituted the ancestral property of the erstwhile owner, Mr. Ramakrishnappa, son of late Mr. Munishamappa. In this connection, the antecedent document of title and the genealogical tree of Mr Ramakrishnappa are pending as on the Review Date. Having said that, we note that the name of Munishamappa is appearing in the RTC extracts for the period 1965-66 in the column reserved for owner and therefore, we have assumed that he is the owner of survey No. 98/1C measuring 36 guntas. Further, we note that substantially long time period has lapsed and there is no adverse claim on the title, any claim raised now would be barred by laws of limitation, it is unlikely that the courts would grant any adverse relief in such cases due to the inordinate delay on the part of the claimants to approach the court.*

As a matter of abundant caution, under the terms of the Development Agreement, proper representations have been obtained from the Owners to the effect that there are no suits, proceedings, litigations, claims or other actions of a similar nature pending or threatened in respect of the Project Land/Owner's title over the Project Land. Additionally, specific indemnity has been obtained from the Owners against losses, damages, expenses, costs and other liabilities of whatsoever nature made or suffered or incurred by or caused to the Company by reason of any defect in title of the Project Land. Further, under the Development Agreement, the Owners are obligated and liable to resolve any claim,

action or dispute or other proceedings with respect to Project Land, at their own cost and expense. Furthermore, the Owners have undertaken to ensure that the construction or development of the Project is not adversely affected in any manner or jeopardised by any reason whatsoever.

- (ii) *From a review of the sale deed, it appears that a mortgage was created over the property bearing survey No. 98/1/C along with certain other properties on 14/04/1969 in favour of Land Mortgage Bank. Further, it appears that the said mortgage has been released with respect to the property bearing survey No. 98/1/C. We had requested for the document creating the mortgage as well as the registered deed of discharge and the same are pending as on the Review Date. That said, we do not foresee any substantial risk to the Owners' title considering that there have been a number of transactions with respect to the said land, but the mortgagee has not raised any objection to those transactions. Also, we are not aware of any action that has been taken against the said land even though substantially long period has lapsed since the creation of the mortgage. In light of the above, in our assessment, the risk of anyone challenging subsistence of a mortgage is negligible.*

Assuming that any mortgagee initiates proceedings to enforce its rights under the mortgage over the said land, the Owners are obliged to satisfy such claims in accordance with the Development Agreement. Furthermore, as a matter of abundant caution, the Company has obtained representations from the Owners, backed by specific indemnities, covering all claims, losses, liabilities, legal actions, suits, damages, costs, and expenses (including reasonable attorney's fees) arising from or related to any encumbrance, charge, or security interest over the Project Land, or any matter that could affect the Company's rights to proceed with and complete the Project.

7. We have been provided with the sale deed 27/04/1995, registered as document No. 710/1995-96, in book I, volume No. 694, at page Nos. 16-18, in the office of the Sub-Registrar, Yelahanka on 28/04/1995, which indicates that Mr. R Lakshman and Mr. R Shivashankar, both children of late Mr. Challaghatta Ramaiah conveyed all their rights, title, and interest in agricultural land bearing survey No. 99/2A(part), admeasuring 29 *guntas*, in favour of Mr. L Ramaiah, son of Mr. Lakappa. Pursuant to the above, the name of Mr. L Ramaiah was mutated in the records and his name appears as the owner in relation to this land.

Observations

On a perusal of the aforesaid sale deed, it appears that the land bearing survey No. 99/2A admeasuring 29 guntas constituted the ancestral property of the vendors- Mr. L Lakshman and Mr. R Shivashankar. In this regard, we had requested the following documents for our review and the same are pending as on the Review Date:

- (i) *Antecedent title deed of land bearing survey No. 99/2A admeasuring 29 guntas;*
(ii) *The genealogical tree and death certificate of late Mr. Challaghatta Ramaiah; and*

(iii) *Documents evidencing the inheritance of the land bearing survey No. 99/2A admeasuring 29 guntas by Mr. R Lakshman and Mr. R Shivashankar.*

Having said that, we note that substantially long time period has lapsed and there is no adverse claim on the title to the said land, any claim raised now would be barred by laws of limitation, it is unlikely that the courts would grant any adverse relief in such cases due to the inordinate delay on the part of the claimants to approach the court. In this connection, it is relevant to note that the Owners have under the Development Agreement represented and warranted to the Company, that there are no litigations, arbitration, disputes or legal proceedings outstanding, subsisting or, threatened against the Owners or the Project Land.

As a matter of abundant caution, the Company has obtained proper representations from the Owners in the Development Agreement to the effect that there are no suits, proceedings, litigations, claims or other actions of a similar nature pending or threatened in respect of the Project Land/Owner. Additionally, specific indemnity has been obtained from the Owners against losses, damages, expenses, costs and other liabilities of whatsoever nature made or suffered or incurred by or caused to the Company by reason of any defect in title of the Project Land.

8. We have been provided with the sale deed dated 11/12/1992, registered as document No. 4315/1992-93 in book I, volume No. 309 at page Nos. 136-138 in the office of the Sub-Registrar, Yelahanka, on 12/12/1992 which indicates that Mr. Challaghatta Narayanappa, son of Mr. Munishamappa conveyed all his rights, title, and interest with respect to agricultural land bearing survey No. 98/1A (part) measuring 16 guntas in favour of Mr. L Ramaiah, son of Mr. Lakappa.

Observations

On a perusal of the aforesaid sale deed, we note that the said property constituted the ancestral property of the vendor. In this regard, we had requested the following documents for our review and the same is pending as on the Review Date:

- (i) *The genealogical tree and death certificate of late Mr. Narayanappa; and*
(ii) *Antecedent title deed of Mr. Challaghatta Narayanappa.*

In this connection, we note that substantially long time period has lapsed and there is no adverse claim on the title, any claim raised now would be barred by laws of limitation, it is unlikely that the courts would grant any adverse relief in such cases due to the inordinate delay on the part of the claimants to approach the court. Further, under the Development Agreement the Owners have represented and warranted to the Company that there are no litigations, arbitration, disputes or legal proceedings outstanding, subsisting or, threatened against the Owners and the Project Land.

As a matter of abundant caution, the Company has obtained proper representations from the Owners in the Development Agreement to the effect that there are no suits, proceedings, litigations, claims or other actions of a similar nature pending or threatened in respect of the Project Land/ Owners. Additionally, specific indemnity has been obtained from the Owners against losses, damages, expenses, costs and other liabilities of whatsoever nature made or suffered or incurred by or caused to the Company by reason of any defect in title of the Project Land.

9. We have been provided with a copy of the mutation register extract bearing No. 12/1992-93 which indicates the mutation of the records relating to survey number 98/1A (part) measuring 16 *guntas* in the name of Mr. L Ramaiah pursuant to the sale deed registered as document No. 4315/1992-93 discussed in the paragraph 8 above.
10. We have been provided with a partition deed dated 24/02/1996, registered as document No. 7792/1995-96, in book I, volume No. 863, at page Nos. 132-142, in the office of the Sub-Registrar, Yelahanka, executed amongst Mr. L Ramaiah, son of Mr. Lakappa; and his children namely, (i) Mr. S R Amarnath, son of Mr. L Ramaiah; (ii) Mr. R Janardhan, son of Mr. L Ramaiah; (iii) Ms. S R Parvathamma, daughter of Mr. L Ramaiah wherein the said parties partitioned several properties, including Mr. L Ramaiah's self-acquired properties. Under this partition, (i) the lands comprised in survey Nos. 98/1A (part) measuring 1 acre and 12 *guntas*; 98/1C (part) measuring 23 *guntas*; 98/2D (part) measuring 1 acre and 37 *guntas*; and 99/2A (part) measuring 29 *guntas* were allotted to the share of Mr. L Ramaiah; and (ii) the lands comprised in survey Nos. 96/1 measuring 2 acres and 3 *guntas*; and 96/2A (part) measuring 1 acre were allotted to the share of Mr. S R Amarnath.

Observations

- (i) *We have been provided with the sale deed in the name of Mr. L Ramaiah with respect to survey numbers 98/1A(part), 98/1C (part) and 99/2A (part). From a review of the said partition deed, we note that the land comprised in survey numbers 96/1 measuring 2 acres and 3 guntas; 96/2A (part) measuring 3 acres and 04 guntas; 98/1A (part) measuring 36 guntas; and 98/2D (part) measuring 1 acre and 37 guntas constituted the ancestral properties of the parties to the said partition deed. In this connection, we had requested the antecedent title documents relating to these land parcels and the genealogical tree of Mr. L Ramaiah. Our requisition is pending as on the Review Date. In this context, we have examined the RTC extracts made available to us which denote the name of Mr. L Ramaiah and his family members in the column reserved for the owner and therefore, we have assumed that he is the owner of the abovementioned land parcels.*

Considering that a substantially long time period has lapsed and there is no adverse claim on the title, the risk of anyone making a claim now is low. Further, claims raised now would be barred by the laws of limitation and it is unlikely that the courts would grant any adverse relief in such cases due to the inordinate delay on the part of the claimants approaching the court.

The index of lands extract referred to in paragraph 2 indicates Mr. L. Ramaiah and his father, Mr. Lakappa, as the joint owners of land bearing survey No. 96/2A, measuring 3 acres and 15 guntas, including 4 guntas of kbarab. The partition deed indicates that a portion of the said land bearing survey No. 96/2A, measuring 3 acres and 4 guntas constituted the ancestral property of Mr. L. Ramaiah and the subject matter of the said partition. Under the terms of the said partition deed, an extent of 1 acre was allotted to Mr. S. R. Amarnath, while the remaining 2 acres and 4 guntas were allotted to Mr. R. Janardhan. Although the partition deed dealt with an extent of 3 acres and 4 guntas in survey No. 96/2A, the mutation register extract (discussed below), records the mutation of only 2 acres and 39 guntas in favour of the parties to the partition, i.e., an extent of 1 acre and 38 guntas in the name of Mr. R. Janardhan and 1 acre and 1 gunta in the name of Mr. S. R. Amarnath. We have been informed by the Owners that only 2 acres and 39 guntas was physically available at the time of partition, though the partition deed mentioned 3 acres and 4 guntas in survey No. 96/2A. This is supported by the RTC extracts issued with respect to land bearing survey No. 96/2A measuring 3 acres and 15 guntas, including 4 guntas of kbarab (discussed below).

As a matter of abundant caution, under the terms of the Development Agreement, proper representations have been obtained from the Owners to the effect that there are no suits, proceedings, litigations, claims or other actions of a similar nature pending or threatened in respect of the Project Land/Owners. Additionally, specific indemnity has been obtained from the Owners against losses, damages, expenses, costs and other liabilities of whatsoever nature made or suffered or incurred by or caused to the Company by reason of any defect in title of the Project Land. Also, under the Development Agreement, the Owners are obligated and liable to resolve any claim, action or dispute or other proceedings with respect to Project Land, at their own cost and expense. Furthermore, the Owners have undertaken to ensure that the construction or development of the Project is not adversely affected in any manner or jeopardised by any reason whatsoever.

In a similar manner, it is recommended that upon the acquisition and pooling of the Additional Project Land into the Project by the Owners under the Supplementary Development Agreement, the Company shall ensure that the same set of representations, warranties, undertakings, and indemnity protections— as set out in the paragraph supra and obtained in respect of the Project Land are likewise obtained in relation to the Additional Project Land at the time of execution of the Supplementary Development Agreement.

- (ii) *We note that Mr. L Ramaiah had acquired an extent of 36 guntas in survey 98/1C under the sale deed dated 15/12/1969, registered as document No. 3082/1969-70, discussed in paragraph 6 above. However, under the said partition deed it appears that Mr. L Ramaiah had acquired only 23 guntas. In this connection, we had sought clarification from the Owners regarding the mismatch in extent. In response, we have been informed that Mr. L Ramaiah was in actual and physical possession of 23 guntas.*

11. We have been provided with the mutation register extract bearing No. 11/1996-97 which indicates that pursuant to the partition deed of 24/02/1996 discussed in the paragraph 10 above, the revenue records in respect of the aforementioned properties have been mutated in the following manner:

Name	Survey Number	Extent
Mr. L Ramaiah	98/1A (part)	1 acre and 12 <i>guntas</i>
	98/1C (part)	23 <i>guntas</i>
	98/2D (part)	1 acre and 34 <i>guntas</i>
	99/2A (part)	29 <i>guntas</i>
Mr. S R Amarnath	96/1	2 acres and 3 <i>guntas</i>
	96/2A (part)	1 acre and 1 <i>gunta</i>
Mr. R Janardhan	96/2A (part)	1 acre and 38 <i>guntas</i>

12. We have been provided with a gift deed dated 25/11/2002, registered as document No. BNG(U)-YLNK/8311/2002-03, in the office of the Sub-Registrar, Yelahanka, Bangalore, which indicates that Mr. L Ramaiah, son of Mr. Lakappa gifted the properties bearing survey Nos. (i) 98/1A (part) measuring 1 acre and 12 *guntas*; (ii) 98/1C (part) measuring 23 *guntas*; (iii) 98/2D (part) measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab*; (iv) 99/2A (part) measuring 29 *guntas* along with one another property to his son, Mr. S R Amarnath.
13. We have been provided with a copy of the mutation register extract dated 10/02/2003 bearing M.R. No. 7/2002-03 which indicates that the revenue records with respect to the properties bearing survey Nos. (i) 98/1A (part) measuring 1 acre and 12 *guntas*; (ii) 98/1C (part) measuring 23 *guntas*; (iii) 98/2D (part) measuring 1 acre and 34 *guntas*; (iv) 99/2A (part) measuring 29 *guntas* were mutated in favour of Mr. S R Amarnath pursuant to the gift discussed in the paragraph *supra*.

14. We have been provided with the sale deed dated 23/06/2003, registered as document No. BNG(U) YLNK/3832/2003-04 in the office of the Sub-Registrar, Yelahanka, Bangalore which indicates that Mr. S R Amarnath, son of Mr. L Ramaiah conveyed all his rights, title and interest in respect of the properties bearing survey Nos. (i) 96/1 measuring 2 acre and 3 *guntas* together with poultry farm and feed house measuring 1200 square feet; (ii) 96/2A (part), measuring 1 acre together with poultry farm and feed house measuring 800 square feet; (iii) 98/1A (part), measuring 1 acre and 12 *guntas*; (iv) 98/1C (part), measuring 23 *guntas* together with poultry farm and feed house measuring 600 square feet; (v) 98/2D (part) measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab* together with poultry farm and feed house measuring 1400 square feet; and (vi) 99/2A (part), measuring 29 *guntas*, collectively measuring an extent of 7 acres and 21 *guntas* plus 5 *guntas* of *kharab* to Smt. R Sharadhamma, wife of late Mr. Narayana Reddy and Mr. N Gopal Reddy, son of Mr. M Nagappa Reddy.

Observations and Recommendation

The aforesaid sale deed denotes that Mr. S R Amarnath had availed a loan against the mortgage of the properties bearing survey Nos. 96/1 measuring 2 acres and 3 guntas and 96/2A measuring 1 acre with the Syndicate Bank, Miller Road branch. This mortgage is also reflected in the RTC extracts pertaining to survey Nos. 96/1 and 96/2A. The said deed further indicates that the loan was subsequently repaid by Mr. S. R. Amarnath, and the mortgage was redeemed. We had requisitioned copies of the mortgage deed and the deed of discharge pertaining to the said loan; however, the said documents remain pending as on the Review Date. The RTC extracts relating to land bearing survey No. 96/1 does not reflect any charge post the year 2003–04. However, the RTC extracts pertaining to land bearing survey No. 96/2A measuring 1 acre and 1 gunta, which was later renumbered as 96/2A1 (1 acre and 1 gunta) and subsequently as 96/13 (1 gunta), i.e., the Additional Project Land, continues to reflect a charge in favour of Syndicate Bank Miller Road branch. While the sale deed records that the mortgage was discharged in respect of an extent of 1 acre in land bearing survey No. 96/2A, the Owners have informed us that the entire charge created over the land bearing survey Nos. 96/1 and 96/2A is a single charge and was fully discharged prior to the execution of the aforesaid sale deed, and that no charges subsist over the currently renumbered survey parcels, i.e., Survey No. 96/2A measuring 1 acre and Survey No. 96/13 measuring 1 gunta.

The Owners have informed us that no action has been taken by Syndicate Bank, against the mortgaged properties even though substantially long period has lapsed. Assuming that the said mortgagee initiates any proceedings to enforce its rights under the mortgage over the Composite Project Land, the Owners are obliged to satisfy such claims in accordance with the Development Agreement and the Supplementary Development Agreement, to be executed between the Owners and the Company. Further, as a matter of abundant caution, the Company has obtained representations from the Owners under the Development Agreement, backed by specific indemnities, covering all claims, losses, liabilities, legal actions, suits, damages, costs, and expenses (including reasonable attorney's fees) arising from or related to any encumbrance, charge, or security interest over the Project Land, or any matter that could affect the Company's development of the Project. Similarly, it is recommended that the Company ensures that the aforesaid representations, warranties, and indemnities

are secured from the Owners under the Supplementary Development Agreement in respect of the Additional Project Land.

15. We have been provided with a copy of the mutation register extract bearing M.R. No. 6/2003-04 which indicates that the revenue records with respect to the properties bearing survey Nos. (i) 96/1 measuring 2 acre and 3 *guntas*; (ii) 96/2A (part) measuring 1 acre; (iii) 98/1A (part) measuring 1 acre and 12 *guntas*; (iv) 98/1C (part) measuring 23 *guntas*; (v) 98/2D (part) measuring 1 acre and 34 *guntas*; and (vi) 99/2A (part) measuring 29 *guntas* were mutated in favour of Smt. R Sharadhamma, wife of late Mr. Narayana Reddy and Mr. N Gopal Reddy, son of Mr. M Nagappa Reddy pursuant to the sale discussed in the paragraph *supra*.
16. We have been provided with a mutation register extract bearing MR No. 12/2008-09 which indicates that the property bearing survey No. 96/2A measuring 3 acres and 15 *guntas* including 4 *guntas* of *kharab* was sub-divided into two portions, i.e., 96/2A1 measuring 3 acres and 4 ½ *guntas* including 3 ½ *guntas* of *kharab* and 96/2A2 measuring 10 ½ *guntas* including ½ *gunta* of *kharab* and in the following manner:
- (a) An extent of 1 acre in the land bearing survey No. 96/2A1 jointly in the names of Mrs. Sharadhamma and Mr. N Gopal Reddy;
 - (b) An extent of 1 *gunta* in the land bearing survey No. 96/2A1 in the name of Mr. S R Amarnath;
 - (c) An extent of 1 acre and 28 *guntas* in the land bearing survey No. 96/2A1 in the name of Mr. R Janardhan;
 - (d) An extent of 12 *guntas* in the land bearing survey No. 96/2A1 in the name of Mr. S N Sampath Kumar; and
 - (e) An extent of 10 *guntas* in the land bearing survey No. 96/2A2, jointly in the names of Mr. Raghava Reddy G and Mrs. Radha G.
17. We have been provided with a Will dated 26/11/2010 executed by Mr. N Gopal Reddy, registered as document No.BMH-3-00114-11, stored in CD No. BMHD452, on 29/11/2020 in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru. Under the said Will, Mr. N Gopal Reddy, *inter alia*, bequeathed his 50% of undivided share in the properties bearing survey Nos. (i) 96/1, measuring 2 acres and 3 *guntas*; (ii) 96/2A (part), measuring 1 acre; (iii) 98/1A (part), measuring 1 acre and 12 *guntas*; (iv) 98/1C (part), measuring 23 *guntas*; (v) 98/2D (part) measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab*; and (vi) 99/2A (part), measuring 29 *guntas* along with the poultry farms thereon, acquired by him along with Mrs. Sharadhamma, to his son, Mr. G Narendra Babu. The Will stated that the bequeath of the said properties in favour of Mr. G Narendra Babu was conditional upon him purchasing a vacant plot measuring 1200 square feet in HSR layout in the joint names of Akshaya G H Reddy and Hari G H Reddy (grandchildren of Mr. N Gopal Reddy and deceased brother of Mr. G Narendra Babu).

Observations

As indicated above, the bequeath in favour of Mr. G Narendra Babu was conditional upon him acquiring vacant plot in the names of grandchildren of Mr. N. Gopal Reddy. We had sought clarification from the Owners to confirm whether this condition has been fulfilled. In response, we have been informed by the Owners that the said condition has been satisfied. Accordingly, by a deed of confirmation and release discussed in paragraph 40 below, Akshay G H Reddy and Hari G H Reddy have released all their rights over the Project Land.

18. We have been provided with a mutation register extract bearing MR No. 24/2009-10 which indicates that the property bearing survey No. 96/2A1 measuring 3 acres and 4 ½ *guntas* including 3 ½ *guntas* of *kharab* was sub-divided into three portions, i.e., 96/2A1 measuring 1 acre and 1 *gunta*, 96/4 measuring 12 *guntas* and 96/5 measuring 1 acre and 31 ½ *guntas* including 3 ½ *guntas* of *kharab* and in the following manner:
- (a) An extent of 1 acre in the land bearing survey No. 96/2A1 jointly in the names of Mrs. Sharadamma and Mr. N Gopal Reddy.
 - (b) An extent of 1 *gunta* in the land bearing survey No. 96/2A1 in the name of Mr. S R Amarnath.
 - (c) An extent of 1 acre and 28 *guntas* excluding *kharab* in the land bearing survey No. 96/5 in the name of Mr. R Janardhan.
 - (d) An extent of 12 *guntas* in the land bearing survey No. 96/4 in the name of Mr. S N Sampath Kumar.
19. We have been provided with the death certificate of Mr. Gopal Reddy dated 26/09/2011, issued by the Chief Registrar of Births and Deaths which indicates the date of his demise as 13/09/2011.
20. The notarised affidavit dated 25/10/2016, executed by Mr. G Narendra Babu sets out the genealogical tree of late Mr. Gopal Reddy. The said document denotes the following:
- (a) Late Mr. Gopal Reddy was married to Mrs. Kamalamma and together, they had 5 children, namely (a) Mrs. Anitha; (b) Mrs. Sunitha; (c) Mrs. Kavitha; (d) Mr. G Narendra Babu; and (e) Mr. Hariprasad Reddy (deceased); and
 - (b) Mr. G Narendra Babu is married to Mrs. Smitha and has two children, namely, Pavan Kumar N Reddy and Priyanka N Reddy; and
 - (c) Mr. Hariprasad Reddy (deceased) was married to Mrs. Premalatha and had two children, Akshay G H Reddy and Harish G H Reddy.

Observation

We have been informed by the Owners that Mrs. R Sharadhamma was the sister of Mr. Gopal Reddy. She demised on 18/04/2021 and her husband Mr Narayana Reddy has also demised. We have further been informed that late Mrs. R Sharadhamma and late Mr Narayana Reddy did not have any children from their wedlock. During her lifetime, Mrs. R Sharadhamma executed a release deed dated 13/12/2017, registered as document No. GAN-1-04500-2017-18, stored in CD No. GAND301, in the office of the Sub-Registrar, Bengaluru, discussed at paragraph 23 below, thereby transferring her fifty percent (50%) of undivided share, right, title and interest in the Project Land to Mrs. Anitha R Reddy, the daughter of Mr Gopal Reddy.

21. We have been provided with a copy of the mutation register extract bearing M.R. No. 32/2011-12 which indicates that the revenue records with respect to the properties bearing survey Nos. (i) 96/1 measuring 2 acres 3 *guntas*; (ii) 98/1A (part) measuring 1 acre and 12 *guntas*; (iii) 98/1C-p1 (part) measuring 23 *guntas*; (iv) 99/2A (part) measuring 29 *guntas*; and (v) 96/2A1 (part) measuring 1 acre were jointly mutated in favour of Smt. R Sharadhamma, wife of late Mr. Narayana Reddy and Mr. G Narendra Babu, son of late Mr. Gopal Reddy based on the order dated 24/11/2011 in the proceedings bearing No. RRT(Y)CR/11-12.

Observation

*We note from the aforesaid mutation register extract that subsequent to the death of Mr. Gopal Reddy, the name of his son, Mr. Narendra Babu was mutated as *khata* holder in respect of the aforesaid properties. In this regard, we had requested for inheritance certificate bearing No. IHC 12/11-12 and order dated 24/11/2011 in the proceedings bearing No. RRT(Y)CR/11-12. Our requisition is pending as on the Review Date. That said, we note that Mr Narendra Babu acquired the properties in terms of the Will dated 26/11/2010, as discussed in paragraph 17 above. This being the case, the non-availability of the abovementioned documents may not be material as on date.*

22. We have been provided with a copy of the mutation register extract bearing M.R. No. H34/2012-13 which indicates that the revenue records in respect of the property bearing survey No. 98/2D (part) measuring 1 acre and 34 *guntas* were jointly mutated in the names of Smt. R Sharadhamma, wife of late Mr. Narayana Reddy and Mr. G Narendra Babu, son of late Mr. Gopal Reddy based on the Tahsildar order dated 17/05/2013 in IHC 07/12-13.

Observation

*We note from the aforesaid mutation register extract that subsequent to the death of Mr. Gopal Reddy, the name of his son, Mr. Narendra Babu was mutated as *khata* holder in respect of the aforesaid property. In this regard, we have requested for the inheritance certificate bearing No. IHC 07/12-13 and our requisition is pending as on the Review Date. That said, we note that Mr Narendra Babu acquired the properties in*

terms of the Will dated 26/11/2010, as discussed in paragraph 17 above. This being the case, the non-availability of the abovementioned document may not be material as on date.

23. We have been provided with a copy of the release deed dated 13/12/2017, registered as document No. GAN-1-04500-2017-18, stored in CD No. GAND301, in the office of the Sub-Registrar, Bengaluru, executed by Mrs. Sharadhamma in favour of Mrs. Anitha R Reddy. The key terms of the release deed are as follows:

- (a) Mrs. Sharadhamma and Mr. N Gopal Reddy are the joint owners of the immovable agricultural properties bearing survey Nos. (i) 96/1, measuring 2 acres and 3 *guntas*; (ii) 96/2A (part), measuring 1 acre; (iii) 98/1A (part), measuring 1 acre and 12 *guntas*; (iv) 98/1C (part), measuring 23 *guntas*; (v) 98/2D (part) measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab*; and (vi) 99/2A (part), measuring 29 *guntas* plus 2 *guntas* of *kharab* along with the poultry farms thereon by virtue of the sale deed dated 23/06/2006, registered as document No. 3832/2003-04;
- (b) Mrs. Sharadhamma has released her 50% undivided rights, title and interest in respect of the subject properties in favour of Mrs. Anitha R Reddy, free from all encumbrances, charges, attachments, and free of cost; and
- (c) Mrs. Sharadhamma has further transferred the constructive possession of the subject properties in favour of Mrs. Anitha R Reddy, without any consideration.

Observations

- (i) *We note that Mrs. Sharadhamma is represented by her power of attorney holder, Mr. R Ranganath Reddy by power of attorney dated 28/11/2017, registered as document No. 136/2017-18 of book IV in the office of the Sub-Registrar, Bengaluru, in the aforesaid release deed. We had requested for the said power of attorney and our requisition is pending as of the Review Date.*
- (ii) *We note that Mrs. Sharadhamma has executed a release deed in favour of Mrs. Anitha R Reddy without any consideration. In this context, it is relevant to note that a release typically involves transfer of property between co-owners. Given that Mrs. Anitha R Reddy is not a co-owner of the said land parcels, it may be assumed that the transfer from Mrs. Sharadhamma to Mrs. Anitha R Reddy is, in effect, a gift.*

24. We have been provided with an order dated 07/03/2019 in an appeal bearing No. RS/BNA/444/2018/19, issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, which indicates the following:

- (a) The aforesaid appeal has been filed by Mrs. Anitha Reddy against the Tahsildar under the provisions of the Karnataka Land Revenue Act, 1964⁶, challenging the validity of the order dated 13/04/2018, issued in connection with the mutation register extract bearing MR No. H29/2017-18. This order pertains to 50% of undivided share in the lands bearing the survey numbers (i) 96/1, measuring 2 acres and 3 *guntas*; (ii) 96/2A (part), measuring 1 acre; (iii) 98/1A (part), measuring 1 acre and 12 *guntas*; (iv) 98/1C (part), measuring 23 *guntas*; (v) 98/2D (part) measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab*; and (vi) 99/2A (part), measuring 29 *guntas* plus 2 *guntas* of *kharab*, situated in Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru, previously held by Mrs. Sharadhamma. In the appeal, Mrs. Anitha Reddy challenged the rejection of the mutation of these properties in her name based on the release deed referred to in the paragraph *supra*, in her favour; and
- (b) The appeal was allowed and accordingly, the mutation register extract bearing MR No. H29/2017-18 was set aside, directing the Tahsildar to mutate/update the revenue records in the name of Mrs. Anitha Reddy with respect to lands bearing survey Nos (i) 96/1, measuring 2 acres and 3 *guntas*; (ii) 96/2A (part), measuring 1 acre; (iii) 98/1A (part), measuring 1 acre and 12 *guntas*; (iv) 98/1C (part), measuring 23 *guntas*; (v) 98/2D (part) measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab*; and (vi) 99/2A (part), measuring 29 *guntas* plus 2 *guntas* of *kharab*, situated at Singanayakanahalli village, Yelahanka *hobli*, Yelahanka *taluk*, Bengaluru, basis the release deed executed in her favour.
25. We have been provided with the following mutation register extracts recording the mutation of the records based on the order of the Assistant Commissioner dated 07/03/2019 in the proceedings bearing No. RS/BNA/444/2018/19:
- (a) MR No. H69/2019-20 indicates that an extent of 1 acre 1 ½ *gunta* has been mutated in the name of Mrs. Anitha R Reddy and the remaining extent of 1 acre and 1 ½ *gunta* in the name of Mrs. Sharadhamma with respect to the survey No. 96/1 totally measuring 2 acres and 3 *guntas*;
- (b) MR No. H70/2019-20 indicates that an extent of 26 *guntas* has been mutated in the name of Mrs. Anitha R Reddy and an extent of 26 *guntas* in the name of Mrs. Sharadhamma with respect to the survey No. 98/1A totally measuring 1 acre and 26 *guntas*;
- (c) MR No. H71/2019-20 dated 14/11/2019 indicates that an extent of 11 ½ *guntas* has been mutated in the name of Mrs. Anitha R Reddy and an extent of 11 ½ *guntas* in the name of Mrs. Sharadhamma with respect to the survey No. 98/1C-P1 totally measuring 36 *guntas*;

⁶ Section 136(2) of the Karnataka Land Revenue Act, 1964.

- (d) MR No. H72/2019-20 indicates that an extent of 20 *guntas* has been mutated in the name of Mrs. Anitha R Reddy and an extent of 20 *guntas* in the name of Mrs. Sharadhamma with respect to the survey No. 96/2A1 totally measuring 1 acre and 1 *gunta*; and
- (e) MR No. H73/2019-20 indicates that an extent of 14 ½ *guntas* has been mutated in the name of Mrs. Anitha R Reddy and an extent of 14 ½ *guntas* in the name of Mrs. Sharadhamma with respect to the survey No. 99/2A1 totally measuring 31 *guntas*.

Observation

From the aforesaid mutation register extract, we note that although Sharadhamma released all her rights, interests, and title in the aforementioned properties to Anitha R Reddy, her name continued in the records. Furthermore, the RTC extracts for the Project Land contained incorrect entries (which have been highlighted under the section discussing RTC extracts). These errors have been rectified by the order of the Sub-Divisional Office discussed at paragraph 31 below.

26. We have been provided with a copy of the mutation register extract bearing M.R. No. T17/2020-21 which indicates that the property bearing survey No. 98/2D measuring 2 acres and 23 *guntas* has been sub-divided into two divisions, i.e., survey No. 98/2D and 98/4 based on the order of Assistant Director of Land Records. The said extract also denotes that the khata in respect of the new survey No. 98/2D measuring 1 acre and 34 *guntas* plus 3 *guntas* of B *kharab*⁷ has been jointly mutated in the names of Smt. R Sharadhamma and Mr. G Narendra Babu.
27. We have been provided with the death certificate of late Mrs. R Sharadhamma dated 27/04/2021, issued by the Chief Registrar of Births and Deaths. The certificate records the date of demise of late Mrs. R Sharadhamma as 18/04/2021.
28. We have been provided with a notarised affidavit-cum-declaration dated 17/02/2025 of Mrs. Anitha R Reddy which indicates the following:
- (a) Late Mr. N Gopal Reddy, along with his sister, late Mrs. Sharadhamma, jointly acquired the Project Land under a sale deed dated 23/06/2003, registered as document No. BNG(U) YLNK/3832/2003-04 in the office of the Sub-Registrar, Yelahanka.

⁷ 'B' kharab land means land which belongs to the Government. This land is included in an assessed survey number but is unfit for cultivation because it is assigned or reserved for public purpose or it is recognized as footpath, road or by tank or stream used by the public or used for cremation/burial purpose or assigned for village potteries.

- (b) Late Mr. Narayana Reddy is the husband of Mrs. Sharadhamma and Mrs. Sharadhamma demised on 18/04/2021. Further, Mr. Narayana Reddy and Mrs. Sharadhamma did not have children from their wedlock.
- (c) During the lifetime of Mrs. Sharadhamma, she released her 50% undivided share, rights, title and interest in the Project Land in favour of Mrs. Anitha R Reddy in terms of released deed dated 13/12/2017, registered as document No. GAN-1-04500-2017-18, stored in CD No. GAND301, in the office of the Sub-Registrar, Bengaluru.
29. We have been provided with a deed of partition dated 02/11/2020, registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892 on 23/08/2021, in the office of the Sub-Registrar (Kacharakanahalli), Bengaluru (the "**Partition Deed**"). The key terms of the deed of partition are as follows:
- (a) The deed of partition has been executed amongst Mr. G Narendra Babu, Mrs. Sunitha Ravi and Mrs. Kavitha Purushotam and Mrs. Anitha R Reddy, i.e., the children of late N Gopal Reddy, constituting the Hindu Undivided Joint Family;
- (b) Mr. G Narendra Babu and Mrs. Anitha Reddy each acquired 50% undivided share in the Project Land through a Will dated 29/11/2010 and an order from the Assistant Commissioner of Bengaluru, dated 07/03/2019, in case No. R.A.(BNA)444/2018-19, respectively;
- (c) The Project Land was divided amongst the Owners and Mrs Anitha R Reddy in the following manner:
- Properties to the share of Mr. G Narendra Babu:
- land bearing survey No. 96/1 measuring 2 acres and 3 *guntas*;
 - land bearing survey No. 96/2A1 (part) (previously part of 96/2A) measuring 1 acre;
 - land bearing survey No. 98/1A (part) measuring 37 *guntas*;
 - land bearing survey No. 98/1C (part) measuring 14 *guntas*;
 - land bearing survey No. 98/2D (part) measuring 26 *guntas*; and
 - land bearing survey No. 99/2A1 (part) (previously part of 99/2A) measuring 21 *guntas*.
- Properties to the share of Mrs. Anitha R Reddy:
- land bearing survey No. 98/1A (part) measuring 15 *guntas*;
 - land bearing survey No. 98/1C (part) measuring 9 *guntas*;
 - land bearing survey No. 98/2D (part) measuring 8 *guntas* ; and

- land bearing survey No. 99/2A1 (part) (previously part of 99/2A) measuring 8 *guntas*.

Property to the share of Mrs. Sunitha Ravi:

- land bearing survey No. 98/2D (part) measuring 20 *guntas*.

Property to the share of Mrs. Kavitha Purushotam:

- land bearing survey No. 98/2D (part) measuring 20 *guntas*.

Observations

- (i) *The recitals of the partition deed indicate that a sketch outlining the respective portions of the parties in the Project Land has been annexed to the said deed. However, upon reviewing the document, we note that the said sketch has not been attached to the partition deed.*
- (ii) *While Mrs Kamalamma (wife of late Mr Gopal Reddy) and Mrs Premalatha, Akshay G H Reddy and Harish G H Reddy (daughter-in-law and grandchildren of late Mr Gopal Reddy) have not been included in the said partition deed, they have subsequently executed a deed of confirmation and release (discussed in paragraph 40 below) in favour of the Owners, thereby confirming the aforementioned partition and relinquishing their rights in the Project Land.*

30. We have been provided with a letter dated 28/09/2022 bearing reference No. RRT (rectification) 12/2022, issued by the office of the Special Tahsildar, Yelahanka *taluk*, Bengaluru for rectification of computerised RTC extracts. The said document indicates that the RTC extracts records the total extent of land in survey No. 98/1C as 1 acre, with 4 *guntas* recorded in the name of Mr. L. Ramaiah. However, this entry is erroneous because Mr. L. Ramaiah has already conveyed all his rights in this survey number. Consequently, his 4 *guntas* entry must be deleted, and the RTC must be corrected to reflect the accurate extent of 36 *guntas*.
31. We have been provided with an order of the Sub-Divisional Officer, Bengaluru North Sub-Division, Bengaluru, dated 06/01/2025, in the proceedings bearing No. RA(YLK) 830/2024, initiated by Mr. G Narendra Babu, Mrs. Anitha R Reddy, Mrs. Sunitha Ravi and Mrs. Kavitha Purushotam. This order states as follows:

- (a) an appeal was filed by the abovementioned owners against the Tahsildar under the provisions of the Karnataka Land Revenue Act, 1964⁸ seeking the direction for rectification of the RTC extracts in respect of the Project Land basis the Partition Deed.
- (b) The Sub-Divisional Officer has allowed the appeal and directed the Tahsildar to rectify the RTC entries for the Project Land and to enter the names of the above-mentioned owners in proportion to their respective holding basis the Partition Deed.
32. Pursuant to the order of the Sub-Divisional Commissioner, as discussed in paragraph *supra*, the records for the Project Land were mutated in the following manner:
- (a) land bearing survey No. 96/1 measuring 2 acres and 3 *guntas* in the name of Mr. G Narendra Babu in terms of the mutation register extract bearing MR No. T40/2024-25.
- (b) an extent of 1 acre in the land bearing survey No. 96/2A1 in the name of Mr. G Narendra Babu in terms of the mutation register extract bearing MR No. T41/2024-25.
- (c) an extent of 37 *guntas* in the name of Mr. G Narendra Babu; and an extent of 15 *guntas* in the name of Mrs. Anitha R Reddy in the land bearing survey No. 98/1A in terms of the mutation register extract bearing MR No. T34/2024-25.
- (d) an extent of 14 *guntas* in the name of Mr. G Narendra Babu; and an extent of 9 *guntas* in the name of Mrs. Anitha R Reddy in the land bearing survey No. 98/1C in terms of the mutation register extract bearing MR No. T42/2024-25.
- (e) an extent of 26 *guntas* in the name of Mr. G Narendra Babu; an extent of 8 *guntas* in the name of Mrs. Anitha R Reddy; an extent of 20 *guntas* in the name of Mrs. Sunitha Ravi; and an extent of 20 *guntas* in the names of Mrs. Kavitha Purushotam plus 3 *guntas* of *kharab* in the land bearing survey No. 98/2D in terms of the mutation register extract bearing MR No. T35/2024-25.
- (f) an extent of 21 *guntas* in the name of Mr. G Narendra Babu; an extent of 8 *guntas* in the name of Mrs. Anitha R Reddy plus 2 *guntas* of *kharab* in the land bearing survey No. 99/2A1 in terms of the mutation register extract bearing MR No. T39/2024-25.
33. We have been provided with the mutation register extract bearing MR No. T51/2024-25 which indicates that the property bearing survey No. 99/2A1 measuring 29 *guntas* plus 2 *guntas* of *kharab* has been sub-divided and mutated in the following manner:
- (a) 99/2A1 measuring 21 *guntas* plus 1.08 *guntas* of *kharab* in the name of Mr. G Narendra Babu.

⁸ Section 136(2) of the Karnataka Land Revenue Act, 1964.

- (b) 99/3 measuring 8 *guntas* plus 0.08 *gunta* of *kharab* in the name of Mrs. Anitha R Reddy.
34. We have been provided with the mutation register extract bearing MR No. T52/2024-25 which indicates that the property bearing survey No. 98/1A measuring 1 acre and 26 *guntas* has been sub-divided and mutated in the following manner:
- (a) 98/1A measuring 14 *guntas* in the name of Mr. Jagannath.
(b) 98/5 measuring 15 *guntas* in the name of Mrs. Anitha R Reddy.
(c) 98/6 measuring 37 *guntas* in the name of Mr. G Narendra Babu.
35. We have been provided with the mutation register extract bearing MR No. T53/2024-25 which indicates that the property bearing survey No. 96/2A1 measuring 1 acre and 1 *gunta* has been sub-divided and mutated in the following manner:
- (i) 96/2A1 measuring 1 acre in the name of Mr. G Narendra Babu.
(ii) 96/13 measuring 1 *gunta* in the name of Mr. S R Amarnath.
- Accordingly, Mr. S R Amarnath acquired the Property M subsequent to the aforesaid mutation.
36. We have been provided with the mutation register extract bearing MR No. T54/2024-25 which indicates that the property bearing survey No. 98/1C measuring 36 *guntas* has been sub-divided and mutated in the following manner:
- (i) 98/1C measuring 13 *guntas* in the name of Mr. Jagannath.
(ii) 98/7 measuring 9 *guntas* in the name of Mrs. Anitha R Reddy.
(iii) 98/8 measuring 14 *guntas* in the name of Mr. G Narendra Babu.
37. We have been provided with the mutation register extract bearing MR No. T56/2024-25 which indicates that the property bearing survey No. 98/2D measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab* has been sub-divided and mutated in the following manner:
- (i) 98/2D measuring 26 *guntas* plus 1 *gunta* of *kharab* in the name of Narendra Babu.
(ii) 98/9 measuring 20 *guntas* plus 0.12 *gunta kharab* in the name of Mrs. Kavitha Purushotam.
(iii) 98/10 measuring 20 *guntas* plus 0.12 *gunta kharab* in the name of Mrs. Sunitha Ravi.
(iv) 98/11 measuring 8 *guntas* plus 0.08 *gunta* of *kharab* in the name of Mrs. Anitha R Reddy.
38. We have been provided with a sale deed dated 17/02/2025, registered as document No. YAN-1-14091-2024-25 in book-I in the office of the Senior Sub-Registrar, Yelahanka,

Bengaluru, which indicates that Mrs. Anitha R Reddy conveyed all her rights, title and interest in the following properties in favour of Mr. G Narendra Babu:

- (i) Land bearing survey No. 98/5 (previously part of 98/1A) measuring 15 *guntas*.
- (ii) Land bearing survey No. 98/7 (previously part of 98/1C) measuring 9 *guntas*.
- (iii) Land bearing survey No. 98/11 (previously part of 98/2D) measuring 8 *guntas* plus 0.08 *gunta* of *kharab*.
- (iv) Land bearing survey No. 99/3 (previously part of 99/2A1) measuring 8 *guntas* plus 0.08 *gunta*.

39. We have been provided with the mutation register extract bearing MR No. H20/2024-25 which indicates that the revenue records in respect of the properties bearing survey Nos. (i) 98/5 (previously part of 98/1A) measuring 15 *guntas*; (ii) 98/7 (previously part of 98/1C) measuring 9 *guntas*; (iii) 98/11 (previously part of 98/2D) measuring 8 *guntas* plus 0.08 *gunta* of *kharab*; and (iv) 99/3 (previously part of 99/2A1) measuring 8 *guntas* plus 0.08 *gunta* in favour of Mr. G Narendra Babu according to the sale deed discussed in the paragraph *supra*.

40. We have been provided with a deed of confirmation and release dated 17/02/2025, registered as document No. YAN-1-14092-2024-25 in book-I in the office of the Senior Sub-Registrar, Yelahanka, Bengaluru, by Mrs. Kamalamma (wife of late Mr. N Gopal Reddy), Mrs. Premalatha (wife of late Mr. H G Hariprasad Reddy), Master Harish G H Reddy (son of late Mr. H G Hariprasad Reddy, minor, represented by his natural guardian and mother- Mrs. Premalatha) and Ms. Akshaya G H Reddy (daughter of late Mr. H G Hariprasad Reddy); in favour of the Owners. The key terms of the deed of confirmation and release are as follows:

- (a) Mrs. Kamalamma, Mrs. Premalatha, Master Harish G H Reddy and Ms. Akshaya G H Reddy had accorded their consent to the Partition Deed; and
- (b) in view of the foregoing, the said parties have confirmed the Partition Deed and also release all their rights over the Project Land.

Accordingly, (i) Mr. G Narendra Babu acquired the Property A, B, C, D, E, F, G, H, I and J; (ii) Mrs. Kavitha Purushotam acquired the Property L; and (iii) Mrs. Sunitha Ravi acquired the Property K.

B. Land Use

41. We have reviewed the Revised Master Plan 2015⁹ of the Bangalore Development Authority (the "**BDA**") in respect of the Composite Project Land which indicates that it is earmarked in the 'agricultural zone'.
42. We have been provided with an order dated 20/02/2025, bearing reference No. NaAE 457 BeAaSe, Bengaluru, issued by the Under Secretary to the Government, Urban Development Department. According to this order, Government of Karnataka has approved the change of land use of the Project Land, from agricultural to residential zone under the provisions of the KTCP Act¹⁰, i.e.,:
- (i) Survey No. 96/1, measuring 2 acres and 3 *guntas*;
 - (ii) Survey No. 96/2A1, measuring 1 acre;
 - (iii) Survey No. 98/1A(P), measuring 1 acre and 12 *guntas*;
 - (iv) Survey No. 98/1C(P), measuring 23 *guntas*;
 - (v) Survey No. 98/2D, measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab*; and
 - (vi) Survey No. 99/2A1, measuring 29 *guntas* plus 2 *guntas* of *kharab*.

C. Conversion

43. We have been provided with a letter dated 01/03/2025 from the Assistant Director, Town Planning Division, BDA, Bengaluru, which indicates that pursuant to the change of land use of the Project Land from agricultural to residential zone, as discussed at paragraph 41, the Deputy Commissioner, Bengaluru Urban District was directed to convert the Project Land for non-agricultural residential use.
44. The Composite Project Land has been converted from agricultural to non-agricultural residential use in terms of the official memoranda listed below, issued by the Deputy Commissioner, Bengaluru District. Following the conversion, the records for the Project Land were mutated to reflect non-agricultural residential use, as detailed below:

⁹ The BDA is a statutory body established to plan, regulate, control, monitor and facilitate urban development in the Bangalore metropolitan area. As the planning authority, the Bangalore Development Authority prepared and published the RMP 2015 pursuant to Section 9 of the Karnataka Town and Country Planning Act, 1961 ("**KTCP Act**"). The RMP 2015 was approved on 22/06/2007 and continues to be in force until an updated or revised master plan is notified by the BDA.

¹⁰ Section 14A of the KTCP Act.



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Survey Number	Extent	Conversion details		Mutation registers extracts
		Date	Reference No.	
96/1	2 acres and 3 <i>guntas</i>	05/03/2025	749783	M R No. T64/2024-25
96/2A1	1 acre	05/03/2025	749779	M R No. T69/2024-25
98/6 (previously part of 98/1A)	37 <i>guntas</i>	05/03/2025	749774	M R No. T63/2024-25
98/8 (previously part of 98/1C)	14 <i>guntas</i>	05/03/2025	749794	M R No. T70/2024-25
98/2D	26 <i>guntas</i> plus 1 <i>gunta</i> of <i>kharab</i>	05/03/2025	749776	M R No. T68/2024-25
99/2A1	21 <i>guntas</i> plus 1.08 <i>guntas</i> of <i>kharab</i>	05/03/2025	749791	M R No. T67/2024-25
98/5 (previously part of 98/1A)	15 <i>guntas</i>	05/03/2025	749775	
98/7 (previously part of 98/1C)	9 <i>guntas</i>	05/03/2025	749793	
98/11 (previously part of 98/2D)	8 <i>guntas</i> plus 0.08 <i>gunta</i> of <i>kharab</i>	05/03/2025	749784	
99/3 (previously part of 99/2A1)	8 <i>guntas</i> plus 0.08 <i>gunta</i> of <i>kharab</i>	05/03/2025	749792	

98/10 (previously part of 98/2D)	20 <i>guntas</i> plus 0.12 <i>gunta kharab</i>	05/03/2025	749785	M R No. T65/2024-25
98/9 (previously part of 98/2D)	20 <i>guntas</i> plus 0.12 <i>gunta kharab</i>	05/03/2025	749795	M R No. T71/2024-25
96/13 (previously part of 96/2A1)	1 <i>gunta</i>	05/03/2025	749789	M R No. T66/2024-25

Observation

We have requested the mutation extracts for the properties bearing survey Nos. 98/5 (previously part of 98/1A), 98/7 (previously part of 98/1C), 98/11 (previously part of 98/2D), 99/3 (previously part of 99/2A1). Our requisition is pending as on the Review Date.

D. Record of Rights, Tenancy and Crops Inspection Certificate ("RTC") Extracts:

Survey No. 96/1

45. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 96/1 measuring 2 acres and 3 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1965-66 to 1969-70	Mr. Ramaiah and Mr. Muniyappa (ancestral)	Mr. Muniyappa	Nil
1986-87 to 1990-91	Mr. L Ramaiah (sale)	Mr. L Ramaiah	Nil

1996-97	Mr. S R Amarnath, son of Mr. L Ramaiah (MR 11/1996-97)	Mr. S R Amarnath	Nil
1997-98 to 2000-01	Mr. S R Amarnath, son of Mr. L Ramaiah (MR 11/1996-97)	Mr. S R Amarnath	Syndicate Bank, Miller Road for INR 90,000
2001-02 to 2002-03	Mr. S R Amarnath, son of Mr. L Ramaiah (MR 11/1996-97)	Mr. S R Amarnath	Syndicate Bank, Miller Road for INR 90,000
2003-04 to 2013-14	Mrs. Sharadhamma Mr. N Gopal Reddy (MR 6/2003-04-sale)	Mrs. Sharadhamma Mr. N Gopal Reddy	Nil
2014-15 to 2018-19	Mrs. Sharadhamma Mr. G Narendra Babu -MR 32/2011-2012 (inheritance)	Mrs. Sharadhamma Mr. G Narendra Babu	Nil
2019-20 to 2024-25	Mrs. Sharadhamma and Mr. G Narendra Babu- 1 acre and 1 ½ <i>guntas</i> . (MR 32/2011-12) Mrs. Anitha Reddy- 1 acre and 1 ½ <i>guntas</i> . (MR H69/2019-20)	Mrs. Sharadhamma and Mr. G Narendra Babu- 1 acre and 1 ½ <i>guntas</i> . Mrs. Anitha Reddy- 1 acre and 1 ½ <i>guntas</i> .	RA(BNA)444/18-19 as per the order of the Assistant Commissioner
2024-25	Mr. G Narendra Babu- 2 acres and 3 <i>guntas</i> (MR T40/2024-25)	Mrs. Sharadhamma, Mr. G Narendra Babu and Mrs. Anitha R Reddy.	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

2024-25	Mr. G Narendra Babu- 2 acres and 3 <i>guntas</i> - converted (MR T64/2024-25-layout)	Mrs. Sharadhamma, Mr. G Narendra Babu and Mrs. Anitha R Reddy.	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
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Observation

We have not been provided with the RTC extracts for the period 1970-71 to 1985-86 and 1991-92 to 1995-96 in respect of the aforesaid survey number. In this connection, we have been provided with an endorsement dated 08/07/24, bearing No. RK/CR/119/2024-25, issued by the Tahsildar, Yelahanka taluk, which states that the RTC extracts in respect of survey No. 96/1 for the period 1971-72 to 1985-86 and the period 1991-92 to 1995-96 have been deteriorated and therefore, unavailable.

Survey No. 96/2A

46. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 96/2, measuring 5 acres and 9 *guntas* (including 9 *guntas* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1965-66 to 1969-70	Mr. Lakkappa and Mr. Krishnappa (ancestral)	Mr. Lakappa Mr. Krishnappa Mr. Buddappa	<i>(Details are not legible)</i>

Observation

We had inquired with the Owners regarding the inclusion of Buddappa's name in the cultivator's column of the RTC extract. In response, the Owners have provided an endorsement confirming that there are no tenancy claims on this land (discussed in paragraphs 101 and 102). Therefore, we have assumed that the entry of Buddappa's name was an error. It is important to note that his name does not appear in the subsequent RTC extracts.

47. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 96/2A, measuring 3 acres and 11 *guntas* (excluding 4 *guntas* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1986-87 to 1990-91	Mr. S R Amarnath	Mr. S R Amarnath	F.S.C.S MR No. 5/87-88
1996-97	Mr. S R Amarnath- 1 acre and 1 <i>gunta</i> Mr. R Janardhan- 1 acre and 38 <i>guntas</i> (MR 11/1996-97) Mr. S N Sampath Kumar- 12 <i>guntas</i> (MR 18/1995-96)	Mr. S R Amarnath- 1 acre and 1 <i>gunta</i> Mr. R Janardhan- 1 acre and 38 <i>guntas</i> Mr. S N Sampath Kumar- 12 <i>guntas</i>	Nil
2001-02 to 2002-03	Mr. S R Amarnath- 1 acre and 1 <i>gunta</i> (MR 11/1996-97) Mr. R Janardhan- 1 acre and 38 <i>guntas</i> (MR 11/1996-97) Mr. S N Sampath Kumar- 12 <i>guntas</i> (MR 18/1995-96)	Mr. S R Amarnath- Mr. R Janardhan Mr. S N Sampath Kumar	Syndicate Bank, Miller Road for INR 90,000
2003-04 to 2006-07	Mr. S R Amarnath- 1 <i>gunta</i> (MR 11/1996-97) Mr. R Janardhan- 1 acre and 38 <i>guntas</i> (MR 11/1996-97) Mr. S N Sampath Kumar- 12 <i>guntas</i> (MR 18/1995-96) Mrs. Sharadhamma and Mr. N Gopal Reddy- 1 acre (MR 6/2003-04)	Mr. S R Amarnath- Mr. R Janardhan Mr. S N Sampath Kumar Mrs. Sharadhamma	Syndicate Bank, Miller Road for INR 90,000

2007-08	Mr. S R Amarnath- 1 <i>gunta</i> Mr. R Janardhan- 1 acre and 28 <i>guntas</i> Mr. S N Sampath Kumar- 12 <i>guntas</i> Mrs. Sharadhamma and Mr. N Gopal Reddy- 1 acre Mr. Raghava Reddy- 10 <i>guntas</i>	Mr. S R Amarnath- Mr. R Janardhan Mr. S N Sampath Kumar Mrs. Sharadhamma Mr. Gopal Reddy	Syndicate Bank, Miller Road for INR 90,000
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Observations

- (i) *We have not been provided with the RTC extracts for the periods 1969-70 to 1970-71 and 1991-92 to 1995-96. Our requisition is pending as on the Review Date. That said, it is important to note that the Composite Project Land has been converted for non-agricultural residential use and therefore, the non-availability of these RTC extracts may not material as on date.*
- (ii) *The mutation register extract bearing MR No. 18/1985-86 has not been made available to us. That said, we have been provided with an endorsement dated 08/07/2024 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka taluk for its non-availability.*
- (iii) *The RTC extract for the period from 1986-87 to 1990-91 and the index of lands extract indicate a charge created in favour of F.S.C.S in terms of records of rights bearing RR No. 1651. We have not been provided with the mortgage or discharge deed in this regard. That said, we note that there have been a number of transactions with respect to the said land, but the mortgagee has not raised any objections. Also, we are not aware of any action that has been initiated by the mortgagee even though substantially long period has lapsed. In light of this, in our assessment the risk of any claim for subsistence of a mortgage is negligible. Assuming that any mortgagee initiates proceedings to enforce its rights under the mortgage over the Project Land, the Owners are obliged to satisfy such claims under the Development Agreement and the Supplementary Development Agreement.*

As a matter of abundant caution, the Company has obtained suitable representations from the Owners, backed by specific indemnities, covering all claims, losses, liabilities, legal actions, suits, damages, costs, and expenses (including reasonable attorney's fees) arising from or related to any encumbrance, charge, or security interest over the Project Land, or any matter that could affect the Company's rights to proceed with the development of the Project under the Development Agreement. Similarly, it is recommended that the Company ensures that aforesaid representations, warranties,

and indemnities are secured from the Owners under the Supplementary Development Agreement in respect of the Additional Project Land.

48. We have been provided with an endorsement dated 08/07/2024 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka *taluk* which states that the RTC extracts in respect of survey No. 96/2A for the period 1971-72 to 1985-86 and for the period 1997-98 to 2000-01 have been deteriorated and therefore, not available.
49. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 96/2A1 measuring 3 acres and 1 *gunta* (plus 3 ½ *guntas kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2008-09 to 2010-11	Mr. S R Amarnath- 1 <i>gunta</i> (MR 11/1996-97) Mr. R Janardhan- 1 acre and 28 <i>guntas</i> (MR 11/1996-97) Mr. S N Sampath Kumar- 12 <i>guntas</i> (MR 18/1995-96) Mrs. Sharadhamma and Mr. N Gopal Reddy- 1 acre (MR 6/2003-04)	Mr. S R Amarnath- Mr. R Janardhan Mr. S N Sampath Kumar Mrs. Sharadhamma Mr. Gopal Reddy	Syndicate Bank, Miller Road for INR 90,000

50. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 96/2A1 measuring 1 acre and 1 *gunta*:

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Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2011-12 to 2018-19	Mr. S R Amarnath- 1 <i>gunta</i> (MR 24/2009-10) Mrs. Sharadhamma and Mr. G Narendra Babu- 1 acre – (MR 32/2011-12)	Mr. S R Amarnath- Mrs. Sharadhamma Mr. Narendra Babu	Syndicate Bank, Miller Road for INR 90,000
2019-20 to 2024-25	Mr. S R Amarnath- 1 <i>gunta</i> (MR 24/2009-10) Mrs. Sharadhamma and Mr. G Narendra Babu- 20 <i>guntas</i> . (MR 32/2011-12) Mrs. Anitha Reddy- 20 <i>guntas</i> . (MR H72-2019-2020)	Mrs. Sharadhamma and Mr. G Narendra Babu. Mrs. Anitha Reddy	Syndicate Bank, Miller Road for INR 90,000 RA(BNA)444/18-19 passed by the Assistant Commissioner
2024-25	Mr. S R Amarnath- 1 <i>gunta</i> (MR 24/2009-10) Mr. G Narendra Babu- 1 acre (MR T41/2024-25)	Mrs. Sharadhamma, Mr. S R Amarnath, Mr. G Narendra Babu and Mrs. Anitha R Reddy	Syndicate Bank, Miller Road for INR 90,000 Mutation as per the order of the Sub-Divisional Office order dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

51. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 96/2A1 measuring 1 acre:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mr. G Narendra Babu- 1 acre (MR T53/2024-25)	Mrs. Sharadhamma, Mr. S R Amarnath, Mr. G Narendra Babu and Mrs. Anitha R Reddy	Mutation as per the order of the Sub-Divisional Office order dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mr. G Narendra Babu- 1 acre-converted (MR T69/2024-25-layout)	Mrs. Sharadhamma, Mr. S R Amarnath, Mr. G Narendra Babu and Mrs. Anitha R Reddy	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 96/13 measuring 1 *gunta*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mr. S R Amarnath (MR T66/2024-25-layout)	Mr. S R Amarnath	Syndicate Bank, Miller Road for INR 90,000

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Survey No. 98/1A

52. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/1A measuring 2 acre and 26 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1965-66 to 1969-70	Mr. Narayanappa (ancestral)	Mr. Narayanappa	Nil
1997-98 to 1999-2000	Mr. Narayana – 14 <i>guntas</i> Mr. L Ramaiah – 2 acre and 12 <i>guntas</i> (MR No. 12/1992-93) and (MR No.11/1996-97)	Mr. Narayana– 14 <i>guntas</i> Mr. L Ramaiah – 2 acre and 12 <i>guntas</i>	Nil

Observation

We have not been provided with the RTC extracts for the periods 1970-71 to 1990-91 in respect of the aforesaid survey number and the MR 12/1992-93. That said, the Project Land has been converted for non-agricultural residential purposes, therefore, the non-availability of these documents may not be material as on date.

53. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/1/A measuring 1 acre and 26 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1965-66 to 1969-70	Mr. Narayanappa (ancestral)	Mr. Narayanappa	Nil
1986-87 to 1990-91	Mr. Narayanappa (ancestral) Mr. L Ramaiah (sale)	Mr. Narayanappa Mr. L Ramaiah	Nil
1991-92 to 1995-96	Mr. Narayanappa- 14 <i>guntas</i> Mr. L Ramaiah- 1 acre and 12 <i>guntas</i>	Mr. Narayanappa- 14 <i>guntas</i> Mr. L Ramaiah- 1 acre and 12 <i>guntas</i>	Nil



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1997-98 to 2000-01	Mr. Narayanappa and Mr. L Ramaiah	Mr. Narayanappa- 14 <i>guntas</i> Mr. L Ramaiah- 1 acre and 12 <i>guntas</i> Mr. L Ramaiah Mr. Jagannath (2000-01)	
2001-02 to 2002-03	Mr. L Ramaiah- 1 acre and 12 <i>guntas</i> (MR 11/1996-97) Mr. Jagannath- 14 <i>guntas</i> (IHC 8/2000-01)	Mr. L Ramaiah Mr. Jagannath	
2003-04 to 2010-11	Mrs. Sharadhamma and Mr. N Gopal Reddy- 1 acre and 12 <i>guntas</i> (MR 6/2003-04) Mr. Jagannath- 14 <i>guntas</i> (IHC 8/2000-01)	Mrs. Sharadhamma and Mr. N Gopal Reddy Mr. Jagannath	Nil
2011-12 to 2018-19	Mrs. Sharadhamma and Mr. G Narendra Babu- 1 acre and 12 <i>guntas</i> (MR 32/2011-12) Mr. Jagannath- 14 <i>guntas</i> (IHC 8/2000-01)	Mrs. Sharadhamma and Mr. G Narendra Babu Mr. Jagannath	Nil
2019-20 to 2024-25	Mrs. Sharadhamma and Mr. G Narendra Babu- 26 <i>guntas</i> (MR 32/2011-12) Mrs. Anitha Reddy- 26 <i>guntas</i> (MR H70/2019-20) Mr. Jagannath- 14 <i>guntas</i> (IHC 8/2000-01)	Mrs. Sharadhamma and Mr. G Narendra Babu Mrs. Anitha Reddy- Mr. Jagannath	RA(BNA)444/18-19 passed by the Assistant Commissioner
2024-25	Mr. G Narendra Babu- 37 <i>guntas</i> (MR T34/2024-25) Mrs. Anitha Reddy- 15 <i>guntas</i> (MR T34/2024-25)	Mrs. Sharadhamma, Mr. G Narendra Babu, Mrs. Anitha Reddy and Mr. Jagannath.	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings

	Mr. Jagannath- 14 <i>guntas</i> (IHC 8/2000-01)	bearing No. RA YLK 830 2025.
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Observations

We have not been provided with the RTC extracts for the period 1996-97 in respect of the aforesaid survey number. That said the Project Land has been converted for non-agricultural residential purposes, therefore, the non-availability of the said extracts may not be material as on date.

Also, we have not been provided with IHC 8/2000-01. In this connection, we have been provided with an endorsement dated 08/07/24 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka taluk which states that the IHC 8/2000-01 has deteriorated and therefore, not available.

54. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/5 measuring 15 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mrs. Anitha R Reddy (MR No. T52/2024-25)-15 <i>guntas</i>	Mrs. Anitha R Reddy	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mr. G Narendra Babu (MR No. H20/2024-25)- 15 <i>guntas</i>	Mr. G Narendra Babu	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

55. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/6 measuring 37 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mr. G Narendra Babu (MR No. T52/2024-25)- 37 <i>guntas</i>	Mr. G Narendra Babu	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mr. G Narendra Babu-conversion (MR No. T63-Layout)- 37 <i>guntas</i>	Mr. G Narendra Babu	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

56. We have been provided with an endorsement dated 08/07/24 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka *taluk* which states that the RTC extracts in respect of survey No. 98/1A for the period 1971-72 to 1985-86 are not available.

Survey No. 98/1C

57. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/1C-p1 measuring 36 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1965-66 to 1969-70	Mr. Munishamappa (ancestral)	Mr. Channappa Mr. Ramakrishnappa	Nil
1986-87 to 1990-91	Mr. L Ramaiah 0-36 <i>guntas</i> (sale) Mr. Narayanappa -0-13 <i>guntas</i>	Mr. L Ramaiah	Nil



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1991-92 to 1995-96	Mr. L Ramaiah, son of Mr. Lakappa. (MR 11/1996-97) Mr Naryanappa (MR 9/1995-96)	Mr. L Ramaiah	Nil
1997-98 to 2001 to 02	Mr. Narayana – 13 <i>guntas</i> (MR 9/1995-96) Mr. L Ramaiah –23 <i>guntas</i> (MR 11/1996-97)	Mr. Narayana– 13 <i>guntas</i> Mr. L Ramaiah –23 <i>guntas</i>	Nil
2002-03	Mr. Jagannath – 13 <i>guntas</i> (MR IHC 8/2000-01) Mr. S R Amarnath–23 <i>guntas</i> (MR7/2002-03)	Mr. Jagannath Mr. S R Amarnath	Nil
2003-04 to 2010-11	Mr. Jagannath – 13 <i>guntas</i> (IHC 8/2000-01) Mrs. Sharadhamma and Mr. N Gopal Reddy- 23 <i>guntas</i> (MR 6/2003-04)	Mr. Jagannath Mrs. Sharadhamma and Mr. N Gopal Reddy	Nil
2011-12 to 2019-20	Mrs. Sharadhamma and Mr. G Narendra Babu- 23 <i>guntas</i> (MR 32/2011-12) Mr. Jagannath- 13 <i>guntas</i> (IHC 8/2000-01)	Mrs. Sharadhamma and Mr. G Narendra Babu Mr. Jagannath	Nil
2021-22	Mrs. Sharadhamma and Mr. G Narendra Babu- 11 ½ <i>guntas</i> (MR 32/2011-12) Mrs. Anitha Reddy- 11 ½ <i>guntas</i> (MR H 71/2019-20) Mr. Jagannath- 13 <i>guntas</i> (IHC 8/2000-01)	Mrs. Sharadhamma and Mr. G Narendra Babu Mrs. Anitha Reddy Mr. Jagannath	RA(BNA)444/18-19 passed by the Assistant Commissioner

Observation

We have not been provided with the RTC extracts for the periods 1970-71 to 19985-86, 1996-1997 and 2020-21 in respect of the aforesaid survey number. That said, we have been provided with an endorsement dated 08/07/24 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka taluk which states that the RTC extracts in respect of survey No. 98/1C-P1 for the period 1971-72 to 1985-86 and the extracts for the period 1996-97 have been deteriorated and therefore, not available. Also, the Project Land has been converted for non-agricultural residential purposes, therefore, the non-availability of these documents are not material as on date.

58. We have been provided with an endorsement dated 08/07/24 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka taluk which states that the RTC extracts in respect of survey No. 98/1C for the period 1971-72 to 1985-86 are not available.
59. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/1C measuring 1 acre:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2021-22 to 2024-25	Mrs. Sharadhamma and Mr. G Narendra Babu- 11 ½ guntas (MR 32/11-12)	Mrs. Sharadhamma and Mr. G Narendra Babu	RA(BNA)444/18 -19 passed by the Assistant Commissioner
	Mrs. Anitha Reddy- 11 ½ guntas (MR H 71/2019-20)	Mrs. Anitha Reddy	
	Mr. Jagannath- 13 guntas (IHC 8/2000-01)	Mr. Jagannath	
	Mr. L Ramaiah- 4 guntas	Mr. L Ramaiah	

Observation

We have not been provided with the RTC extracts for the period 2020-21 in respect of the aforesaid survey. Considering that the Project Land has been converted for non-agricultural residential purposes, the non-availability of these documents are not material as on date.

Further RTC extracts, erroneously recorded the total extent of Survey No. 96/1C as 1 acre instead of its actual extent of 36 guntas. This discrepancy has been corrected, deleting the erroneous entry of Mr. L

Ramaiah concerning an extent of 1 gunta, pursuant to the Tabsildar's order referenced in the paragraph 30 above.

60. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/1C measuring 36 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mr. G Narendra Babu- 14 <i>guntas</i> (MR T42/2024-25) Mrs. Anitha R Reddy- 9 <i>guntas</i> (MR T42/2024-25) Mr. Jagannath- 13 <i>guntas</i> (IHC 8/2000-01)	Mrs. Sharadhamma and Mr. G Narendra Babu Mrs. Anitha R Reddy Mr. Jagannath	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

61. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/7 measuring 9 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mrs. Anitha R Reddy- 9 <i>guntas</i> (MR T54/2024-25)	Mrs. Anitha Reddy	Mutation as per the order of the Sub-Divisional Office order dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mr. Narendra Babu G- 9 <i>guntas</i> (MR H20/2024-25)	Mr. Narendra Babu G	Mutation as per the order of the Sub-Divisional Office dated

			06/01/2025 in proceedings bearing No. RA YLK 830 2025.
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62. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/8 measuring 14 *guntas*:

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mr. G Narendra Babu- 14 <i>guntas</i> (MR T54/2024-25)	Mr. G Narendra Babu	Mutation as the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mr. G Narendra Babu- 14 <i>guntas</i> - conversion (MR T70/2024-25)	Mr. G Narendra Babu	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

Survey No. 98/2D

63. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/2 measuring 5 acres and 10 *guntas* (including 3 *guntas* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1965-66 to 1969-70	Mr. Lakappa Mr. Krishnappa Mr. L Ramaiah (ancestral)	Mr. Lakappa Mr. Krishnappa Mr. L Ramaiah	Nil

Observation

We have not been provided with the RTC extracts for the period 1970-71 to 1985-86 in respect of the aforesaid survey number. That said, we have been provided with an endorsement dated 08/07/24 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka taluk which states that the RTC extracts in respect of survey No. 98/2 for the period 1971-72 to 1985-86 are not available.

64. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/2D measuring 2 acres and 20 *guntas* (excluding 3 *guntas* of *keharab*)

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1986-87 to 1990-91	Mr. L Ramaiah Mr. S C Narayana Reddy	Mr. L Ramaiah Mr. S C Narayana Reddy	F.S.C.S mortgage
1992-93	Mr. Narayana – 26 <i>guntas</i> Mr. L Ramaiah – 1 acre 34 <i>guntas</i> (MR 11/1996-97)	Mr. Narayana – 26 <i>guntas</i> Mr. L Ramaiah – 1 acre 34 <i>guntas</i>	Mortgage to F SCS
1996-97	Mr. Narayana – 26 <i>guntas</i> Mr. L Ramaiah – 1 acre 34 <i>guntas</i>	Mr. Narayana Mr. L Ramaiah – 1 acre 34 <i>guntas</i>	Nil
1997-98 to 2000-01	Mr. Narayana – 26 <i>guntas</i> Mr. L Ramaiah – 1 acre 34 <i>guntas</i>	Mr. Narayana Mr. L Ramaiah – 1 acre 34 <i>guntas</i>	Nil
2001-02	Mr. S C Narayana Reddy– 00 <i>guntas</i> Mr. L Ramaiah – 1 acre 34 <i>guntas</i> (MR 11/1996-97)	Mr. Narayana Mr. L Ramaiah	Nil
2002-03	Mr. S C Narayana Reddy– 00 <i>guntas</i>	Mr. Narayana Mr. S R Amarnath	Nil

	Mr. S R Amarnath – 1 acre 34 <i>guntas</i> (MR 7/2002-03)		
2003-04	Mr. S C Narayana Reddy– 26 <i>guntas</i> Mrs. Sharadhamma and Mr. N Gopal Reddy- 1 acre and 34 <i>guntas</i> . (sale - MR 6/2003-04)	Mr. S C Narayana Reddy. Mrs. Sharadhamma and Mr. N Gopal Reddy.	Nil
2004-05 to 2008-09 2010-11 to 2013-14	Mrs. Sharadhamma and Mr. N Gopal Reddy- 1 acre and 34 <i>guntas</i> . (MR 6/2003-04-sale) Mrs. Bhagya Lakshmi- 26 <i>guntas</i> . (MR 34/2003-04-inheritance)	Mrs. Sharadhamma and Mr. N Gopal Reddy. Mrs. Bhagya Lakshmi	MR 14/2008-09- mortgage by Bhagya Lakshmi
2014-15 to 2019-20	Mrs. Sharadhamma and Mr. G Narendra Babu - 1 acre and 34 <i>guntas</i> . (MR H34/2012-13) Mrs. Bhagya Lakshmi- 26 <i>guntas</i> . (MR 34-2003-04)	Mrs. Sharadhamma and Mr. G Narendra Babu. Mrs. Bhagya Lakshmi	MR 14/2008-09 and MR T31/2019-2020 mortgage by Mrs. Bhagya Lakshmi

Observation

We have not been provided with the RTC extracts for the periods 1991-92, 1993-94 to 1995-96 in respect of the aforesaid survey number. That said, we have been provided with an endorsement dated 08/07/24 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelabanka taluk which states that the RTC extracts in respect of survey No. 98/2D for the period 1971-72 to 1985-86 and the extracts for the period 1991-92 to 1995-96 have deteriorated and therefore, not available.

65. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/2D measuring 1 acre and 34 *guntas* (plus 3 *guntas* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
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2020-21 to 2024-25	Mrs. Sharadhamma and Mr. G Narendra Babu - 1 acre and 34 <i>guntas</i> . (MR T 17/2020-21)	Mrs. Sharadhamma and Mr. G Narendra Babu. Mrs. Bhagya Lakshmi	Nil
2024-25	Mr. G Narendra Babu- 26 <i>guntas</i> (MR No. T35/2024-25) Mrs. Anitha R Reddy- 8 <i>guntas</i> (MR No. T35/2024-25) Mrs. Sunitha Ravi- 20 <i>guntas</i> (MR No. T35/2024-25) Mrs. Kavitha Purushotam- 20 <i>guntas</i> (MR No. T35/2024-25)	Mrs. Sharadhamma Mr. G Narendra Babu. Mrs. Sunitha Ravi and Mrs. Kavitha Purushotam	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

66. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/2D measuring 26 *guntas* (plus 1 *gunta* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mr. G Narendra Babu- 26 <i>guntas</i> (MR No. T35/2024-25)	Mrs. Sharadhamma Mr. G Narendra Babu. Mrs. Sunitha Ravi Mrs. Kavitha Purushotam	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mr. G Narendra Babu- 26 <i>guntas</i> - conversion (MR No. T68/2024-25-layout)	Mrs. Sharadhamma Mr. G Narendra Babu.	Mutation as per the order of the Sub-Divisional Office order dated

		and Mrs. Kavitha Purushotam	06/01/2025 in proceedings bearing No. RA YLK 830 2025.
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67. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/9 measuring 20 *guntas* (excluding 1/2 *gunta* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mrs. Kavitha Purushotam- 20 <i>guntas</i> (MR No. T35/2024-25)	Mrs. Kavitha Purushotam	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mrs. Kavitha Purushotam- 20 <i>guntas</i> – conversion (MR No. T71/2024-25- layout)	Mrs. Kavitha Purushotam	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

68. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/10 measuring 20 *guntas* (plus 1/2 *gunta* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mrs. Sunitha Ravi- 20 <i>guntas</i> (MR No. T35/2024-25)	Mrs. Sunitha Ravi	Mutation as per the order of the

			Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mrs. Sunitha Ravi- 20 <i>guntas</i> – conversion (MR No. T65/2024-25- layout)	Mrs. Sunitha Ravi	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

69. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 98/11 measuring 8 *guntas* (excluding 1/2 *gunta* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mr. G Narendra Babu- 8 <i>guntas</i> (MR No. H20/2024-25)	Mr. G Narendra Babu	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

Survey No. 99/2A

70. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 99/2A measuring 1 acre and 15 *guntas* (excluding 2 *guntas* of *kharab*):



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Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
1965-66 to 1969-70	Mr. Narayanappa (ancestral) Mr. L Ramaiah	1965-66: Mr. Narayanappa 1966-67 to 1968-69: Mr. Ramaiah 1969-70: Mr. Ramaiah Mr. Chennappa.	Nil
1991-92 to 1995-96	Mr. L Ramaiah (ancestral) as the erstwhile owner Mr. R Lakshman along with Mr. Shivashankar son of late Mr. Ramaiah (MR 5/1993-94) (Partition) Mr. Ramaiah son of Lakshmana- 29 <i>guntas</i> (MR 14/1995-96) Mr. Ramaiah son of Lakshmana- 29 <i>guntas</i> (MR 11/1996-97)	Mr. L Ramaiah Mr. R Lakshman along with Mr. Shivashankar son of late Mr. Ramaiah	Nil
1996-97	Mr. L Ramaiah- 29 <i>guntas</i> (MR 11/1996-97) Mr. R Lakshman- 26 <i>guntas</i>	Mr. L Ramaiah- 29 <i>guntas</i> Mr. R Lakshman- 26 <i>guntas</i>	Nil
1997-98 to 2000-01	Mr. L Ramaiah- 29 <i>guntas</i> (MR 11/1996-97) Ms. Nagamma- 26 <i>guntas</i> (MR 21 of 1997-98)	Mr. L Ramaiah- 29 <i>guntas</i> Ms. Nagamma- 26 <i>guntas</i>	Nil
2001-02	Mr. L Ramaiah- 29 <i>guntas</i> Ms. Nagamma- 26 <i>guntas</i>	Mr. L Ramaiah Mr. Shivashankar	Nil
2002-03	Ms. Nagamma- 26 <i>guntas</i> (MR 21 of 1997-98) Mr. S R Amarnath- 29 <i>guntas</i> (MR 7/2002-03)	Mr. Shivashankar Mr. S R Amarnath	Nil
2003-04 to 2006-07	Ms. Nagamma- 26 <i>guntas</i> MR 21 of 1997-98)	Mr. Shivashankar	Nil

	Mrs. Sharadhamma and Mr. N Gopal Reddy- 29 <i>guntas</i> (MR 6/2003-04)	Mrs. Sharadhamma and Mr. N Gopal Reddy	
2007-08 to 2011-12	Ms. Nagamma- 26 <i>guntas</i> (MR 109/2006-07) Mrs. Sharadhamma and Mr. N Gopal Reddy- 29 <i>guntas</i> (MR 6/2003-04)	Mr. Shivashankar Mrs. Sharadhamma and Mr. N Gopal Reddy Ms. Nagamma	Nil
2012-13	Ms. Nagamma- 26 <i>guntas</i> (MR 109/2006-07) Mrs. Sharadhamma and Mr. G Narendra Babu- 29 <i>guntas</i> (MR 32/2011-12)	Mr. Shivashankar Mrs. Sharadhamma and Mr. G Narendra Babu Ms. Nagamma	Nil

Observation

We have not been provided with the RTC extracts for the periods 1970-71 to 1995-96 in respect of the aforesaid survey number. That said, we have been provided with an endorsement dated 08/07/24 bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka taluk which states that the RTC extracts in respect of survey No. 99/2A for the period 1971-72 to 1985-86 and the extracts for the period 1986-87 to 1995-96 have deteriorated and therefore, unavailable.

71. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 99/2A1 measuring 29 *guntas* (excluding 2 *guntas* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2013-14 to 2018-19	Mrs. Sharadhamma and Mr. G Narendra Babu- 29 <i>guntas</i> (MR 32/2011-12)	Mrs. Sharadhamma and Mr. G Narendra Babu	Nil
2019-20 to 2024-25	Mrs. Sharadhamma and Mr. G Narendra Babu- 14 ½ <i>guntas</i> (MR 32/2011-12) Mrs. Anitha R Reddy- 14 ½ <i>guntas</i> (MR H73/2019-2020)	Mrs. Sharadhamma and Mr. G Narendra Babu	RA(BNA) 444/18-19 passed by the Assistant Commissioner

		Mrs. Anitha R Reddy	
2024-25	Narendra Babu- 21 <i>guntas</i> (MR No. T39/2024-25) Mrs. Anitha R Reddy- 8 <i>guntas</i> (MR No. T39/2024-25)	Mrs. Sharadhamma and Mr. G Narendra Babu Mrs. Anitha R Reddy	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

72. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 99/2A1 measuring 21 *guntas* (plus 1 ½ *guntas* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Narendra Babu- 21 <i>guntas</i> (MR No. T51/2024-25)	Mrs. Sharadhamma and Mr. G Narendra Babu Mrs. Anitha R Reddy	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Narendra Babu- 21 <i>guntas</i> - conversion (MR No. T61/2024-25- layout)	Mrs. Sharadhamma and Mr. G Narendra Babu Mrs. Anitha R Reddy	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

73. We have been provided with the following RTC extracts issued in respect of the property bearing survey No. 99/3 measuring 8 *guntas* (plus ½ *gunta* of *kharab*):

Year	Name of the Holder	Name of the Cultivator	Nature of Encumbrance
2024-25	Mrs. Anitha R Reddy- 8 <i>guntas</i> (MR No. T51/2024-25)	Mrs. Anitha R Reddy	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.
2024-25	Mrs. G Narendra Babu- 8 <i>guntas</i> (MR No. H20/2024-25)	Mrs. G Narendra Babu	Mutation as per the order of the Sub-Divisional Office dated 06/01/2025 in proceedings bearing No. RA YLK 830 2025.

E. Survey Documents:

74. We have been provided with the village map of Singanayakanahalli village, which depicts the subject survey numbers of the Project Land within the village.
75. The *Hissa Tippani*¹¹ dated 07/12/2005 in respect of the property bearing survey No. 96 denotes that the said land was sub-divided into 96/1, 2 and 3. We have also been provided with *moola tippani*¹² in respect of survey number 96.
76. We have been provided with *hissa survey tippani* in respect of survey number 96/2 measuring 5 acres and 9 *guntas* which indicates the sub-division of the land into survey number 96/2A jointly held by Lakappa and Ramaiah and 2B held by Krishnappa according to BNMPR SR 2/70-71. It further indicates that an extent of 4 *guntas* in survey number 96/2A is reserved for footpath and an extent of 5 *guntas* in survey number 96/2B is reserved as 'cart road'.

¹¹ *Hissa Tippani* is sketch of the property not drawn to scale but showing the measurements and sub-divided parts of the property.

¹² *Moola Tippani* is a survey record which shows the sketch of the entire survey number, its total area, the layout of the property and extent of kharab land and net cultivable area in the property.

77. We have been provided with *moola tippani* of survey number 98 and 99. We have also been provided with *bissa survey tippani* of survey number 98 which indicates that it was divided into 98/1, 2 and 3. It further indicates that survey number (i) 98/1 was divided into 1A, 1B and 1C; (ii) 98/2 was divided into 98/2 A, 2B, 2C and 2D; and (iii) 98/3 was divided into 98/3A and 98/3B. It furthermore indicates that an extent of 3 *guntas* in survey number 98/2D is earmarked as footpath as per the order bearing No. BNMPR.SR.29/69-70.
78. We have been provided with the *pakka* book extract along with the sketch recording the sub-division of survey No. 96/2A1 measuring 3 acre and 4 ½ *guntas* (3 ½ *guntas kharab*). The extract indicates that the survey No. 96/2A1 has been divided into three subdivisions, i.e., 96/2A1 measuring 1 acre and 1 *gunta*, 96/4 measuring 12 *guntas* and 96/5 measuring 1 acre and 31 ½ *guntas*, based on the *phodi* No. 70/09-10, mutation register extracts bearing MR Nos. 11/1996-97, 6/2003-04, 18/1995-96. The extract indicates that survey No. 96/2A1 measuring 1 acre is held by Mrs. R Sharadamma, Mr. Narayana Reddy, Mr. Gopal Reddy and 1 *gunta* is held by Mr. S R Amarnath.
79. We have been provided with an atlas in respect of survey No. 96/2A1 which indicates the shape and sub-divisions of the said survey number.
80. We have been provided with the Karnataka Revision Settlement *Akarbandh*¹³ issued in respect of the properties bearing survey Nos. 98/1A, 98/1B and 98/1B measuring 1 acre and 26 *guntas*, 6 *guntas*, and 36 *guntas*, respectively.
81. We have been provided with the Karnataka Revision Settlement *Akarbandh* issued in respect of the properties bearing survey Nos. 96/1, 96/2A1, 98/2D and 98/2A1 measuring 2 acres and 3 *guntas*, 1 acre and 1 *gunta*, 1 acre and 37 *guntas* (3 *guntas* B *kharab*) and 31 *guntas* (2 *guntas* B *kharab*), respectively.
82. We have been provided with the *pakka* book extract along with the sketch recording the sub-division in respect of survey No. 99/2A measuring 1 acre and 17 *guntas* (2 *guntas kharab*). The extract indicates that the survey No. 99/2A has been divided into two sub-divisions, i.e., (i) 99/2A1 measuring 31 *guntas* (including 2 *guntas kharab*) in the name of Mrs. R Sharadamma and Mr. G Narendra Babu; and (ii) 99/2A2 measuring 26 *guntas* in the name of Mr. R Lakshman.

¹³ Karnataka Revision Settlement *Akarbandh* is a document issued by the government survey department which indicates the total extent of land, boundaries and the classification of the property.

83. We have been provided with a sketch issued in respect of the properties bearing survey numbers 96/1, 96/2A, 98/1A, 98/1C, 98/2D and 99/2A. The said survey sketch denotes that Mr. S R Amanath is the owner of these properties along with the details of the extent and boundaries thereto.
84. We have been provided with the *pakka* book extract in respect of the property bearing survey No. 98/1C which indicates that the property bearing survey No. 98/1C measuring 36 *guntas* has been sub-divided and mutated in the following manner. The extract also shows the shape of the said sub-divisions:
- (i) 98/1C measuring 13 *guntas* in the name of Mr. Jagannath.
 - (ii) 98/7 measuring 9 *guntas* in the name of Mrs. Anitha R Reddy.
 - (iii) 98/8 measuring 14 *guntas* in the name of Mr. G Narendra Babu.
85. We have been provided with *hissa* survey *tippani* in respect of survey number 98/1C measuring 36 *guntas* which indicates the sub-division of the land into survey number 98/1C in the name of Mr. Jagannath, 98/7 in the name of Mrs. Anitha R Reddy and 98/8 in the name of Mr. G Narendra Babu.
86. We have been provided with an atlas in respect of survey No. 98/1C which indicates the shape and sub-divisions of the said survey number.
87. We have been provided with the Karnataka Revision Settlement *Akarbandh* issued in respect of the properties bearing survey Nos. 98/7 and 98/8 measuring 9 *guntas* and 14 *guntas*, respectively.
88. We have been provided with the *pakka* book extract in respect of the property bearing survey No. 98/1A which indicates that the property bearing survey No. 98/1A measuring 1 acre and 26 *guntas* has been sub-divided and mutated in the following manner. The extract also shows the shape of the said sub-divisions:
- (i) 98/1A measuring 14 *guntas* in the name of Mr. Jagannath.
 - (ii) 98/5 measuring 15 *guntas* in the name of Mrs. Anitha R Reddy.
 - (iii) 98/6 measuring 37 *guntas* in the name of Mr. G Narendra Babu.
89. We have been provided with *hissa* survey *tippani* in respect of property bearing survey No. 98/1A measuring 1 acre and 26 *guntas* which indicates the sub-division of the land into 98/1A in the name of Mr. Jagannath, 98/5 in the name of Mrs. Anitha R Reddy and 98/6 in the name of Mr. G Narendra Babu.

90. We have been provided with an atlas in respect of survey No. 98/1A which indicates the shape and sub-divisions of the said survey number.
91. We have been provided with the Karnataka Revision Settlement *Akarbandh* issued in respect of the properties bearing survey Nos. 98/1A, 98/5 and 98/6 measuring 14 *guntas*, 15 *guntas* and 37 *guntas* respectively.
92. We have been provided with the *pakka* book extract in respect of the property bearing survey No. 96/2A1 measuring 1 acre and 1 *gunta* has been sub-divided and mutated in the following manner. The extract also shows the shape of the said sub-divisions:
- (i) 96/2A1 measuring 1 acre in the name of Mr. G Narendra Babu.
 - (ii) 96/13 measuring 1 *gunta* in the name of Mr. S R Amarnath.
93. We have been provided with the *pakka* book extract in respect of property bearing survey No. 98/2D measuring 1 acre and 34 *guntas* plus 3 *guntas* of *kharab* has been sub-divided and mutated in the following manner. The extract also shows the shape of the said sub-divisions:
- (v) 98/2D measuring 26 *guntas* excluding 1 *gunta* of *kharab* in the name of Narendra Babu.
 - (vi) 98/9 measuring 20 *guntas* excluding 0.12 *gunta kharab* in the name of Mrs. Kavitha Purushotam.
 - (vii) 98/10 measuring 20 *guntas* excluding 0.12 *gunta kharab* in the name of Mrs. Sunitha Ravi.
 - (viii) 98/11 measuring 8 *guntas* excluding 0.08 *gunta* of *kharab* in the name of Mrs. Anitha R Reddy.

F. Endorsements:

94. We have been provided with an endorsement dated 22/05/2024, bearing No. PTCL/YLK/CR/130/2024-25, issued by the Assistant Commissioner, Bengaluru North, Bengaluru, denoting that there are no claims under the provisions of the Karnataka Scheduled Castes and Schedules Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 ("**PTCL Act**") in respect of the property bearing survey No. 96/2A1.
95. We have been provided with an endorsement dated 22/05/2024, bearing No. PTCL/YLK/CR/131/2024-25, issued by the Assistant Commissioner, Bengaluru North, Bengaluru denoting that there are no claims under the provisions of the PTCL Act in respect of the property bearing survey No. 98/1C.

96. We have been provided with an endorsement dated 22/05/2024 bearing No. PTCL/YLK/CR/132/2024-25 issued by the Assistant Commissioner, Bengaluru North, Bengaluru denoting that there are no claims under the provisions of the PTCL Act in respect of the property bearing survey No. 96/1.
97. We have been provided with an endorsement dated 22/05/2024 bearing No. PTCL/YLK/CR/133/2024-25 issued by the Assistant Commissioner, Bengaluru North, Bengaluru denoting that there are no claims under the provisions of the PTCL Act in respect of the property bearing survey No. 98/2D.
98. We have been provided with an endorsement dated 22/05/2024, bearing No. PTCL/YLK/CR/134/2024-25, issued by the Assistant Commissioner, Bengaluru North, Bengaluru denoting that there are no claims under the provisions of the PTCL Act in respect of the property bearing survey No. 98/1A.
99. We have been provided with an endorsement dated 22/05/2024 bearing No. PTCL/YLK/CR/135/2024-25 issued by the Assistant Commissioner, Bengaluru North, Bengaluru denoting that there are no claims under the provisions of the PTCL Act in respect of the property bearing survey No. 99/2A1.
100. We have been provided with an endorsement dated 09/10/2024 bearing No. RD1218078022476 issued by the Tahsildar, Yelahanka *taluk*, Bengaluru District denoting that there are no tenancy claims in respect of properties bearing survey Nos. 96/1 measuring 2 acres 3 *guntas*.
101. We have been provided with an endorsement dated 22/05/2024 bearing No. RD0038078170197 issued by the Tahsildar, Bengaluru North (Addl.) *taluk*, Bengaluru denoting that there are no tenancy claims in respect of properties bearing survey Nos. 99/2A1 measuring 14 ½ *guntas* and 99/2A1 measuring 14 ½ *guntas*.
102. We have been provided with an endorsement dated 22/05/2024 bearing No. RD0038078170194 issued by the Tahsildar, Bengaluru North (Addl.) *taluk*, Bengaluru denoting that there are no tenancy claims in respect of properties bearing survey Nos. 96/2A1 measuring 20 *guntas* and 96/2A1 measuring 20 *guntas*.
103. We have been provided with an endorsement dated 22/05/2024 bearing No. RD0038078170195 issued by the Tahsildar, Bengaluru North (Addl.) *taluk*, Bengaluru denoting that there are no tenancy claims in respect of properties bearing survey Nos. 98/1C measuring 11 ½ *guntas* and 98/1C measuring 11 ½ *guntas*.

104. We have been provided with an endorsement dated 22/05/2024 bearing No. RD0038078170204 issued by the Tahsildar, Bengaluru North (Addl.) *taluk*, Bengaluru denoting that there are no tenancy claims in respect of properties bearing survey Nos. 98/2D measuring 1 acre and 34 *guntas*.
105. We have been provided with an endorsement dated 22/05/2024 bearing No. RD0038078170205 issued by the Tahsildar, Bengaluru North (Addl.) *taluk*, Bengaluru denoting that there are no tenancy claims in respect of properties bearing survey Nos. 98/1A measuring 26 *guntas* and survey Nos. 98/1A measuring 26 *guntas*.

G. Litigation and Claims:

106. We have not been provided with any document to determine if any litigation, proceedings or claims, notice for requisition or acquisition or claims or other actions of similar nature are pending or threatened in respect of Project Land.
107. Separately, we have carried out an online litigation search in the name of the Owners on the official websites of the High Court of Karnataka Bangalore (<https://karnatakajudiciary.kar.nic.in/>) and District Courts at Bengaluru (<https://districts.ecourts.gov.in/>) for the preceding 10 years. Our search has produced the following results:

Sl. No.	Court/Establishment	Case Type and Number	Petitioner	Respondent	Case Stage	Next date of hearing
1.	High Court of Karnataka	WP No. 9923/2021	Sri G Narendra Babu	State of Karnataka	Adjourned	18/06/2024
2.	District Court	O.S. No. 25697/2021	P V Kamesh Kumar Rep by Rameshkumar	G Narendra Babu	Disposed	

Observation

We had sought clarification from the Owners with respect to the above proceedings and in response, we have been informed that these proceedings do not related to the Project Land. Under the Development Agreement, the Owners have represented and warranted to the Company that there are no litigations, arbitration, disputes or legal proceedings outstanding, subsisting or, threatened against the Owners and the Project Land. Additionally, specific indemnity has been obtained from the Owners against losses, damages, expenses, costs and other liabilities of whatsoever nature made or suffered or incurred by or caused to the Company by reason of any defect in title of the Project Land.

H. Encumbrances and Charges

108. We have been provided with a discharge deed dated 29/09/1995 executed by the Managing Director, Rythara Seva Sahakara Niyamitha Sangha, Singanayakanahalli, Bangalore North taluk in favour of Mr. L Ramaiah, son of Lakappa, registered as document No. 4630/1995-96 of book I, volume SF 668, at page No. 88 on 04/10/1995 in the office of the Sub-Registrar, Yelahanka. We note that Mr. L Ramaiah had created mortgage on the properties bearing survey numbers (a) 98/1A, measuring 0.36; (b) 96/2 measuring 3.11; (c) 74/1 measuring 2.15; and (d) 98/2D measuring 1.34 for INR 45,000 in favour of the aforesaid society by virtue of a deed of mortgage dated 18/03/1983, registered on 02/03/1983 as document No. 4693/1982-83 of book I, volume SF 3546 at page No. 138. Mr. L Ramaiah has repaid the entire mortgaged amount along with interest and accordingly, the society has discharged the charges over the abovementioned properties.

Observations

We have not been provided with the deed of mortgage dated 18/03/1983, registered on 02/03/1983 as document No. 4693/1982-83 of book I, volume SF 3546 at page No. 138. That said, we have been provided with the discharge deed and therefore, non-availability of the said deed of mortgage is not material as on the Review Date.

109. We have been provided with a copy of the mutation register extract bearing MR No. 5/87-88 which indicates the creation of charge by Mr. S R Amarnath, son of Mr. L Ramaiah over property bearing survey number 96/2A measuring 3.11 in favour of Rythara Seva Sahakara Niyamitha Sangha for INR 30,000/-.
110. We have been provided with a certificate dated 16/10/2024 bearing No. MCI/49/232/2024-25, issued by the Chief Executive Officer, Singanayakanahalli Rythara Seva Sahakara Sangha N confirming that there are no subsisting charges with respect to the property bearing survey No. 96/2A1 (old survey No. 96/2A), measuring 1 acre.

Survey No. 96

111. We have been provided with an encumbrance certificate dated 28/05/2024 bearing SA No. 3413/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 96/1 measuring 2 acre and 03 *guntas* recording 'nil encumbrance'.
112. We have been provided with an encumbrance certificate dated 27/05/2024 bearing SA No. 1227/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 96/1 measuring 2 acre and 03 *guntas* which records the following registered transactions:
- (i) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96; and
 - (ii) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.
113. We have been provided with an encumbrance certificate dated 01/06/2024 for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 96/1 measuring 2 acre and 03 *guntas* which records the release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadamma in favour of her daughter Smt. Anitha R Reddy in respect of 50% of land in the aforesaid property.
114. We have been provided with an encumbrance certificate dated 02/07/2024 for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 96/1 measuring 2 acre and 03 *guntas* which records the partition deed dated 02/11/2020, registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892.

Survey No. 98/1A

115. We have been provided with an encumbrance certificate bearing SA No. 3409/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 98/1A measuring 1 acre and 12 *guntas* recording 'nil encumbrance'.
116. We have been provided with an encumbrance certificate dated 27/05/2024 bearing SA No. 1225/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1A measuring 1 acre and 12 *guntas* which records the following registered transactions:
- (i) Discharge deed, registered on 04/10/1995 as document No. 4630/1995-96;
 - (ii) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96;
 - (iii) Gift deed, registered on 27/11/2002 as document No. 8311/2002-03; and
 - (iv) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.

117. We have been provided with an encumbrance certificate dated 06/07/2024 bearing SA No. 2485/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1A measuring 1 acre and 12 *guntas* which records the following registered transactions:
- (i) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96;
 - (ii) Gift deed, registered on 27/11/2002 as document No. 8311/2002-03; and
 - (iii) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.
118. We have been provided with an encumbrance certificate dated 27/05/2024 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1A which records the following registered transactions:
- (i) Sale deed, registered on 11/12/1992 as document No. 4315/1992-93;
 - (ii) Discharge deed, registered on 04/10/1995 as document No. 4630/1995-96;
 - (iii) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96;
 - (iv) Gift deed, registered on 27/11/2002 as document No. 8311/2002-03; and
 - (v) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.
119. We have been provided with an encumbrance certificate for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 98/1A measuring 1 acre and 12 *guntas* which records the release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadhamma in favour of her daughter Smt. Anitha R Reddy.:
120. We have been provided with an encumbrance certificate dated 02/07/2024 for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 98/1A measuring 1 acre and 12 *guntas* which records the following registered transaction:
- (i) Partition deed dated 02/11/2020, registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892; and
 - (ii) Release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadhamma in favour of her daughter Smt. Anitha R Reddy.

Survey No. 98/1C

121. We have been provided with an encumbrance certificate dated 28/05/2024 bearing SA No. 3412/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 98/1C which records the sale deed, registered on 15/12/1969 as document No. 3082.

122. We have been provided with an encumbrance certificate dated 27/05/2024 bearing SA No. 1226/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1C measuring 23 *guntas* which records the following registered transactions:
- (i) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96;
 - (ii) Gift deed, registered on 27/11/2002 as document No. 8311/2002-03; and
 - (iii) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.
123. We have been provided with an encumbrance certificate dated 01/06/2024 for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 98/1C measuring 23 *guntas* which records the release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadamma in favour of her daughter Smt. Anitha R Reddy in respect of 50% of land in the aforesaid property.:
124. We have been provided with an encumbrance certificate dated 02/07/2024 for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 98/1C measuring 23 *guntas* which records the partition deed dated 02/11/2020, registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892.
Survey No. 99/2A
125. We have been provided with an encumbrance certificate dated 28/05/2024 bearing SA No. 3410/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 99/2A measuring 29 *guntas* recording 'nil encumbrance'.
126. We have been provided with an encumbrance certificate dated 27/05/2024 bearing SA No. 1229/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 99/2A measuring 29 *guntas* which records the following registered transactions:
- (i) Sale deed, registered on 28/04/1995 as document No. 710/1995-96;
 - (ii) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96;
 - (iii) Gift deed, registered on 27/11/2002 as document No. 8311/2002-03; and
 - (iv) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.
127. We have been provided with an encumbrance certificate dated 01/06/2024 for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 99/2A measuring 29 *guntas* which records the release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadamma in favour of her daughter Smt. Anitha R Reddy in respect of 50% of land in the aforesaid property.:
128. We have been provided with an encumbrance certificate dated 02/07/2024 for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 99/2A1

measuring 29 *guntas* which records the partition deed dated 02/11/2020, registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892.

Survey No. 96/2A

129. We have been provided with an encumbrance certificate dated 31/05/2024 bearing SA No. 3705/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 99/2A measuring 1 acre recording 'nil encumbrance'.
130. We have been provided with an encumbrance certificate dated 31/05/2024 bearing SA No. 1400/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 96/2A measuring 1 acre which records the following registered transactions:
- (i) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96; and
 - (ii) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.
131. We have been provided with an encumbrance certificate dated 03/06/2024 for the period 01/04/2004 to 03/06/2024 in respect of the property bearing survey No. 96/2A measuring 1 acre which records the release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadhamma in favour of her daughter Smt. Anitha R Reddy in respect of 50% of land in the aforesaid property.:
132. We have been provided with an encumbrance certificate dated 02/07/2024 for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 96/2A1 measuring 1 which records the partition deed dated 02/11/2020, registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892.:

Survey No. 98/2D

133. We have been provided with an encumbrance certificate bearing SA No. 3411/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 98/2D measuring 1 acre and 34 *gunta* recording 'nil encumbrance'.
134. We have been provided with an encumbrance certificate dated 27/05/2024 bearing SA No. 1228/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/2D measuring 1 acre and 34 *guntas* plus 3 *guntas* of kharab which records the following registered transactions:
- (i) Discharge deed, registered on 04/10/1995 as document No. 4630/1995-96;
 - (ii) Partition deed, registered on 27/02/1996 as document No. 7792/1995-96;
 - (iii) Gift deed, registered on 27/11/2002 as document No. 8311/2002-03; and

- (iv) Sale deed, registered on 23/06/2003 as document No. 3832/2003-04.
135. We have been provided with an encumbrance certificate dated 01/06/2024 for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 98/2D measuring 1 acre 34 *guntas* which records the release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadhamma in favour of her daughter Smt. Anitha R Reddy in respect of 50% of land in the aforesaid property.:
136. We have been provided with an encumbrance certificate dated 02/07/2024 for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 98/2D measuring 1 acre and 34 *guntas* which records the following registered transaction:
- (i) Release deed, registered on 13/12/2017 as document No. GAN-1-04500-2017-18 by Smt. R Sharadhamma in favour of her daughter Smt. Anitha R Reddy in respect of 50% of land in the aforesaid property; and
 - (ii) Partition deed dated 02/11/2020, registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892.

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Part IV: Joint Development

We have been provided with a joint development agreement dated 17/02/2025, executed between the Owners and the Company, and registered as document No. GNR-1-08247-2024-25 in Book-I in the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru, on 19/02/2025 i.e., the Development Agreement. Under this Development Agreement, the Owners have granted exclusive and irrevocable development rights to the Developer in respect of the Project Land for development of the Project.

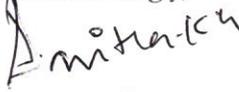
In furtherance of the Development Agreement, the Owners have executed a general power of attorney dated 17/02/2025 in favour of the Company, registered as document No. GNR-4-00644-2024-25 in Book-IV in the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru, on 19/02/2025, authorising the Development, among others, to obtain the necessary approvals for development of the Project.

Part V: Conclusion

Based on the details and particulars contained in the documents provided to us, clarifications and information furnished and subject to our observations mentioned above, we are of the opinion that:

- (i) (a) Mr. G Narendra Babu is the registered owner of the Property A, Property B, Property C, Property D, Property E, Property F, Property G, Property H, Property I and Property J; (b) Mrs. Kavitha Purushotam is the registered owner of the Property L; and (c) Mrs. Sunitha Ravi is the registered owner of the Property K;
- (ii) Mr. S R Amarnath is the registered owner of the Property M
- (iii) The Composite Project Land has been converted for residential use;
- (iv) In terms of the Development Agreement and the general power of attorney dated 17/02/2025, the Company has exclusive and irrevocable right over the Project Land and is authorised to deal with the same in terms thereof; and
- (v) We have been informed by the Company that Mr. G. Narendra Babu and Mr. S. R. Amarnath have entered into a sale agreement pursuant to which Mr. G. Narendra Babu shall acquire Property M, and subsequently pool the same into the Project Land, together with the other Owners, by executing a supplementary agreement to the Development Agreement, i.e., the Supplementary Development Agreement.

Opined accordingly,


Poovayya & Co.
Advocates & Solicitors



Part VI: Disclaimer

The scope of our review is limited by the following parameters:

- This Report is based on an examination of copies of various documents provided to us by the Company and does not certify as to the authenticity of such documents. We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us, and the conformity of the copies or extracts submitted to us with that of the original documents. We have not reviewed the originals of these documents.
- The Report is limited to examining the legal right, title, and interest of the owners and we do not express any opinion as to commercial, financial, or fiscal issues.
- We have not conducted an empirical search to determine if any litigation/s or acquisition proceeding/s is/are pending in respect of the Project Land.
- We have assumed that the documents submitted to us in connection with any particular issue are the only documents relating to such issue.
- Unless specifically mentioned to the contrary, we have assumed that all contractual documents have been duly authorised, executed, and delivered by the parties thereto and constitute legally enforceable obligations of those parties under all applicable laws.
- To the extent possible, we have relied upon the documents and records provided to us by the Company. Where such documents or records were not available for review, we have relied upon the veracity of the statements made by the Owners through the Company. Reliance on such representations made to us has been highlighted in this Report.
- Our scope of work does not include physical verification of the Project Land. No physical survey and zoning of the Project Land has been undertaken by us. We have not expressed any opinion/view on current or potential user, ;,, reservations, environmental compliance or FSI relating to the Project Land, and these may be independently verified through a technical audit undertaken by a municipal architect or other qualified professional.
- We have not undertaken any physical searches at the jurisdictional sub-registrar offices. We have relied upon the revenue documents and relevant encumbrances certificates relating to the Project Land furnished by the Company.
- We have not been instructed to issue notice in any newspaper while verifying title of the Project Land.
- We have assumed that the documents submitted to us in connection with any particular issue are the only documents relating to such issue. We have not independently validated the information provided to us with any external sources or regulatory authorities.
- Unless specifically mentioned to the contrary, we have assumed that all contractual documents have been duly authorized, executed and delivered by the parties thereto and constitute legally enforceable obligations of those parties under all applicable laws.

- We have assumed the (i) capacity of all persons, the genuineness of all signatures, the conformity and the authenticity to the documents submitted to us as soft and hard copies, as applicable; (ii). conformity of copies and extract with the originals; (iii) validity of all governmental proceedings and approvals; and (iv) adequacy of stamp duty paid on instruments that have been registered in terms of provisions under the Registration Act, 1908.
- This Report is prepared based on information/records furnished to us. Hence, the facts relating to family tree, death & legal heir details, oral partition, pending dispute or litigation though checked with available inputs from the Owners, persons acting on this Report are advised to cross check these facts by local enquiry or by other means.
- The litigation search conducted on the online database available on the websites of the respective Courts is limited to cases in which Owners have been named as the first/primary plaintiff/petitioner or defendant/respondent and does not cover cases or court proceedings where the names of Owners are included in the array of parties or cases filed generally with respect to the Project Land.
- This title opinion sets out our findings as on 18/03/2025 (the "**Review Date**") and therefore the contents of this Report, unless specified otherwise, are effective only up to such date.
- This title opinion is only for the use and benefit of the Company. This Report may not be relied on by any person other than Company and no responsibility, duty of care or liability whatsoever is or will be accepted by us to any other party in connection with this Report.

Annexure-1

We have examined the copies of the following documents:

Serial No.	Date	Particulars of the Documents Examined
1.	-	Copy of index of lands extract issued by the Tahsildar Grade-2, Yelahanka <i>taluk</i> , Yelahanka in respect of the property bearing survey number 96/1.
2.	-	Copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka <i>taluk</i> , Yelahanka in respect of the property bearing survey No. 96/2A.
3.	-	Copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka <i>taluk</i> , Yelahanka in respect of the property bearing survey No. 98/1.
4.	-	Copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka <i>taluk</i> , Yelahanka in respect of the property bearing survey No. 98/2.
5.	-	Copy of the index of lands extract issued by the Tahsildar Grade-2, Yelahanka <i>taluk</i> , Yelahanka in respect of the property bearing survey No. 99/2.
6.	15/12/1969	Sale deed executed by Mr. Ramakrishnappa, son of late Mr. Munishamappa in respect of the agricultural land bearing survey No. 98/1/C, measuring 36 <i>guntas</i> , in favour of Mr. L Ramaiah, son of Mr. Lakappa. The said sale deed is registered as document No. 3082/1969-70, in book I, volume No. 2721, at page Nos. 26 to 28, in the office of the Sub-Registrar, Bangalore North <i>taluk</i> , on 17/12/1969.
7.	27/04/1995	Sale deed executed by Mr. R Lakshman and Mr. R Shivashankar, both children of late Mr. Challaghatta Ramaiah in favour of Mr. L Ramaiah, son of Mr. Lakappa with respect to the agricultural land bearing survey No. 99/2A, admeasuring 29 <i>guntas</i> . The said sale deed is registered as document No. 710/1995-96, in book I,



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		volume No. 694, at page Nos. 16 to 18, in the office of the Sub-Registrar, Yelahanka on 28/04/1995.
8.	11/12/1992	Sale deed executed by Mr. Challaghatta Narayanappa, son of Mr. Munishamappa conveying all his rights, title, and interest with respect to agricultural land bearing survey No. 98/1A measuring 16 <i>guntas</i> in favour of Mr. L Ramaiah, son of Mr. Lakappa. The said sale deed is registered as document No. 4315/1992-93 in book I, volume No. 309 at page Nos. 136 to 138 in the office of the Sub-Registrar, Yelahanka on 12/12/1992.
9.	-	Mutation register extract bearing No. 12/1992-93.
10.	24/02/1996	Partition deed executed amongst Mr. L Ramaiah, son of Mr. Lakappa, and his children, (i) Mr. S R Amarnath, son of Mr. L Ramaiah; (ii) Mr. R Janardhan, son of Mr. L Ramaiah; (iii) Ms. S R Parvathamma, daughter of Mr. L Ramaiah, registered as document No. 7792/1995-96, in book I, volume No. 863, at page Nos. 132 to 142, in the office of the Sub-Registrar, Yelahanka.
11.	-	Mutation register extract bearing No. 11/1996-97.
12.	25/11/2002	Gift deed executed by Mr. L Ramaiah, son of Mr. Lakappa in favour of his son Mr. S R Amarnath in respect of the properties bearing survey Nos. (i) 98/1A measuring 1 acre and 12 <i>guntas</i> ; (ii) 98/1C measuring 23 <i>guntas</i> ; (iii) 98/2D measuring 1 acre and 34 <i>guntas</i> ; (iv) 99/2A measuring 29 <i>guntas</i> along with one another property. The said gift deed is registered as document No. BNG(U)-YLNK/8311/2002-03, in the office of the Sub-Registrar, Yelahanka, Bangalore.
13.	10/02/2003	Mutation register extract bearing No. 7/2002-03.
14.	23/06/2003	Sale deed executed by Mr. S R Amarnath, son of Mr. L Ramaiah conveying all his rights, title and interest in respect of the properties bearing survey Nos. (i) 96/1 measuring 2 acre and 3 <i>guntas</i> together with poultry farm and feed house measuring 1200 square feet; (ii) 96/2A measuring 1 acre together with poultry farm and feed house measuring 800 square feet; (iii) 98/1A measuring 1 acre and 12 <i>guntas</i> ; (iv) 98/1C measuring 23 <i>guntas</i> together with



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		poultry farm and feed house measuring 600 square feet; (v) 98/2D measuring 1 acre and 34 <i>guntas</i> together with poultry farm and feed house measuring 1,400 square feet; and (vi) 99/2A measuring 29 <i>guntas</i> to Mrs. R Sharadamma, wife of late Mr. Narayana Reddy and Mr. N Gopal Reddy, son of Mr. M Nagappa Reddy. The said sale deed is registered as document No. BNG(U) YLNK/3832/2003-2004 in the office of the Sub-Registrar, Yelahanka, Bangalore.
15.	16/01/2004	Mutation register extract bearing No. 6/2003-04.
16.	-	Mutation register extract bearing MR No. 12/2008-09.
17.	26/11/2010	Will executed by Mr. N Gopal Reddy, registered as document No. BMH-3-00114-11, stored in CD No. BMHD452, on 29/11/2020 in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru.
18.	-	Mutation register extract bearing MR No. 24/2009-10.
19.	26/09/2011	Death certificate of Mr. Gopal Reddy, issued by the Chief Registrar of Births and Deaths.
20.	25/10/2016	Notarised affidavit executed by Mr. G Narendra Babu setting out the genealogical tree of his father late Mr. Gopal Reddy.
21.	-	Mutation register extract bearing M.R. No. 32/2011-12.
22.	-	Mutation register extract bearing M.R. No. H34/2012-13.
23.	13/12/2017	Release deed executed by Mrs. R Sharadamma in favour of her daughter, Mrs. Anitha R Reddy, and registered as document No. GAN-1-04500-2017-18, stored in CD No. GAND301, in the office of the Sub-Registrar, Bengaluru.
24.	07/03/2019	Order in an appeal bearing No. RS/BNA/444/2018/19, issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
25.	-	Mutation register extract bearing No. H69/2019-20.



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26.	-	Mutation register extract bearing No. H70/2019-20.
27.	14/11/2019	Mutation register extract bearing No. H71/2019-20.
28.	-	Mutation register extract bearing No. H72/2019-20.
29.	-	Mutation register extract bearing No. H73/2019-20.
30.	-	Mutation register extract bearing M.R. No. T17/2020-21.
31.	27/04/2021	Death certificate of late Mrs. R Sharadamma issued by the Chief Registrar of Births and Deaths.
32.	17/02/2025	Notarised affidavit-cum-declaration of Mrs. Anitha R Reddy.
33.	02/11/2020	Deed of partition executed amongst Mr. G Narendra Babu, Mrs. Sunitha Ravi and Mrs. Kavitha Purushotam and Mrs. Anitha R Reddy and registered as document No. KCH-1-03806-2021-22, stored in CD No. KCHD892 on 23/08/2021, in the office of the Sub-Registrar (Kacharakanahalli), Bengaluru.
34.	28/09/2022	Letter bearing reference No. RRT (rectification) 12/2022, issued by the office of the Special Tahsildar, Yelahanka taluk, Bengaluru for rectification of computerised RTC extracts.
35.	06/01/2025	Order of Sub-Divisional Officer, Bengaluru North Sub-Divisional, Bengaluru in the proceedings bearing No. RA(YLK) 830/2024.
36.	-	Mutation register extract bearing MR No. T51/2024-25.
37.	-	Mutation register extract bearing MR No. T52/2024-25.
38.	-	Mutation register extract bearing MR No. T53/2024-25.
39.	-	Mutation register extract bearing MR No. T54/2024-25.
40.	-	Mutation register extract bearing MR No. T56/2024-25.
41.	17/02/2025	Sale deed registered as document No. YAN-1-14091-2024-25 in book-I in the office of the Senior Sub-Registrar, Yelahanka,



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		Bengaluru, executed by Mrs. Anitha R Reddy in favour of Mr. G Narendra Babu in respect of (i) Land bearing survey No. 98/5 (previously part of 98/1A) measuring 15 <i>guntas</i> , (ii) Land bearing survey No. 98/7 (previously part of 98/1C) measuring 9 <i>guntas</i> (iii) Land bearing survey No. 98/11 (previously part of 98/2D) measuring 8 <i>guntas</i> excluding 0.08 <i>gunta</i> (i.e., 1/2 <i>gunta</i>) of <i>kbarab</i> and (iv) Land bearing survey No. 99/3 (previously part of 99/2A1) measuring 8 <i>guntas</i> excluding 0.08 <i>gunta</i> (i.e., 1/2 <i>gunta</i>).
42.	-	Mutation register extract bearing MR No. H20/2024-25.
43.	17/02/2025	Deed of confirmation and release dated registered as document No. YAN-1-14092-2024-25 in book-I in the office of the Senior Sub-Registrar, Yelahanka, Bengaluru, between (i) Mrs. Kamalamma, wife of late Mr. N Gopal Reddy, Mrs. Premalatha, wife of late Mr. H G Hariprasad Reddy, Master Harish G H Reddy, son of late Mr. H G Hariprasad Reddy (minor, represented by her natural guardian and mother, Mrs. Premalatha) and Ms. Akshaya G H Reddy, daughter of late Mr. H G Hariprasad Reddy; and (ii) the Owners.
44.	20/02/2025	Order bearing reference No. NaAE 457 BeAaSe, Bengaluru, issued by the Under Secretary to the Government, Urban Development Department, in the name of the Governor of Karnataka.
45.	01/03/2025	Letter from the Assistant Director, Town Planning Division, BDA, Bengaluru, addressed to the Deputy Commissioner, Bengaluru Urban District.
46.	05/03/2025	The following official memoranda and mutation register extracts issued for conversion of Project Land from agricultural to non-agricultural (layout-residential) use: (i) Survey No. 96/1 bearing reference No. 749783 and M R No. T64/2024-25; (ii) Survey No. 96/2A bearing reference No. 749779 and M R No. T69/2024-25; (iii) Survey No. 98/6 bearing reference No. 749774 and M R No. T63/2024-25;



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		<p>(iv) Survey No. 98/8 bearing reference No. 749794 and M R No. T70/2024-25;</p> <p>(v) Survey No. 98/2D bearing reference No. 749776 and M R No. T68/2024-25;</p> <p>(vi) Survey No. 99/2A1 bearing reference No. 749791 and M R No. T67/2024-25;</p> <p>(vii) Survey No. 98/5 bearing reference No. 749775 and ;</p> <p>(viii) Survey No. 98/7 bearing reference No. 749793;</p> <p>(ix) Survey No. 98/11 bearing reference No. 749784;</p> <p>(x) Survey No. 99/3 bearing reference No. 749792;</p> <p>(xi) Survey No. 98/10 bearing reference No. 749785 and M R No. T65/2024-25; and</p> <p>(xii) Survey No. 98/9 bearing reference No. 749795 and M R No. T71/2024-25.</p> <p>(xiii) Survey No. 96/13 bearing reference No. 749789 and MR No. T66/2024-25</p>
47.	-	RTC extracts issued in respect of the property bearing survey No. 96/1 measuring 2 acres and 3 <i>guntas</i> issued for the period 1965-66 to 1969-70, 1986-87 to 1990-91, 1996-97, 1997-98 to 2000-01, 2001-02 to 2024-25.
48.	-	RTC extracts issued in respect of the property bearing survey No. 96/2 measuring 5 acres and 9 <i>guntas</i> issued for the period 1965-66 to 1969-70.
49.	-	RTC extracts issued in respect of the property bearing survey No. 96/2A, measuring 3 acres and 15 <i>guntas</i> issued for the period 1986-87 to 1990-91, 1996-97, 2001-02 to 2007-08.
50.	08/07/2024	An endorsement bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka <i>taluk</i> which states that the RTC extracts in respect of survey No. 96/2A for the period 1971-72 to 1985-86 are not available and the extracts for the period 1997-98 to 2000-01 have been deteriorated.
51.	-	RTC extracts issued in respect of the property bearing survey No. 96/2A1 measuring 3 acres and 4 ½ <i>guntas</i> issued for the period 2008-09 to 2010-11.



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52.	-	RTC extracts issued in respect of the property bearing survey No. 96/2A1 measuring 1 acre and 1 <i>guntas</i> issued for the period 2011-12 to 2024-25.
53.		RTC extract issued in respect of the property bearing survey No. 96/2A1 measuring 1 acre issued for the period 2024-25.
54.		RTC extract issued in respect of the property bearing survey No. 96/13 measuring 1 <i>gunta</i> issued for the period 2024-25.
55.	-	RTC extracts issued in respect of the property bearing survey No. 98/1A measuring 2 acres and 26 <i>guntas</i> issued for the period 1965-66 to 1969-70, 1997-98 to 1999-2000.
56.	-	RTC extracts issued in respect of the property bearing survey No. 98/1A measuring 1 acre and 26 <i>guntas</i> issued for the period 1965-66 to 1969-70, 1986-87 to 1995-96, 1997-98 to 2024-25.
57.	-	RTC extracts issued in respect of the property bearing survey No. 98/5 measuring 15 <i>guntas</i> issued for the period 2024-25.
58.	-	RTC extracts issued in respect of the property bearing survey No. 98/6 measuring 37 <i>guntas</i> issued for the period 2024-25.
59.	08/07/24	An endorsement bearing No. RK/CR/119/2024-25 issued by the Tahsildar, Yelahanka <i>taluk</i> which states that the RTC extracts in respect of survey No. 98/1A for the period 1971-72 to 1985-86 are not available.
60.	-	RTC extracts issued in respect of the property bearing survey No. 98/1C-p1 measuring 36 <i>guntas</i> issued for the period 1965-66 to 1969-70, 1986-87 to 1995-96, 1997-98 to 2019-20 and 2021-22.
61.	08/07/2024	An endorsement bearing No. RK/CR/119/2024-25, issued by the Tahsildar, Yelahanka <i>taluk</i> which states that the RTC extracts in respect of survey No. 98/1C for the period 1971-72 to 1985-86 are not available.
62.	-	RTC extracts issued in respect of the property bearing survey No. 98/1C measuring 1 acre 2021-22 to 2024-25.



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63.	-	RTC extracts issued in respect of the property bearing survey No. 98/1C measuring 36 <i>guntas</i> for the period 2024-25.
64.	-	RTC extracts issued in respect of the property bearing survey No. 98/7 measuring 9 <i>guntas</i> issued for the period 2024-25.
65.	-	RTC extracts issued in respect of the property bearing survey No. 98/8 measuring 14 <i>guntas</i> issued for the period 2024-25.
66.	-	RTC extracts issued in respect of the property bearing survey No. 98/2 measuring 5 acres and 10 <i>guntas</i> for the period 1965-66 to 1969-70.
67.	-	RTC extracts issued in respect of the property bearing survey No. 98/2D measuring 2 acres and 23 <i>guntas</i> for the period 1986-87 to 1990-91, 1992-93, 1996-97 to 2008-09, 2010-11 to 2019-20.
68.	-	RTC extracts issued in respect of the property bearing survey No. 98/2D measuring 1 acre and 37 <i>guntas</i> for the period 2020-21 to 2024-25.
69.	-	RTC extracts issued in respect of the property bearing survey No. 98/2D measuring 26 <i>guntas</i> (excluding 1 <i>gunta</i> of <i>kharab</i>) issued for the period 2024-25.
70.	-	RTC extracts issued in respect of the property bearing survey No. 98/9 measuring 20 <i>guntas</i> (excluding 1/2 <i>gunta</i> of <i>kharab</i>) issued for the period 2024-25.
71.	-	RTC extracts issued in respect of the property bearing survey No. 98/10 measuring 20 <i>guntas</i> (excluding 1/2 <i>gunta</i> of <i>kharab</i>) issued for the period 2024-25.
72.	-	RTC extracts issued in respect of the property bearing survey No. 98/11 measuring 8 <i>guntas</i> (excluding 1/2 <i>gunta</i> of <i>kharab</i>) issued for the period 2024-25.
73.	-	RTC extracts issued in respect of the property bearing survey No. 99/2A measuring 1 acre and 17 <i>guntas</i> for the period 1965-66 to 1969-70, 1991-92 to 2012-13.



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74.	-	RTC extracts issued in respect of the property bearing survey No. 99/2A 1 measuring 31 <i>guntas</i> for the period 2013-14 to 2024-25.
75.	-	RTC extracts issued in respect of the property bearing survey No. 99/2A1 measuring 21 <i>guntas</i> (excluding 1 ½ <i>guntas</i> of <i>kharab</i>) issued for the period 2024-25.
76.	-	RTC extracts issued in respect of the property bearing survey No. 99/3 measuring 8 <i>guntas</i> (excluding ½ <i>gunta</i> of <i>kharab</i>) issued for the period 2024-25.
77.	-	Village map of Singanayakanahalli village.
78.	07/12/2005	<i>Hissa tippani</i> with respect to the property bearing survey No. 96.
79.	-	<i>Hissa survey tippani</i> with respect to survey number 96/2.
80.	-	Moola <i>tippani</i> with respect to survey number 98 and 99.
81.	-	<i>Pakka</i> book extract along with the sketch recording the sub-division in respect of survey No. 96/2A1.
82.	-	Atlas in respect of survey No. 96/2A1.
83.	-	Karnataka Revision Settlement <i>Akarbandh</i> issued in respect of the properties bearing survey Nos. 98/1A, 98/1B and 98/1B.
84.	-	Karnataka Revision Settlement <i>Akarbandh</i> issued in respect of the properties bearing survey Nos. 96/1, 96/2A1, 98/2D and 98/2A1.
85.	-	<i>Pakka</i> book extract along with the sketch recording the sub-division in respect of survey No. 99/2A.
86.	-	Sketch issued by Mr. T K L Prakash, government surveyor in respect of the properties bearing survey numbers 96/1, 96/2A, 98/1A, 98/1C, 98/2D and 99/2A.
87.	-	<i>Pakka</i> book extract in respect of the property bearing survey No. 98/1C.



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88.	-	<i>Hissa survey tippani</i> in respect of survey number 98/1C.
89.	-	Atlas in respect of survey No. 98/1C.
90.	-	Karnataka Revision Settlement <i>Akarbandh</i> issued in respect of the properties bearing survey Nos. 98/7 and 98/8.
91.	-	<i>Pakka</i> book extract in respect of the property bearing survey No. 98/1A.
92.	-	<i>Hissa survey tippani</i> in respect of property bearing survey No. 98/1A.
93.	-	Atlas in respect of survey No. 98/1A.
94.	-	Karnataka Revision Settlement <i>Akarbandh</i> issued in respect of the properties bearing survey Nos. 98/1A, 98/5 and 98/6.
95.	-	<i>Pakka</i> book extract in respect of the property bearing survey No. 96/2A1.
96.	-	<i>Pakka</i> book extract in respect of property bearing survey No. 98/2D.
97.	22/05/2024	Endorsement bearing No. PTCL/YLK/CR/130/2024-25, issued by the Assistant Commissioner, Bengaluru North, Bengaluru.
98.	22/05/2024	Endorsement bearing No. PTCL/YLK/CR/131/2024-25, issued by the Assistant Commissioner, Bengaluru North, Bengaluru.
99.	22/05/2024	Endorsement bearing No. PTCL/YLK/CR/132/2024-25 issued by the Assistant Commissioner, Bengaluru North, Bengaluru.
100.	22/05/2024	Endorsement bearing No. PTCL/YLK/CR/133/2024-25 issued by the Assistant Commissioner, Bengaluru North, Bengaluru.
101.	22/05/2024	Endorsement bearing No. PTCL/YLK/CR/134/2024-25 issued by the Assistant Commissioner, Bengaluru North, Bengaluru.
102.	22/05/2024	Endorsement bearing No. PTCL/YLK/CR/135/2024-25 issued by the Assistant Commissioner, Bengaluru North, Bengaluru.



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103.	09/10/2024	Endorsement bearing No. RD1218078022476 issued by the Tahsildar, Yelahanka <i>taluk</i> , Bengaluru District.
104.	22/05/2024	Endorsement bearing No. RD0038078170197 issued by the Tahsildar, Bengaluru North (Addl.) <i>taluk</i> , Bengaluru.
105.	22/05/2024	Endorsement bearing No. RD0038078170194 issued by the Tahsildar, Bengaluru North (Addl.) <i>taluk</i> , Bengaluru.
106.	22/05/2024	Endorsement bearing No. RD0038078170195 issued by the Tahsildar, Bengaluru North (Addl.) <i>taluk</i> , Bengaluru.
107.	22/05/2024	Endorsement bearing No. RRD0038078170204 issued by the Tahsildar, Bengaluru North (Addl.) <i>taluk</i> , Bengaluru.
108.	22/05/2024	Endorsement bearing No. RD0038078170205 issued by the Tahsildar, Bengaluru North (Addl.) <i>taluk</i> , Bengaluru.
109.	29/09/1995	Discharge deed executed by the Managing Director, Rythara Seva Sahakara Niyamitha Sangha, Singanayakanahalli, Bangalore North <i>taluk</i> in favour of Mr. L Ramaiah, son of Lakappa, registered as document No. 4630/1995-96 of book I, volume SF 668, at page No. 88 on 04/10/1995 in the office of the Sub-Registrar, Yelahanka.
110.	-	Mutation register extract bearing MR No. 5/1987-88.
111.	16/10/2024	Certificate bearing No. MCI/49/232/2024-25, issued by the Chief Executive Officer, Singanayakanahalli Rythara Seva Sahakara Sangha N.
112.	28/05/2024	Encumbrance certificate bearing SA No. 3413/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 96/1.
113.	27/05/2024	Encumbrance certificate bearing SA No. 1227/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 96/1.



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114.	01/06/2024	Encumbrance certificate the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 96/1.
115.	02/07/2024	Encumbrance certificate for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 96/1.
116.	-	Encumbrance certificate bearing SA No. 3409/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 98/1A.
117.	27/05/2024	Encumbrance certificate bearing SA No. 1225/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1A.
118.	06/07/2024	Encumbrance certificate bearing SA No. 2485/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1A.
119.	27/05/2024	Encumbrance certificate bearing for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1A.
120.	-	Encumbrance certificate for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 98/1A.
121.	02/07/2024	Encumbrance certificate for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 98/1A.
122.	28/05/2024	Encumbrance certificate bearing SA No. 3412/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 98/1C.
123.	27/05/2024	Encumbrance certificate bearing SA No. 1226/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/1C.
124.	01/06/2024	Encumbrance certificate for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 98/1C.
125.	02/07/2024	Encumbrance certificate for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 98/1C.



POOVAYYA

ADVOCATES & SOLICITORS

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126.	28/05/2024	Encumbrance certificate bearing SA No. 3410/2024-25 for the period 01/04/1968 to 31/05/1989.
127.	27/05/2024	Encumbrance certificate bearing SA No. 1229/2024-25 for the period 01/06/1989 to 31/03/2004.
128.	01/06/2024	Encumbrance certificate for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 99/2A.
129.	02/07/2024	Encumbrance certificate for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 99/2A1.
130.	31/05/2024	Encumbrance certificate bearing SA No. 3705/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 99/2A.
131.	31/05/2024	Encumbrance certificate bearing SA No. 1400/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 96/2A.
132.	03/06/2024	Encumbrance certificate for the period 01/04/2004 to 03/06/2024 in respect of the property bearing survey No. 96/2A.
133.	02/07/2024	Encumbrance certificate for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 96/2A1.
134.	-	Encumbrance certificate bearing SA No. 3411/2024-25 for the period 01/04/1968 to 31/05/1989 in respect of the property bearing survey No. 98/2D.
135.	27/05/2024	Encumbrance certificate bearing SA No. 1228/2024-25 for the period 01/06/1989 to 31/03/2004 in respect of the property bearing survey No. 98/2D.
136.	01/06/2024	Encumbrance certificate for the period 01/04/2004 to 29/05/2024 in respect of the property bearing survey No. 98/2D.
137.	02/07/2024	Encumbrance certificate for the period 01/04/2004 to 02/07/2024 in respect of the property bearing survey No. 98/2D.