

21st May, 2025

Sobha Limited,
(formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Deverabeesanahalli, Bellandur Post,
Bangalore - 560 013.

Dear Sirs,

Attn: Mr. M.S. Srinivasa Narayanan

We act as Legal Advisors to Sobha Limited, who have forwarded to us the photocopies of documents of title with regard to all that piece and parcel of Property being portion of Municipal No.2326/Sy No.87/2/Sy No.87/3, Kothanur Village, Ward 194-Gottigere measuring in all about 5 Acres 34 Guntas i.e., 23668.68 square metres (i.e., portions of residentially converted land bearing Survey No.87/2 and Survey No.87/3 both situated in Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk), less the areas measuring about 4088.01 square metres relinquished for the purpose of road widening and parks & open spaces to the Bangalore Development Authority, measuring in all about 19580.67 square metres i.e., approximately 4 Acres 33 ¾ Guntas ("Said Land"), and is more fully set out in the Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Particulars
1.	10.08.1960	Sale Deed executed by K.C. Ramaiah son of Channarayappa in favour of Narasaraju son of Veeraswamy Raju and his wife Chennamma (registered on 29.08.1960 as Document No. 2251/1960-61 in Book-I, Volume 199 at Pages 88 to 89 in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 87/3 measuring about 2 Acres;
2.	10.08.1960	Sale Deed executed by K.C. Ramaiah son of Channarayappa in favour of Krishnamaraju son of late Narasaraju (registered on 05.09.1960 as Document No. 2250/1961-62 in Book I, Volume 201 at Pages 39 to 42 in office of the Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 87/3 measuring about 3 Acres;
3.	11.08.1960	Sale Deed executed by Krishnamaraju son of late Narasaraju in favour of Chenna Krishnaiah Shetty son of Chenna Nanjundaiah (registered on 12.09.1960 as Document No. 2260/1961-62 in Book I, Volume 200 at Pages 195 to 198 in office of the Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 87/3 measuring about 3 Acres;

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Sl. No.	Date	Particulars
4.	26.02.1962	Sale Deed executed by Chenna Krishnaiah Shetty son of Chenna Nanjundaiah in favour of Krishnamaraju son of Narasaraju (registered as Document No. 6104/1961-62 in Book I, Volume 295 at Pages 31 and 32 in office of the Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 87/3 measuring 3 Acres;
5.	26.06.1974	Sale Deed executed by K. Narasaraju and K.Vasaraju both sons of late Krishnamaraju in favour of Lakshmana son of Chandrappa (registered on 27.08.1974 as Document No. 3061/1974-75 in Book I, Volume 1070 at Pages 61 to 64 in office of the Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 87/3 measuring 3 Acres;
6.		Mutation Register Extract bearing MR No.9/1974-75, issued by office of the Tahsildar Grade-2, Bangalore South Taluk, discloses Lakshmana son of Chandrappa as khatedar of Survey No.87/3 measuring about 3 Acres;
7.	29.06.1974	Partition Deed entered amongst R.Rangaswamy, R. Somashekar, R. Ramakrishna, R.Savithri all children of late R. Ramaiah along with their mother Gowramma wife of late Ramaiah (registered on 09.12.1974 as Document No. 6328/1974-75 in Book I, Volume 1104 at Pages 120 to 130 in office of the Sub-Registrar, Bangalore South Taluk), with regard to Survey No. 87/2 measuring 10 Acres;
8.		Mutation Register Extract bearing MR. No. 12/1981-82, issued by the office of the Tahsildar, Bangalore South Taluk, discloses that with regard to Survey No. 87/2 measuring about 10 Acres (i) R. Rangaswamy as khatedar of portion measuring about 2 Acres 30 Guntas, (ii) R. Somashekar as khatedar of portion measuring about 4 Acres 10 Guntas, (iii) R.Savithri as khatedar of portion measuring about 30 Guntas and (iv) Gowramma as khatedar of portion measuring about 2 Acres 10 Guntas;
9.	30.10.1981	Sale Deed executed by R. Somashekar son of late Ramaiah (for self, as father and natural guardian of his minor children namely Rajani, Vanitha & Dinesh) in favour of Sushila N. Reddy wife of C. Narayana Reddy (registered on 02.11.1981 as Document No. 4231/1981-82 in Book I, Volume 1743 at Pages 151 to 155 in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 87/2 measuring 4 Acres 10 Guntas;
10.		Mutation Register Extract bearing MR. No. 12/1982-83, issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore, discloses Susheela N. Reddy wife of C. Narayana Reddy, as khatedar of portion of Survey No. 87/2 measuring about 4 Acres 10 Guntas;

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Sl. No.	Date	Particulars
11.	30.10.1981	Sale Deed executed by R. Rangaswamy son of late R. Ramaiah (for self, as father and natural guardian of his minor daughters namely R.Joshna, R.Vidya & R. Nandini) along with his sons R.Ramamurthy and R. Manjesh in favour of C. Munireddy son of Chennappa (registered as Document No. 4232/1981-82 in Book I, Volume 1750 at Pages 86 to 92 in office of the Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 87/2 measuring 2 Acres 30 Guntas;
12.		Mutation Register Extract bearing MR. No. 13/1982-83, issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore, discloses Munireddy son of Channappa Reddy, as khatedar of portion of Survey No. 87/2 measuring about 2 Acres 30 Guntas;
13.	30.10.1981	Sale Deed executed by R.Savithri daughter of late R. Ramaiah in favour of C.Munireddy son of Channappa Reddy (registered on 18.11.1981 as Document No. 4233/1981-82 in Book I, Volume 1740 at Pages 129 to 133 in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 87/2 measuring about 30 Guntas;
14.		Mutation Register Extract bearing MR. No. 14/1982-83, issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore, discloses C.Munireddy son of Channappa, as khatedar of portion of Survey No. 87/2 measuring about 30 Guntas;
15.	14.12.1983	Sale Deed executed by Narasaraju son of Sagiraju Veeraswamy Raju along with his wife Chinnamma and sons Krishnamaraju, Ashwatha and Doreswamy in favour of Susheela N.Reddy wife of C.Narayana Reddy (registered on 17.01.1984 as Document No.6313/1983-84, in Book-I, Volume 2070, at Pages 82 to 86, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No.87/3 measuring about 2 Acres;
16.		Mutation Register Extract bearing MR No.53/1987-88 issued by office of the Tahsildar Grade-2, Bangalore South Taluk, discloses Susheela N.Reddy wife of late C.Narayana Reddy as khatedar of portion of Survey No.87/3 measuring about 2 Acres;
17.	12.06.1986	Sale Deed executed by Lakshmanna son of Chandrappa in favor of C.Munireddy son of Chennappa (registered as 13.06.1986 as Document No.1158/1986-87, in Book-I, Volume 2437, at Pages 122 to 124, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No.87/3 measuring about 3 Acres;
18.		Mutation Register Extract bearing MR No.52/1987-88 issued by office of the Tahsildar Grade-2, Bangalore South Taluk, discloses C.Munireddy son of Chennappa as khatedar of portion of Survey No.87/3 measuring about 3 Acres;

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Sl. No.	Date	Particulars
19.	13.06.1986	Exchange Deed executed by and between Susheela N.Reddy wife of C.Narayana Reddy and C.Munireddy son of Chennappa (registered as Document No.1159/1986-87, in Book-I, Volume 2445, at Pages 27 to 31, in office of the Bangalore South Taluk) with regard to portion of Survey No.87/2 measuring about 4 Acres 10 Guntas;
20.		Copy of Mutation Register Extract bearing MR No.22/2003-04 discloses C.Munireddy son of Chennappa as khatedar of portions of Survey No.87/2 measuring 4 Acres 10 Guntas and another portion measuring about 3 Acres 20 Guntas vide Tahsildar Order dated 11.11.2003 bearing No.RRT: CR: 435/2003-04;
21.	17.10.2003	Gift Deed executed by C.Munireddy son of late Chennappa in favour of N.Swaroop Kumar son of late C.Narayana Reddy (registered on 20.10.2003, as Document No.18619/2003-04, in Book-I, stored in CD No.144, in office of the Senior Sub-Registrar, Kengeri) with regard to portion of Survey No.87/2 measuring about 7 Acres 30 Guntas;
22.		Mutation Register Extract bearing MR No.28/2003-04 issued by office of the Village Accountant, Computer Center, Bangalore South Taluk, Bangalore discloses N.Swaroop Kumar son of late C.Narayana Reddy as khatedar of portion of Survey No.87/2 measuring about 7 Acres 30 Guntas;
23.	17.10.2003	Copy of Gift Deed executed by C.Munireddy son of late Chennappa in favour of N.Shashank Kumar son of late C.Narayana Reddy (registered as Document No. 18618/2003-04 in Book I, in the office of the Sub-Registrar, Kengeri, Bangalore), with regard to portion of Survey No.87/3 measuring about 3 Acres;
24.		Mutation Register Extract bearing MR No.21/2003-04 issued by office of the Village Accountant, Computer Center, Bangalore South Taluk, Bangalore discloses N.Shashank Kumar son of late C.Narayana Reddy as khatedar of portion of Survey No.87/3 measuring about 3 Acres;
25.	02.01.2004	Memorandum of Understanding entered between N. Swaroop Kumar son of late C. Narayana Reddy, Susheela N. Reddy wife of late C. Narayana Reddy, N. Shashank Kumar son of late C. Narayana Reddy, C. Muni Reddy son of Chennappa and M/s. Sobha Developers Private Limited, with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas, portion of Survey No. 87/3 measuring about 2 Acres and another portion measuring about 1 Acre and other lands together measuring 12 Acres 30 Guntas;

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Sl. No.	Date	Particulars
26.	10.02.2004	Agreement of Sale entered between N. Swaroop Kumar son of late C. Narayana Reddy, Susheela N. Reddy wife of late C. Narayana Reddy, N. Shashank Kumar son of late C. Narayana Reddy, C. Muni Reddy son of Chennappa and M/s. Sobha Developers Private Limited, with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas, portion of Survey No. 87/3 measuring about 2 Acres and another portion measuring about 1 Acre and other lands together measuring 12 Acres 30 Guntas;
27.	21.08.2004	Supplemental Agreement entered between N. Swaroop Kumar son of late C. Narayana Reddy, Susheela N. Reddy wife of late C. Narayana Reddy, N. Shashank Kumar son of late C. Narayana Reddy, C. Muni Reddy son of Chennappa and M/s. Sobha Developers Private Limited, with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas, portion of Survey No. 87/3 measuring about 2 Acres and other portion measuring about 1 Acre and other lands together measuring about 12 Acres 30 Guntas;
28.	25.10.2005	Official Memorandum bearing No. BDIS: ALN: SR (S): 133/2005-06 issued by office of the Special Deputy Commissioner, Bangalore District with regard to conversion of portion of Survey No.87/2 measuring about 7 Acres 30 Guntas from agricultural to non-agricultural residential use;
29.		Mutation Register Extract bearing MR No.16/2005-06, issued by office of the Village Accountant, Computer Center, Bangalore South Taluk, Bangalore discloses the conversion of portion of Survey No.87/2 measuring about 7 Acres 30 Guntas;
30.	25.10.2005	Official Memorandum bearing No. BDS: ALN: SR (S): 139/2005-06 issued by office of the Special Deputy Commissioner, Bangalore District with regard to conversion of portion of Survey No.87/3 measuring about 2 Acres from agricultural to non-agricultural residential use;
31.		Mutation Register Extract bearing MR No.17/2005-06, issued by office of the Village Accountant, Computer Center, Bangalore South Taluk, Bangalore discloses the conversion of portion of Survey No.87/3 measuring about 2 Acres;
32.	25.10.2005	Official Memorandum bearing No. BDis: ALN: SR (S): 136/2005-06 issued by office of the Special Deputy Commissioner, Bangalore District to N. Shashank Kumar with regard to conversion of portion of Survey No.87/3 measuring about 3 Acres from agricultural to non-agricultural residential use;
33.		Mutation Register Extract bearing MR No.18/2005-06, issued by office of the Village Accountant, Computer Center, Bangalore

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Sl. No.	Date	Particulars
		South Taluk, Bangalore discloses the conversion of portion of Survey No.87/3 measuring about 3 Acres;
34.	09.04.2009	Certified copy of the Order passed in Arbitration Application bearing A.A. No. 480/2008, on the file of the VI Additional City Civil Judge, Bangalore, filed by M/s. Sobha Developers Limited, against N. Swaroop Kumar, N. Shashank Kumar both sons of late C. Narayana Reddy, their mother N. Susheela Reddy and C. Muni Reddy son of Channappa with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas, portion of Survey No. 87/3 measuring about 2 Acres and another portion measuring about 1 Acre and other lands together measuring 12 Acres 30 Guntas whereas the said Application was allowed;
35.	03.02.2010	Certified copy of the Order passed in Civil Miscellaneous Petition bearing C.M.P. No. 22/2009, on the file of the High Court of Karnataka, Bangalore, whereas the said Petition was allowed;
36.	22.07.2010	Certified copy of the Order passed in Miscellaneous First Appeal bearing M.F.A. No. 6739/2009, on the file of the High Court of Karnataka, Bangalore, filed by N. Swaroop Kumar and others against M/s. Sobha Developers Limited whereas the said Appeal was rejected;
37.	20.09.2010	Compromise Petition filed in Arbitration Dispute bearing CMP No. 22/2009, before the Hon'ble Justice R. Gururajan, Sole Arbitrator, Bangalore, filed by M/s. Sobha Developers Limited and N.Swaroop Kumar, Susheela N.Reddy, Shashank Kumar, C. Munireddy with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas, portion of Survey No. 87/3 measuring about 2 Acres and another portion measuring about 1 Acre and other lands together measuring 12 Acres 30 Guntas;
38.	20.09.2010	Certified Copy of the Award passed in Arbitration Dispute bearing CMP No. 22/2009 on the file of the Hon'ble Justice R. Gururajan, Sole Arbitrator, Bangalore, filed by M/s. Sobha Developers Limited and N.Swaroop Kumar, Susheela N.Reddy, Shashank Kumar, C. Munireddy;
39.	23.04.2015	Public Notice published in both The Hindu (English Edition) and Prajavani (Kannada Edition) daily newspaper by M/s. Sobha Developers Limited with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas and portion of Survey No. 87/3 measuring about 3 Acres;
40.	16.05.2015	Family Tree of C.Narayana Reddy, sworn by N.Swaroop Kumar in the presence of Puttaramaiah, Advocate and Notary;

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Sl. No.	Date	Particulars
41.	04.06.2015	Sale Deed executed by (a) N.Swaroop Kumar son of late C. Narayana Reddy (for self, as father and natural guardian of his minor sons Narayan Swaroop and Navarathan Swaroop), (b) Susheela N.Reddy wife of late C. Narayana Reddy and (c) Shashank Kumar.N son of late C. Narayana Reddy in favour of Sobha Limited (formerly Sobha Developers Limited), represented by its authorised signatory N.B. Ashok Kumar (registered as Document No. 1481/2015-16 in Book I, stored in CD. No. BMHD707 in the office of the Sub-Registrar, Bommanahalli, Bangalore District), with regard to (a) portion of Survey No.87/2 measuring about 7 Acres 30 Guntas, (b) portion of Survey No.87/3 measuring about 2 Acres and (c) another portion of Survey No.87/3 measuring about 1 Acre;
42.	04.12.2015	Memorandum of Deposit of Title Deeds executed by Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney. S in favour of Aditya Birla Finance Limited (registered as Document No.5970/2015-16, in Book-I, stored in CD No.BMHD 720, in office of the Additional/ Joint Sub-Registrar, Bommanahalli, Bangalore Urban District) with regard to (a) portion of Survey No.87/2 measuring about 7 Acres 30 Guntas , (b) portion of Survey No.87/3 measuring about 2 Acres and (c) another portion of Survey No.87/3 measuring about 1 Acre;
43.	21.12.2015	Receipt acknowledging the payment of improvement charges to Sobha Limited with regard to Survey No.87/2 and 87/3, Khata No.2326;
44.	21.12.2015	Receipt acknowledging the payment of khata transfer fees and khata certificate and extract fees to M/s Sobha Limited with regard to Survey No.87/2 and 87/3, Khata No.2326;
45.	31.12.2015	Special Notice bearing No. Vale: PR: KTR: 135/2015-16: MR: 18/15-16, issued by office of Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore to Sobha Limited wherein Survey No. 87/2 and 87/3 together measuring about 9 Acres 30 Guntas was assessed to tax and assigned Municipal No.2326/sy.no.87/2/sy.no.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore;
46.	01.01.2016	Khata Certificate bearing No. DA: ANJP: W-194: PR: 154/15-16 issued by office of Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore to Sobha Limited with regard to Municipal No.2326/sy.no.87/2/sy.no.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore;
47.	01.01.2016	Khata Extract /Assessment Register Extract for the year 2015-16, issued by the office of Assistant Revenue Officer, Bruhat Bangalore

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Sl. No.	Date	Particulars
		Mahanagara Palike, Bangalore to Sobha Limited with regard to Municipal No.2326/sy.no.87/2/sy.no.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore;
48.	01.01.2016	Property Tax Paid Receipts for the year 2008-09 to 2014-15 issued by the office of the Bruhat Bangalore Mahanagara Palike to Sobha Limited with regard to Municipal No.2326/sy.no.87/2/sy.no.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore (7 in Nos.);
49.	04.01.2016 30.06.2016 24.05.2017	Property Tax Paid Receipts for the year 2015-16 to 2017-18 issued by the office of the Bruhath Bangalore Mahanagara Palike to Sobha Limited with regard to Municipal No.2326/sy.no.87/2/sy.no.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore;
50.	26.05.2017	Certified copy of Order in Appeal bearing No. LND: RA (S): 18/2016-17, before the Assistant Commissioner, Bangalore South Sub-Division, Bangalore filed by Tahsildar, Bangalore South Taluk against Susheela N.Reddy, N.Shashank Kumar, C.Munireddy and others with regard to Survey No. 87;
51.		Mutation Register Extract bearing MR No. H13/2016-17 digitally signed discloses Government as khatedar of Survey No. 87/3 measuring about 15 Acres;
52.	20.06.2017	Certified copy of Order in Writ bearing WP No.25896/2017 (KLR-RES) on the file of the Hon'ble High Court of Karnataka, Bangalore filed by Sobha Limited (formerly Sobha Developers Limited) against State of Karnataka, the Assistant Commissioner, Bangalore & the Tahsildar, Bangalore South Taluk;
53.	14.09.2017	Discharge Deed executed by Aditya Birla Finance Limited in favour of M/s Sobha Limited (registered as Document No.4347/2017-18, in Book-I, stored in CD No. BMHD 768, in office of the Senior Sub-Registrar, Bomanahalli, Bangalore Urban District) with regard to (a) portion of Survey No.87/2 measuring about 7 Acres 30 Guntas , (b) portion of Survey No.87/3 measuring about 2 Acres and (c) another portion of Survey No.87/3 measuring about 1 Acre;
54.	21.04.2018	Memorandum of Deposit of Title Deed executed by M/s Sobha Limited represented by its authorized signatory Hara Hari Rao Maney.S in favour of RBL Bank Limited (registered on 21.04.2018 as Document No. BMH-1-00655/2018-19 in Book I, stored in CD No. BMHD787, in office of the Senior Sub-Registrar, Bommanahalli (Jayanagar)) with regard to Survey No. 87/2 measuring about 07 Acres 30 Guntas;

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Sl. No.	Date	Particulars
55.	07.02.2022	Order in Writ bearing WP. No. 25877/2017 c/w 25896/2017 & Others on the file of the Hon'ble High Court of Karnataka, Bangalore filed by Sobha Limited (formerly Sobha Developers Limited) against State of Karnataka, the Assistant Commissioner, Bangalore & the Tahsildar, Bangalore South Taluk was partly allowed;
56.		Mutation Register Extract bearing MR. No. T12/2022-23 digitally signed discloses that Lakshamma wife of late Krishna Raju, her sons Srinivasa Murthy, Balaji and Krishnamma wife of late Krishnamaraju, were registered as khatedars of their respective portions in Survey No. 87 measuring about 12 Acres 20 Guntas (earlier part of Survey No. 87/3);
57.	26.12.2024	Work Order bearing No. BDA/TPM/DLP-11/2024-25/2420/24-25, issued by the Commissioner, Bangalore Development Authority, Bangalore with regard to Survey Nos. 87/2 and 87/3, Kothanur Village measuring about 23668.68 square metres i.e., 5 Acres 34 Guntas;
58.	26.12.2024	Development Plan bearing No. BDA/TPM/DLP-11/2024-25/2420/24-25, issued by the Commissioner, Bangalore Development Authority, Bangalore approved plans for purpose of residential apartment building in Survey Nos. 87/2 and 87/3, Kothanur Village measuring about 23668.68 square metres i.e., 5 Acres 34 Guntas;
59.	26.03.2025	Deed of Relinquishment executed by Sobha Limited represented by its authorized signatory Ashok Kumar N.B. in favour of The Commissioner Bangalore Development Authority (Book I document is registered as Document No. BDA-1-04246/2024-25 and stored in electronic format in the centralized repository, by the office of the Sub-Registrar, Gandhinagar, Bangalore on 28.03.2025) with regard to Survey Nos. 87/2 and 87/3 measuring about 05 Acres 34 Guntas;
60.	30.04.2025	Letter addressed by M/s Sobha Limited with regard to Survey Nos. 87/2 & 87/3;
Re: Documents relating to acquisition by Bangalore Development Authority (BDA):		
61.	23.03.1988	Preliminary Notification bearing No. BDA/SLAO/A6/PR/229/87-88 issued by Commissioner, Bangalore Development Authority, Bangalore, published in Karnataka Gazette on 26.05.1988 notified the land in Survey No.87 measuring 57 Acres 11 Guntas along with other lands;
62.	19.10.1994	Final Notification bearing No. HUD 292 MNX 93 issued by Under Secretary to Government on behalf of the Governor, Housing and

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Sl. No.	Date	Particulars
		Urban Development Department, published in Karnataka Gazette on 19.10.1994, acquired lands in Survey No.87 measuring 57 Acres 11 Guntas along with other lands;
63.	26.09.1996	Order in Writ Petition bearing W.P. Nos. 32881/1994 c/w 3324-25/1995 and other writ petitions, on the file of High Court of Karnataka;
64.	17.09.1997	Final Notification bearing No. UDD 434 MNX 97, issued by Under Secretary to Government on behalf of Governor of Karnataka, Urban Development Department, published in Karnataka Gazette on 18.09.1997, acquired the lands which included portion of Survey No.87 measuring about 7 Acres 30 Guntas along with other lands;
65.	03.07.1998	Order in Appeal bearing W.A. Nos. 10022-23/1996, on the file of High Court of Karnataka;
66.	22.09.1999	Notification bearing No. UDD 591 MNX 97 issued by Under Secretary to Government on behalf of Governor of Karnataka, Urban Development Department, published in Karnataka Gazette on 23.09.1999, wherein as per Section 48 (1) of Land Acquisition Act, 1894, the acquisition of land in Survey No.87 measuring 18 Acres 30 Guntas was withdrawn;
67.	07.10.1999	Final Notification bearing No. UDD 485 MNX 99 IV, issued by Under Secretary to Government on behalf of the Governor, Urban Development Department, published in Karnataka Gazette on 11.10.1999, acquired the lands in Survey No. 87 measuring 28 Acres 30 Guntas along with other lands;
68.	19.08.2000	Notification bearing No. UDD 591 BLAQ 97, issued by Under Secretary to Government on behalf of Governor of Karnataka, Urban Development Department, discloses that Notification dated 23.09.1999 bearing No.UDD 591 BLAQ: 97 with regard to Survey No. 87 measuring 18 Acres 30 Guntas is withdrawn;
69.	09.10.2012	Order passed in Writ Petition No. 31892/2009 C/w. W.P. Nos. 32095-32098/2009, W.P. Nos. 377-378/2002 and R.F.A. No. 259/2010 on file of High Court of Karnataka;
Re: Documents relating to acquisition by Karnataka Industrial Areas Development Board (KIADB):		
70.	21/22.09.2015	Preliminary Notification bearing No.CI 108 SPQ 2015 issued by Under Secretary to Government on behalf of Governor of Karnataka, Ministry of Commerce and Industry, published in the Karnataka Gazette on 08.10.2015, as per Section 28 (1) of Karnataka Industrial Areas Development Act, 1966, notified portions of land in Survey No.87/2 measuring 13865 square meters, Survey

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Sl. No.	Date	Particulars
		No.87/3 measuring 7839 square meters and Survey No.87/3 measuring 3495 square meters for acquisition for the formation of 2 nd Phase of Metro Railways Plan;
71.	22.02.2018	Final Notification bearing No.CI 108 SPQ 2015 issued by Under Secretary to Government on behalf of Governor of Karnataka, Commercial and Industrial Department, published in Karnataka Gazette on 01.03.2018, as per Section 28 (4) of Karnataka Industrial Areas Development Act, 1966, acquired portions of lands in Survey No.87 measuring 9253 square meters (i.e., 2 Acre 11 Guntas), Survey No.87 measuring 7701 square meters (i.e., 1 Acre 36 Guntas) and Survey No.87 measuring 2881 square meters (i.e., 28 Guntas) for the formation of 2 nd Phase of Bangalore Metro Railways Plan;
72.	22.02.2018	Notification bearing No.CI 108 SPQ 2015 issued by Under Secretary to Government on behalf of Governor of Karnataka, Commercial and Industrial Department, published in Karnataka Gazette on 01.03.2018, wherein as per Section 4 of Karnataka Industrial Areas Development Act, 1966, excluded portion of lands in Survey No.87 measuring 4612 square meter (i.e. 1 Acre 05 Guntas), Survey No.87 measuring 138 square meter (i.e. 1 Gunta) and Survey No.87 measuring 614 square meter (i.e. 6 Guntas) which were notified under Section 28 (1) of Karnataka Industrial Area Development Act, 1966, from acquisition as per Section 4 of Karnataka Industrial Area Development Act, 1966;
73.		Sketch issued by Bangalore Metro Rail Corporation Limited, approved by the BMRCL;
Re: Endorsements:		
74.	11.09.2008	Endorsement bearing No. LRF: NTC: CR: 416/2008-09 issued by office of the Special Tahsildar, Bangalore South Taluk, Bangalore with regard to Survey No. 87/2 and 87/3;
75.	05.05.2015	Endorsement bearing No. LRF: CR: 32/2014-15 issued by office of the Assistant Commissioner, Bangalore South Taluk, Bangalore with regard to Survey No. 87/2 measuring 7 Acres 30 Guntas and portion of Survey No. 87/3 measuring 5 Acres;
76.	05.05.2015	Endorsement bearing No. LRF: CR: 104/2015-16 issued by office of the Assistant Commissioner, Bangalore South Taluk, Bangalore with regard to Survey No. 87/2 measuring 7 Acres 30 Guntas and portion of Survey No. 87/3 measuring 5 Acres;
77.	16.10.2015	Endorsement bearing No. RK: CR: 10-95733/2015-16 issued by office of the Tahsildar Grade-2, Bangalore South Taluk, Bangalore with regard to Survey Nos. 87/2 & 87/3;

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Sl. No.	Date	Particulars
78.	26.06.2018	Endorsement bearing No. RK: CR: 19-00590/2018-19 issued by office of the Tahsildar Grade-2, Bangalore South Taluk, Bangalore with regard to Survey Nos. 87/2 & 87/3;
Re: Record of Rights, Tenancy and Crops (RTC) Extract Pahani /Patrike relating to Survey No.87/2:		
79.		Record of Rights, Tenancy and Crops (RTC) Extract Pahani /Patrike for the period set out below with regard to Survey No. 87/2 having the total and actual extent as 10 Acres, there being no kharab.
		a) 1969-70 to 1993-94 and 1997-98 to 1999-2000 issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore;
		b) 2000-01 to 2006-07, 2008-09 to 2014-15 issued by office of the Village Accountant, Computer Centre, Bangalore South Taluk, Bangalore;
		c) Computerized copies of Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period 2015-16 to 2021-22;
Re: Record of Rights, Tenancy and Crops (RTC) Extract Pahani /Patrike relating to Survey No.87/3:		
80.		Record of Rights, Tenancy and Crops (RTC) Extract Pahani /Patrike for the period set out below with regard to Survey No. 87/3, having the total and actual extent as 15 Acres, there being no kharab.
		a) 1969-70 to 1993-94 and 1997-98 to 2001-02 issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore;
		b) 2002-03 to 2014-15 issued by the Village Accountant, Computer Centre, Bangalore South Taluk, Bangalore;
		c) Computerized copies of Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period 2015-16 to 2018-19;
Re: Record of Rights, Tenancy and Crops (RTC) Extract Pahani /Patrike relating to Survey No.87:		
81.		Computerized copies of the Record of Rights, Tenancy and Crops (RTC) Extract Pahani /Patrike for the period 2022-23 and 2023-24 with regard to Survey No. 87, having the total and actual extent as 57 Acres 11 Guntas, there being no kharab.

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Sl. No.	Date	Particulars
Re: Survey Records:		
82.		Village Map of Kothanuru village issued by office of the Director of Land Records, Bangalore South Taluk, Bangalore;
83.		Moola Tippani issued by office of the Village Accountant, Computerised Centre, Bangalore South Taluk, Bangalore with regard to Survey No. 87;
84.		Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore South Taluk, Bangalore with regard to Survey No. 87;
Re: Search Report with regard to Survey No. 87:		
85.	04.03.2025	Search Report bearing SA No. 347696/2024-25 for the period covering from 01.04.2021 to 01.03.2025 issued by office of the Sub-Registrar, J.P. Nagar, Bangalore with regard to Survey No. 87 measuring about 57 Acres 11 Guntas;
Re: Search Reports with regard to Survey No. 87/2:		
86.	18.05.2015	Search Report bearing SA No. 4696/2015-16, for the period covering from 01.04.1960 to 31.05.1989, issued by office of the Joint Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 87/2 measuring about 10 Acres;
87.	08.05.2015	Search Report bearing SA No. 4075/2015-16, for the period covering from 01.06.1989 to 31.03.2004, issued by office of the Senior Sub-Registrar, Jayanagar (Kengeri), Bangalore with regard to Survey No. 87/2 measuring about 10 Acres;
88.	07.10.2015	Search Report bearing SA No. 8902/2015-16, for the period covering from 01.04.2004 to 06.10.2015, issued by office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No. 87/2 measuring about 10 Acres;
89.	07.04.2018	Search Report bearing SA No. 415/2018-19, for the period covering from 07.10.2015 to 06.04.2018, issued by office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No. 87/2 measuring about 10 Acres;
90.	04.03.2025	Search Report bearing SA No. 348857/2024-25, for the period covering from 01.04.2018 to 01.03.2025, issued by office of the Sub-Registrar, J.P. Nagar, Bangalore with regard to Survey No. 87/2 measuring about 10 Acres;
Re: Search Reports with regard to Survey No. 87/3:		
91.	18.05.2015	Search Report bearing SA No. 4695/2015-16, for the period covering from 01.04.1960 to 31.05.1989, issued by office of the Joint

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Sl. No.	Date	Particulars
		Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 87/3 measuring about 15 Acres;
92.	08.05.2015	Search Report bearing SA No. 4076/2015-16, for the period covering from 01.06.1989 to 31.03.2004, issued by office of the Senior Sub-Registrar, Jayanagar (Kengeri), Bangalore with regard to Survey No. 87/3 measuring about 15 Acres;
93.	07.10.2015	Search Report bearing SA No. 8903/2015-16, for the period covering from 01.04.2004 to 06.10.2015, issued by office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No. 87/3 measuring about 15 Acres;
94.	07.04.2018	Search Report bearing SA No. 413/2018-19, for the period covering from 07.10.2015 to 06.04.2018, issued by office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No. 87/3 measuring about 15 Acres;
95.	04.03.2025	Search Report bearing SA No. 348848/2024-25, for the period covering from 01.04.2018 to 01.03.2025, issued by office of the Sub-Registrar, J.P. Nagar, Bangalore with regard to Survey No. 87/3 measuring about 15 Acres;
Re: Common Search Report with regard to Survey Nos. 87/2 & 87/3:		
96.	07.05.2025	Search Report bearing SA. No. 475853/2025-26, for the period covering from 01.03.2025 to 03.05.2025, issued by office of the Sub-Registrar, J.P. Nagar, Bangalore with regard to Survey Nos. 87/2 & 87/3;
Re: Search Report with regard to Municipal No. 2326/SyNo.87/2/SyNo.87/3:		
97.	04.03.2025	Search Report bearing SA No. 347706/2024-25 for the period covering from 01.12.2015 to 01.03.2025 issued by office of the Sub-Registrar, J.P. Nagar, Bangalore with regard to Municipal No.2326/SyNo.87/2/SyNo.87/3 measuring about 09 Acres 30 Guntas;

II. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;

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Sl.No	Term	Description
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Property	Property morefully described in Schedule 'B' of Property details below which is the subject matter of this Title Report;
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;

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Sl.No	Term	Description
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS:

Project Lands

(Description of the entire property, proposed to be developed by Sobha Limited):

All that piece and parcel of Property being portion of Municipal No.2326/Sy No.87/2/Sy No.87/3, Kothanur Village, Ward 194-Gottigere measuring in all about 5 Acres 35 Guntas and physically available extent being 5 Acres 34 Guntas i.e., 23668.68 square metres (i.e., portions of residentially converted land bearing Survey No.87/2 and Survey No.87/3 both situated Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk situated Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk) and bounded as under:-

East	:	Portions of land acquired for BMRCL in same Survey Nos. 87/2 & 87/3;
West	:	Portions of land acquired for BMRCL in same Survey Nos. 87/2 & 87/3;
North	:	Portion acquired for BMRCL in Survey Nos. 87/6, 87/7 & Survey No. 87/3;
South	:	Lands in Survey Nos. 85, 174 & 177;

Area Relinquished

(Description of area relinquished to Bangalore Development Authority):

Portion of the Project Lands comprising of an extent of 1718.01 square metres i.e. 17 Guntas earmarked for the purpose of road widening and an extent of 2370 square metres i.e., 23 ¼ Guntas earmarked for the purposes of parks and open space.

Said Land

(Description of land now belonging to Sobha Limited):

The area remaining in the Project Lands after deduction of the areas relinquished to the Bangalore Development Authority measuring in all about 19580.67 square metres i.e., approximately 4 Acres 33 ¾ Guntas.

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IV.**NOTE:**

This Report has been prepared for our client Sobha Limited ("Client"). The said Report has been prepared in the context of our Client's investigation of title of the property detailed in the Property Details above and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or relied upon by any other entity or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. In the course of the investigation of title, we have not inspected any original documents of title and not obtained any search reports from the concerned sub-registrar offices. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) that other than the litigations discussed in this title report there are no other existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.

V.**FLOW OF TITLE:**

1. All that piece and parcel of agricultural lands bearing (a) Survey No. 87/2, situated at Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk, measuring about 10 Acres ("Survey No. 87/2") and (b) portion of Survey No. 87/3, situated at Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk, measuring about 05 Acres ("Portion of Survey No. 87/3"), were originally a part of larger piece of land bearing Survey No. 87, situated at Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk, measuring in all about 57 Acres 11 Guntas ("Larger Property").

2. It was a common practice of the revenue department to assign sub-division numbers wherever large extents in a single survey number had multiple owners for sake of convenience of maintenance of the preliminary records. The sub-division numbers assigned in the preliminary records appear to be continued in the RTC/Pahani despite the lands not being sub-divided by the survey department. In the present case also, though sub-division of Survey No. 87 i.e., Larger Property was not effected, as sub-division numbers continued to be

reflected in RTC/Pahani, the same have been used in the documents of title till date. However, as a part of rationalization of the numbers it appears all sub-division numbers have been cancelled and all extents have been merged as could be gathered from Mutation Register Extract bearing MR No. T12/2022-23 (Document No.56).

3. The family members of late R. Ramaiah i.e., R. Rangaswamy, R. Somashekar and R. Ramakrishna, R. Savithri (their unmarried sister) and Gowamma wife of late R. Ramaiah effected a partition amongst themselves of their joint family properties including Survey No. 87/2, under a Partition Deed dated 29.06.1974 (Document No.7). On such partition, Survey No. 87/2 was allotted as detailed in the table below:

Sl. No.	Name of the Allottes	Extent		"Hereinafter referred to as"
		Acres	Guntas	
1.	R. Rangaswamy	02	30	"Rangaswamy Portion"
2.	R. Somashekar	04	10	"Somashekar Portion"
3.	R. Savithri	00	30	"Savithri Portion"
4.	Gowamma	02	10	"Gowamma Portion"
Total		10	00	

4. Acting upon the said partition R. Rangaswamy, R.Somashekar, Savithri and Gowamma, were registered as khatedars for their respective portions of Survey No. 87/2 in the revenue records by way of Mutation Register Extract bearing MR No. 12/1981-82 (Document No.8). Gowamma Portion, i.e., 2 Acres 10 Guntas is not the subject matter of this title report, hence we have not discussed the same in detail.

5. R. Rangaswamy son of late R. Ramaiah (for self, as father and natural guardian of his minor children R. Joshna, R. Vidya and R. Nandini) and his children R. Ramamurthy and R. Manjesh by a Deed of Sale dated 30.10.1981 (Document No.11), sold Rangaswamy Portion to C. Muni Reddy son of Channappa. On an application being made for transfer of khata, C. Muni Reddy son of Channappa was registered as khatedar of Rangaswamy Portion i.e., 2 Acres 30 Guntas in Survey No. 87/2 in the revenue records, by way of Mutation Register Extract bearing MR No. 13/1982-83 (Document No.12).

6. R. Savithri daughter of late R.Ramaiah by a Deed of Sale dated 30.10.1981 (Document No.13) sold Savithri Portion to C. Muni Reddy son of Channappa. On an application being made for transfer of khata, C. Muni Reddy son of Channappa was registered as khatedar of Savithri Portion i.e., 30 Guntas in Survey No. 87/2 in the revenue records, by way of Mutation Register Extract bearing MR. No. 14/1982-83 (Document No.14).

7. R. Somashekar son of late R. Ramaiah (for self, as father and natural guardian of his minor children Rajani, Vanitha and Dinesh) by a Deed of Sale dated 30.10.1981 (Document No.9) sold Somashekar Portion to Susheela N. Reddy wife of late C. Narayana Reddy. On an application being made for the transfer of khata, Susheela N. Reddy wife of late C. Narayana Reddy was registered as khatedar of Somashekar Portion i.e., 4 Acres 10 Guntas in Survey No. 87/2 in the revenue records, by way of Mutation Register Extract bearing MR. No. 12/1982-83 (Document No.10).

[Handwritten Signature]

8. The family tree of late C. Narayana Reddy sworn by way of an Affidavit dated 16.05.2015 by his son N Swaroop Kumar, in the presence of Puttaramaiah, Advocate and Notary (Document No.40) that C. Narayana Reddy (dead) and his wife Susheela N Reddy have two sons namely N. Swaroop Kumar and N. Shashank Kumar. The family tree further discloses their family members as detailed herein below:-

- (i) N. Swaroop Kumar and his wife Vanitha Swaroop Kumar have two sons namely Narayan Swaroop and Navarathan Swaroop.
- (ii) N. Shashank Kumar is married to Priyanka Shankar.

9. Susheela N. Reddy wife of late C. Narayana Reddy by a Deed of Exchange dated 13.06.1986 (Document No.19) transferred Somashekar Portion i.e., 4 Acres 10 Guntas to C. Muni Reddy in exchange for Survey No. 69/3 measuring 6 Acres 35 Guntas belonging to C. Muni Reddy. Pursuant to the exchange deed, on an application being made by C. Muni Reddy for the transfer of khata, C. Muni Reddy was registered as khatedar of Somashekar Portion i.e., 4 Acres 10 Guntas as well as 3 Acres 20 Guntas in Survey No. 87/2 i.e., Rangaswamy Portion & Savithri Portion in the revenue records by way of Mutation Register Extract bearing MR. No. 22/2003-04 (Document No.20) as per the Order dated 11.11.2003 passed in RRT: CR: 435/2003-04. Copy of the Order dated 11.11.2003 passed in RRT: CR: 435/2003-04, with regard to Survey No. 87/2 may be obtained.

10. C. Muni Reddy son of Channappa by a Deed of Gift dated 17.10.2003 (Document No.21) gifted the eastern portion of Survey No. 87/2, measuring 7 Acres 30 Guntas (i.e., Rangaswamy Portion, Savithri Portion & Somashekar Portion) to his nephew N. Swaroop Kumar son of late C. Narayana Reddy. On an application being made for transfer of khata, N. Swaroop Kumar son of late C. Narayana Reddy was registered as khatedar of 7 Acres 30 Guntas in Survey No. 87/2 the revenue records, by way of Mutation Register Extract bearing MR No. 28/2003-04 (Document No.22).

11. N. Swaroop Kumar son of late C. Narayana Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas from agricultural to non-agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore upon the receipt of the requisite conversion fines, by way of an Official Memorandum bearing No. B. Dis: ALN: SR: (S): 133/2005-06 dated 25.10.2005 (Document No.28), sanctioned the conversion of portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas from agricultural to non-agricultural residential purposes ("Converted Portion of Survey No.87/2"). The said fact of conversion of Survey No. 87/2 has been recorded in the revenue records, by way of Mutation Register Extract bearing MR No. 16/2005-06 (Document No.29).

12. K.C. Ramaiah son of Channarayappa sold the Portion of Survey No. 87/3 by way of two separate sale deeds as detailed in the table below:

R. Ramaiah

- (a) 2 Acres in Portion of Survey No. 87/3 to Narasaraju son of Veeraswamy Raju and his wife Chennamma under Sale Deed dated 10.08.1960 (Document No.1).
- (b) 3 Acres in Portion of Survey No. 87/3 to Krishnama Raju son of Narasaraju under a Sale Deed dated 10.08.1960 (Document No.2);
13. Krishnama Raju son of late Narasaraju by a Deed of Sale dated 11.08.1960 (Document No.3) sold 3 Acres in Portion of Survey No. 87/3 to Channa Krishnaiah Shetty son of Channa Nanjundaiah, who in turn re-conveyed the same Krishnama Raju son of late Narasaraju under a Deed of Sale dated 26.02.1962 (Document No.4).
14. Narasaraju, his wife Chennamma and their children Krishna Raju, Ashwath and Doraiswamy by a Deed of Sale dated 14.12.1983 (Document No.15) sold the 2 Acres in Portion Survey No. 87/3 to Susheela N. Reddy wife of late C. Narayana Reddy. On an application being made for transfer of khata, Susheela N. Reddy wife of late C. Narayana Reddy was registered as khatedar of 02 Acres in Survey No. 87/3 in the revenue records, by way of Mutation Register Extract bearing MR No.53/1987-88 (Document No.16).
15. Susheela N. Reddy wife of late C. Narayana Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of 2 Acres in Portion of Survey No. 87/3 from agricultural to non-agricultural purpose. The Special Deputy Commissioner, Bangalore District, Bangalore, upon the receipt of the requisite conversion fines, by way of an Official Memorandum bearing No. B. Dis: ALN: SR: (S): 139/2005-06 dated 25.10.2005 (Document No.30), sanctioned the conversion of 02 Acres in Portion of Survey No. 87/3 from agricultural to non-agricultural residential purpose ("Portion-A"). The said conversion has been recorded in the revenue records of Survey No. 87/3, by way of Mutation Register Extract bearing MR No.17/2005-06 (Document No.31).
16. Upon the death of Krishnama Raju his sons K. Narasaraju and K. Vasuraju by a Deed of Sale dated 26.06.1974 (Document No.5) sold 3 Acres in Portion of Survey No. 87/3 to Lakshman son of Chandrappa. On an application being made for transfer of khata, Lakshman son of Chandrappa was registered as khatedar of 3 Acres in Survey No. 87/3 in the revenue records, by way of Mutation Register Extract bearing MR. No. 9/1974-75 (Document No.6).
17. Lakshman son of Chandrappa by a Deed of Sale dated 12.06.1986 (Document No.17) sold 3 Acres in Portion of Survey No. 87/3 to C. Muni Reddy son of Channappa. On an application being made for transfer of khata, C. Muni Reddy son of Channappa was registered as khatedar of 3 Acres in Survey No. 87/3 in the revenue records, by way of Mutation Register Extract bearing MR No. 52/1987-88 (Document No.18).
18. C. Muni Reddy son of Channappa by a Deed of Gift dated 17.10.2003 (Document No.23) gifted 3 Acres in Portion of Survey No. 87/3 to his nephew, N. Shashank Kumar son of late C. Narayana Reddy. On an application being made for transfer of khata, N. Shashank Kumar son of late C. Narayana Reddy was registered as khatedar of 3 Acres in Survey No.

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87/3 in the revenue records, by way of Mutation Register Extract bearing MR No. 21/2003-04 (Document No.24).

19. N. Shashank Kumar son of late C. Narayana Reddy, made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of the 3 Acres in Portion of Survey No. 87/3 from agricultural to non-agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore upon receipt of the requisite conversion fines, by way of an Official Memorandum bearing No. B. Dis: ALN: SR: (S): 136/2005-06 dated 25.10.2005 (Document No.32), sanctioned the conversion of 3 Acres in Portion of Survey No. 87/3 from agricultural to non-agricultural residential purpose ("Portion-B"). The said fact of conversion has been recorded in the revenue records of Survey No. 87/3, by way of Mutation Register Extract bearing MR No. 18/2005-06 (Document No.33).

20. The land in Survey No. 87 measuring 57 Acres 11 Guntas i.e., the Larger Property and other properties in Kothanur Village were notified for acquisition for the formation of Layout called "Jayaprakash Narayana Nagar VIII Stage" by the Bangalore Development Authority, under a Preliminary Notification dated 23.03.1988 bearing No. BDA: SLAO: AC: PR: 229/1987-88 published in the Karnataka Gazette on 26.05.1988 (Document No.61) and whereas subsequently, by a Final Notification dated 19.10.1994 bearing No. HUD: 292: MNX: 1993 published in the Karnataka Gazette on 19.10.1994 (Document No.62), the State Government acquired the Larger Property.

21. Susheela N.Reddy and C.Muni Reddy (**Susheela & Another**) filed a Writ Petitions bearing W.P No. 32881/1994 c/w 3324 and 3325/1995 and other writ petitions before the High Court of Karnataka, seeking to quash the Notifications dated 23.03.1988 and 19.10.1994 in so far as Portion of Survey No.87/2, Portion-A and Portion-B were concerned. The Hon'ble court, by its Order dated 26.09.1996 (Document No.63) (i) allowed all the writ petitions, (ii) quashed the Final Notification dated 19.10.1994, as prior sanction of the scheme by the Government under Section 18 (3) of Bangalore Development Authority Act 1976 was not obtained and (iii) reserved the liberty to government to pass appropriate order after considering the objections filed by the Susheela & Another and to complete the process within one year from this Order.

22. Aggrieved by the aforesaid Order dated 26.09.1996 passed in W.P. No. 3324 & 3325/1995 Susheela & Another preferred a Writ Appeal bearing W.A. No. 1002-10023/1996, before the High Court of Karnataka, the Hon'ble Court by its Order dated 03.07.1998 (Document No.65) dismissed the said appeal.

23. Pursuant to the Order passed in W.P No. 32881/1994 c/w 3324 and 3325/1995 dated 26.09.1996 (Document No.63) on obtaining Government approval under Section 18(3) of Bangalore Development Authority Act 1976, the State Government by a Final Notification bearing No. UDD: 434: MNX: 97 dated 17.09.1997, published in Karnataka State Gazette on 18.09.1997 (Document No.64) acquired the portion of Survey No. 87 measuring about 7 Acres 30 Guntas i.e., Converted Portion of Survey No. 87/2.

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24. Subsequently, the Government of Karnataka by a Notification bearing No. UDD: 591: MNX: 97 dated 22.09.1999, published in the Karnataka Gazette on 23.09.1999 and issued under Section 48(1) of the Land Acquisition Act, 1894, (Document No.66), withdrew from acquisition, a portion of the Larger Property measuring 18 Acres 30 Guntas (inclusive of 7 Acres 30 Guntas acquired vide Final Notification dated 17.09.1997), which had been notified for acquisition for the formation of Layout called "Jayaprakash Narayana Nagar VIII Stage" under Preliminary Notifications dated 26.05.1988, 02.06.1988, 09.06.1988 as well as under the Final Notification dated 19.10.1992, 19.10.1994 and 17.09.1997.

25. Thereafter however, the State Government, by a Notification bearing No. UDD: 591: BLAQ: 97 dated 19.08.2000 (Document No.68) withdrew the aforesaid Notification dated 23.09.1999 under which acquisition proceedings of 18 Acre 30 Guntas was dropped and by a Final Notification dated 07.10.1999 bearing No. UDD: 485: MNX: 99 (Document No.67), acquired 28 Acres 30 Guntas in the Larger Property which was described as government reserved kaval.

26. Aggrieved by the aforesaid Notification bearing No. UDD: 591: BLAQ: 97 dated 19.08.2000 (Document No.), Susheela N. Reddy her sons N. Swaroop Kumar & N. Shashank Kumar wife and sons of late C. Narayana Reddy & C. Muni Reddy son of late Channappa filed a Writ Petition bearing No. 32095 32098/2009 c/w 31892/2009 c/w. W.P. Nos. 377-378/2002 and R.F.A. No. 259/2010 on file of the High Court of Karnataka against the State of Karnataka, Bangalore Development Authority & Special Land Acquisition Officer, seeking to quash the said Notification dated 19.08.2000. The Hon'ble Court by its Order dated 09.10.2012 (Document No.69) allowing the said petition, quashed the Notification dated 19.08.2000 and Final Notification dated 07.10.1999, on the ground that the acquisition proceedings were defective due to owners of the land not being notified at any point of time.

27. N. Swaroop Kumar son of late C. Narayana Reddy, Susheela N. Reddy wife of late C. Narayana Reddy, N. Shashank Kumar son of late C. Narayana Reddy, C. Muni Reddy son of Chennappa ("Swaroop Kumar & Others") and M/s. Sobha Developers Private Limited ("SDPL"), entered into a Memorandum of Understanding dated 02.01.2004 ("MOU") (Document No.25) read with Agreement of Sale dated 10.02.2004 & Supplemental Agreement dated 21.08.2004 (Document Nos.26 & 27) under which SDPL agreed to purchase 12 Acres 30 Guntas which is inclusive of Converted Portion of Survey No. 87/2, Portion-A and 1 Acre in Portion-B subject to Swaroop Kumar & Others obtaining Notification withdrawing the said lands from acquisition proceedings by the Bangalore Development Authority.

28. Swaroop Kumar & Others sought to cancel the MOU and Agreement of Sale dated 10.02.2004 and aggrieved by the same SDPL filed Arbitration Application bearing A.A. No. 480/2008 on file of the VI Additional City Civil Judge, Bangalore against Swaroop Kumar & Others seeking for temporary injunction restraining the Swaroop Kumar & Others from alienating Portion of Survey No. 87/2, Portion-A & 1 Acre in Portion-B and other lands in all measuring about 12 Acres 30 Guntas, which was allowed till the adjudication of the matter by the Arbitral Tribunal, by its Order dated 09.04.2009 (Document No.34).

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29. Aggrieved by the aforesaid Order dated 09.04.2009 passed in A.A. No. 480/2008, Swaroop Kumar & Others filed Miscellaneous First Appeal bearing M.F.A No. 6739/2009 on file of the High Court of Karnataka against M/s. Sobha Developers Limited, wherein the said appeal was rejected by its Order dated 22.07.2010 (Document No.36).

30. M/s. Sobha Developers Limited filed a Civil Miscellaneous Petition bearing C.M.P. No. 22/2009, on the file of High Court of Karnataka, Bangalore, against Swaroop Kumar & Others seeking to appoint an arbitrator for resolving the dispute between the parties. The Hon'ble High Court by its Order dated 03.02.2010 (Document No.35) allowed the said Petition and appointed R. Gururajan, Former Judge, High Court of Karnataka as Sole Arbitrator.

31. M/s. Sobha Developers Limited and Swaroop Kumar & Others thereafter filed a Compromise Petition in Arbitration Dispute bearing CMP No. 22/2009 on 20.09.2010 (Document No.37) before Hon'ble Justice R. Gururajan, the Sole Arbitrator, wherein Swaroop Kumar & Others agreed inter alia to execute the Sale Deed in favour of M/s. Sobha Developers Limited upon Sobha Developers Limited obtaining the notification for withdrawal of acquisition proceedings of Portion of Survey No. 87/2, Portion-A, 1 Acre in Portion-B and other lands measuring in all about 12 Acres 30 Guntas and also sought for an award to be passed in terms of the said compromise. The Hon'ble Mr. Justice R. Gururajan, Sole Arbitrator, taking the Compromise Petition on records, passed an Award dated 20.09.2010 (Document No.38) in terms of the compromise. .

32. A Public Notice was issued M/s. Sobha Developers Limited in the Hindu (English Edition) and Prajavani (Kannada Edition) being local daily newspapers on 23.04.2015 (Document No.39), seeking for objections if any, from the general public to the purchase of the Portion of Survey No. 87/2, Portion-A, 1 Acre in Portion-B and other lands. We have not received any objections till date in response to the Public Notice so issued.

33. (a) N.Swaroop Kumar son of late C. Narayana Reddy (for self and as father and natural guardian of his minor sons Narayan Swaroop and Navarathan Swaroop), (b) Susheela N.Reddy wife of late C. Narayana Reddy and (c) Shashank Kumar N. son of late C. Narayana Reddy by a Deed of Sale dated 04.06.2015 (Document No.41) sold the Converted Portion of Survey No. 87/2, Portion-A, 1 Acre in Portion-B to Sobha Limited (formerly Sobha Developers Limited).

34. Sobha Limited availed a loan facility from the Aditya Birla Finance Limited which was secured by depositing the original documents of title pertaining to Portion of Survey No. 87/2, Portion-A, 1 Acre in Portion-B, by a Memorandum of Deposit of Title Deeds dated 04.12.2015 (Document No.42) and the said mortgage was subsequently discharged by way of Discharge Deed dated 14.09.2017 (Document No.53).

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35. Sobha Limited availed another loan facility from RBL Bank Limited which was secured by depositing the original documents of title pertaining to Converted Portion of Survey No.87/2 by a Memorandum of Deposit of Title Deed dated 21.04.2018 (Document No.54). The said mortgage subsists.

36. The Tahsildar, Bangalore South Taluk initiated proceedings in case bearing No. LND: RA (S): 18/2016-17, on the file of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, under Section 136 (2) of The Karnataka Land Revenue Act, 1964, against Susheela N.Reddy, N.Shashank Kumar, C.Munireddy and others, seeking to register the State Government as khatedar, on the grounds of Survey No. 87 being Sarkari Kharab. The Assistant Commissioner vide its Order dated 26.05.2017 (Document No.50) instructed the Tahsildar to cancel all khatas and register the State Government as khatedar of the Larger Property, save and except 5 Acres in the revenue records. Accordingly, by way of Mutation Register Extract bearing MR. No. H13/2016-17 (Document No.51), the Tahsildar registered State Government as khatedar of Portion-A and Portion-B having cancelled the khatas of Susheela N.Reddy and N.Shahank Kumar.

37. Aggrieved by the said aforesaid Order dated 26.05.2017 (Document No.50) Sobha Limited filed a Writ bearing WP. No. 25896/2017 on the file of High Court of Karnataka, Bangalore against the State of Karnataka, the Assistant Commissioner, and Tahsildar, Bangalore South Taluk. The Hon'ble High court by an Order dated 20.06.2017 (Document No.52), granted an interim stay on the impugned Order dated 26.05.2017 in Appeal No. LND: RA(S): 18/2016-17 of the Assistant Commissioner, Bangalore South Taluk and thereafter by a common Order dated 07.02.2022 in WP. No. 25877/2017 c/w 25896/2017 & other writ petitions (Document No.55), the Hon'ble High court interalia quashed the impugned Order dated 26.05.2017 and directed that the revenue entries shall be restored as they were prior to the impugned orders were passed. Accordingly, the name of the Government was removed and Lakshamma wife of late Krishna Raju, her sons Srinivasa Murthy, Balaji and Krishnamma wife of late Krishnamaraju, were registered as khatedars of their respective portions in Survey No. 87 measuring about 12 Acres 20 Guntas (earlier part of Survey No. 87/3) by way of Mutation Register Extract bearing MR. No. T12/2022-23 (Document No.56).

38. On an application being made by Sobha Limited to the Bruhat Bangalore Mahanagara Palike ("BBMP"), the Converted Portion of Survey No. 87/2 i.e., 7 Acres 30 Guntas and 2 Acres in Survey No. 87/3 were assessed to tax and assigned Municipal No.2326/Sy No.87/2/Sy No.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore vide Special Notice bearing No. Vale: PR: KTR: 135/2015-16: MR: 18/15-16, dated 31.12.2015 (Document No.45) read with Receipts both dated 21.12.2015 (Document Nos.43 & 44) acknowledging the payment of improvement charges & khata fees and Sobha Limited has been registered as khatedar of Municipal No.2326/Sy No.87/2/Sy No.87/3, Kothanur Village, Ward 194-Gottigere measuring in all about 9 Acres 30 Guntas, as may be gathered from the Khata Certificate and the Khata Extract both dated 01.01.2016 (Document Nos.46 & 47). Sobha Limited has paid the tax for the years 2008-09 to 2017-18 with regard to Municipal No.2326/Sy No.87/2/Sy No.87/3, Kothanur Village, Ward 194-Gottigere as evident from the

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Property Tax Paid Receipts dated 01.01.2016, 04.01.2016, 30.06.2016 and 24.05.2017 (Document Nos.48 & 49). The present owners are recommended to obtain E-Khata in their name with regard to the aforesaid property.

39. Some parts of Converted Portion of Survey No. 87/2, Portion-A and 1 Acre in Portion-B belonging to Sobha Limited were notified for acquisition under Preliminary Notification dated 21/22.09.2015 published in the Karnataka Gazette on 08.10.2015 (Document No.70), and thereafter a part of the notified area was acquired for the purpose of developing the second phase of Bangalore Metro Rail Project by the Ministry of Commerce and Industry under Final Notification dated 22.02.2018 (Document No.71) and remaining excluded under Notification dated 22.02.2018 (Document No.72) both published in the Karnataka Gazette on 01.03.2018, as detailed in the table below:

Sy Nos.	Extent		ID. Nos.	Extent in square metres notified under Preliminary Notification	Extent in square metres de-notified/excluded under Notification	Extent in square metres acquired under Final Notification	Available Extent post-acquisition	
	A	G					A	G
Converted Portion of Sy No. 87/2	07	30	DP-1/B	13865 (i.e., 3 Acres 16 Guntas)	4612 (i.e., 1 Acre 05 Guntas)	9253 (i.e., 2 Acre 11 Guntas)	05	19
Portion-A	02	00	DP-1/D	7839 (i.e., 1 Acre 37 Guntas)	138 (i.e., 1 Gunta)	7701 (i.e., 1 Acre 36 Guntas)	00	04
Portion-B	01	00	DP-1/E	3495 (i.e., 34 Guntas)	614 (i.e., 06 Guntas)	2881 (i.e., 28 Guntas)	00	12
Total	10	30					05	35

40. The Sketch issued by Bangalore Metro Rail Corporation Limited, approved by the BMRCL (Document No.73) shows the location of aforesaid portions acquired under ID. Nos. DP-1/B, DP-1/D and DP-1/E for Section: R6 Elevated: Gottigere to Swagath Road Cross, Kothnur Depot.

41. We are given to understand that though Sobha Limited are the owners of 5 Acres 35 Guntas in the Larger Property, the actual physically available area is being only 5 Acres 34 Guntas, Sobha Limited have applied for sanction of development plan with regard to 5 Acres 34 Guntas in the Larger Property i.e. all that piece and parcel of Property being portion of Municipal No.2326/Sy No.87/2/Sy No.87/3, Kothanur Village, Ward 194-Gottigere measuring in all about 5 Acres 34 Guntas i.e., 23668.68 square metres (i.e., portions of residentially converted land bearing Survey No.87/2 and Survey No.87/3 both situated Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk situated Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk) hereinafter referred to as "Project Lands".

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42. On an application being made by Sobha Limited seeking for the approval of development plan for construction of residential apartment building on Project Lands, the Development Plan was approved by the Bangalore Development Authority by way of Work Order bearing No. BDA/TPM/DLP-11/2024-25/2420/24-25 dated 26.12.2024 (Document Nos.57 & 58), pursuant to Relinquishment Deed dated 26.03.2025 (Document No.59) by Sobha Limited under which an extent of 1718.01 square metres has been relinquished for the purpose of road widening and 2370 square metres has been relinquished for the purposes of parks and open space from and out of the Project Lands in favour of Bangalore Development Authority. The area remaining in the Project Lands after deduction of the areas relinquished to the Bangalore Development Authority, measuring in all about 19580.67 square metres i.e., approximately 4 Acres 33 ³/₄ Guntas is hereinafter referred to as "Said Lands".

43. The Endorsement bearing No. LRF: NTC: CR: 416/2008-09 dated 11.09.2008 issued by the Special Tahsildar, Bangalore South Taluk, Bangalore (Document No.74) confirms that no tenancy applications have been filed in Form 7A and under Section 48A of the Karnataka Land Reforms Act, 1961 with regard to Survey Nos. 87/2 and 87/3.

44. The Endorsement bearing No. LRF: CR: 32/2014-15 dated 05.05.2015 issued by the office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (Document No.75) confirms that no proceedings have been initiated under Sections 79 A and 79 B of The Karnataka Land Reforms Act, 1961 with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas and portion of Survey No.87/3 measuring about 5 Acres.

45. The Endorsement bearing No. PTCL: CR: (S): 104/2015-16 dated 05.05.2015 issued by the office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (Document No.76) confirms that no proceedings have been initiated under the provisions of The Karnataka Scheduled and Castes Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978 with regard to portion of Survey No. 87/2 measuring about 7 Acres 30 Guntas and portion of Survey No.87/3 measuring about 5 Acres.

46. The Endorsements confirming that there have been no acquisition proceedings initiated with regard to Survey Nos. 87/2 & 87/3 from the office of the Special Land Acquisition Officer (a) Bangalore Development Authority, (b) Karnataka Housing Board and (c) Karnataka Industrial Areas Development Board were sought by us and M/s Sobha Limited in response thereto have furnished a Letter dated 30.04.2025 (Document No.60) confirming that they have ascertained and satisfied themselves by personal verification in the office of the Special Land Acquisition Officer (a) Bangalore Development Authority, (b) Karnataka Housing Board and (c) Karnataka Industrial Areas Development Board that there are no acquisition proceedings initiated with regard to Survey Nos. 87/2 & 87/3.

47. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike furnished to us for the period set out below with regard to Survey No.87/2 discloses the total and the actual extent as 10 Acres, there being no kharab (Document No.79). The RTC/ Pahani further discloses the following owners and occupants:-

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1969-70 to 1979-80	R.Rangaswamy s/o Ramaiah	Ancestral		R.Rangaswamy
1984-85 to 1993-94	R.Gowramma (2 A 10 G)	MR No. 12/81-82		R.Rangaswamy
	Susheelamma w/o Narayana Reddy (4 A 10 G)	MR No. 12/82-83		Susheelamma
	C.Munireddy s/o Chinnappa	MR No. 13/82-83 MR No. 14/82-83		C.Munireddy Gowramma
1997-98 & 1999-00	R.Gowramma (2 A 10 G)	MR No. 12/81-82		R.Rangaswamy
	Susheelamma w/o Narayana Reddy (4 A 10 G)	MR No. 12/82-83		Susheelamma
	C.Munireddy s/o Chinnappa	MR No. 13/82-83 MR No. 14/82-83		C.Munireddy
2000-01 to 2002-03	R.Gowramma (2 A 10 G)	MR No. 12/81-82	Acquisition by BWSSB MR No. 1/00-01	R.Rangaswamy
	Susheelamma w/o Narayana Reddy (4 A 10 G)	MR No. 12/82-83		Susheelamma
	C.Munireddy s/o Chinnappa (3 A 20 G)	MR No. 13/82-83 MR No. 14/82-83		C.Munireddy
2003-04	R.Gowramma (2 A 10 G)	MR No. 12/81-82	Acquisition by BWSSB MR No. 1/00-01	Munireddy
	C.Munireddy s/o Chinnappa (3 A 20 G)	MR No. 13/82-83 MR No. 14/82-83		
	C.Munireddy s/o Chinnappa (3 A 20 G)	MR No. 22/03-04 Court Order		
2004-05	N.Swaroop Kumar s/o late C Narayana Reddy (7A 30 G)	MR No. 28/03-04	Acquisition by BWSSB MR No. 1/00-01	Saraswathi
	Saraswathi w/o late Rangaswamy	MR No. 14/04-05		R Somashekhar
	R.Somashekhar			R.Ramakrishna
	R.Ramakrishna			R.Ramamurthy
	R.Ramamurthy			R.Manjesh
	R.Manjesh			R Savithri
R Savithri all children of s/o late Ramaiah (jointly 2 A 10 G)				
2005-06	Saraswathi w/o late Rangaswamy	MR No. 14/04-05	Acquisition by BWSSB MR No. 1/00-01	Saraswathi
	R Somashekhar			R Somashekhar
	R.Ramakrishna			R.Ramakrishna
	R.Ramamurthy			R.Ramamurthy
	R.Manjesh			R.Manjesh
	R Savithri all children of s/o late Ramaiah (jointly 2 A 10 G)			R Savithri

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	N.Swaroop Kumar s/o late C Narayana Reddy (7A 30 G)	MR No. 16/05-06		
2006-07 to 2021-22	Saraswathi w/o late Rangaswamy	MR No. 2/06-07		Saraswathi
	R Somashekhar			R Somashekhar
	R. Ramakrishna			R. Ramakrishna
	R. Ramamurthy			R. Ramamurthy
	R. Manjesh			R. Manjesh
	R Savithri all children of s/o late Ramaiah (jointly 2 A 10 G)			R Savithri
	N. Swaroop Kumar s/o late C Narayana Reddy (7A 30 G)			MR No. 16/05-06

48. The Record of Rights, Tenancy & Crops (RTC) Extract/Pahani Patrike for the period 1969-70 to 1979-80, 1984-85 to 1993-94, 1997-98 to 2021-22 furnished to us with regard to Survey No.87/2 corroborate with the documents of title furnished and do not disclose any change or deviation either in ownership or occupancy. The RTC/Pahani for the period 1981-82 to 1983-84, 1994-95 to 1996-97 with regard to Survey No.87/2 have not been furnished to us. On requisitioning the same, we have been furnished with Endorsements bearing Nos. RK: CR: 10-95733/2015-16 dated 16.10.2015 & RK: CR: 19-00590/2018-19 dated 26.06.2018 (Document Nos.77 & 78) stating that RTC/Pahani for the period 1978-79 to 1980-81, 1980-81 to 1983-84 & 1993-94 to 1996-97 are mutilated and hence the same cannot be issued. However, taking into consideration the fact that the RTC/ Pahani both prior to and subsequent to the aforesaid missing periods, have been furnished to us and that the same corroborate with the documents of title furnished and do not disclose any change or deviation either in ownership or occupancy, we have presumed there will not be any change or deviation either in the ownership or occupancy during the missing period.

49. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike furnished to us for the period set out below with regard to Survey No.87/3 discloses the total and the actual extent as 15 Acres, there being no kharab (Document No.80). The RTC/ Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1969-70 to 1973-74	K.C Puttamma w/o K.C Ramaiah	Ancestral		Lakshmaiah Raju
	Lakshmana Chandrappa (3A) s/o	MR No. 9/74-75		Krishna Raju
	Krishna Raju	MR No. 41/72-73		Narasaraju
	Lakshamma w/o K Krishnama Raju	MR No. 43/73-74		Krishnamaraju
1974-75 to 1977-78	Lakshmana Chandrappa (3A) s/o	MR No. 9/74-75	Mortgage Deed dated 08.09.1975 as Doc No.	Krishnamaraju
	Narasaraju			

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Krishna Raju	MR No. 41/72-73	207/75-76	Lakshamma
	Lakshamma w/o K Krishnama Raju	MR No. 43/73-74		Narasaraju
1981-82 to 1983-84	Lakshmana s/o Chandrappa (3A)	MR No. 9/74-75	Mortgage Deed dated 08.09.1975 as Doc No. 207/75-76	Lakshamma
	Narasaraju			Narasaraju
	Krishna Raju	MR No. 41/72-73		Papamma
	Lakshamma w/o K Krishnama Raju	MR No. 43/73-74		Yellappa
1984-85 to 1988-89	Narasaraju		Mortgage Deed dated 08.09.1975 as Doc No. 207/75-76	Krishnamaraju
	Krishnamaraju	MR No. 41/72-73		Lakshamma
	Lakshamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		Chirnamma
	C Munireddy s/o Chinnappa	MR No. 52/87-88		Narasaraju
	Susheelamma	MR No. 53/87-88		Pappamma
	M Rama Raju	MR No. 2/89-90		Yellappa
	AS Muniswamy Raju			
1989-90 to 1993-94	Narasaraju		Mortgage Deed dated 08.09.1975 as Doc No. 207/75-76	Krishnamaraju
	Krishnamaraju	MR No. 41/72-73		Lakshamma
	Lakshamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		M Ramaraju
	C Munireddy s/o Chinnappa	MR No. 52/87-88		C Munireddy
	Susheelamma	MR No. 53/87-88		Susheela Reddy
	M Rama Raju	MR No. 2/89-90		
	AS Muniswamy Raju			
1997-98 & 1998-99	Narasaraju		Acquisition by BWSSB MR No. 1/00-01	Narasaraju
	Krishnamaraju	MR No. 41/72-73		Krishnamaraju
	Lakshamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		Lakshamma
	C Munireddy s/o Chinnappa	MR No. 52/87-88		A M Rama Raju
	Susheelamma	MR No. 53/87-88		Munireddy
				Susheelamma
1999-00 to 2001-02	Narasaraju		Acquisition by BWSSB MR No. 1/00-01	Narasaraju
	Krishnamaraju	MR No. 41/72-73		Krishnamaraju
	Lakshamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		Lakshamma
	C Munireddy s/o Chinnappa	MR No. 52/87-88		MuniReddy
	Susheelamma	MR No. 53/87-88		Susheel N.Reddy
2002-03	Narasaraju			Narasaraju
	Krishnamaraju	MR No. 41/72-73		Krishnama Raju
	Lakshamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		Lakshamma
	C Munireddy s/o Chinnappa	MR No. 52/87-88		MuniReddy
	Susheelamma	MR No. 53/87-88		Susheel N.Reddy

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2003-04 & 2004-05	Narasaraju			Narasaraju
	Krishnamaraju	MR No. 41/72-73		Krishnamaraju
	Lakshmamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		Lakshmamma
	Susheel N.Reddy	MR No. 53/87-88		Shashank Kumar
	S Shashank Kumar s/o late Narayana Reddy	MR No. 21/2003-04		Susheel N.Reddy
2005-06	Narasaraju			Narasaraju
	Krishnamaraju	MR No. 41/72-73		Krishnamaraju
	Lakshmamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		Lakshmamma
	Susheel N.Reddy	MR No. 17/2005-06		Shashank Kumar
	S Shashank Kumar s/o late Narayana Reddy	MR No. 21/2003-04		Susheel N.Reddy
2006-07 & 2007-08	Narasaraju			Narasaraju
	Krishnamaraju	MR No. 41/72-73		Krishnama Raju
	Lakshmamma w/o K Krishnamaraju	MR No. 43/73-74 MR No. 31/1979-80		Lakshmamma
	Susheel N.Reddy	MR No. 17/2005-06		Shashank Kumar
	S Shashank Kumar s/o late Narayana Reddy	MR No. 18/2005-06		Susheel N.Reddy
2008-09 to 2010-11	Narasaraju			Narasaraju
	Krishnamaraju	MR No. 41/72-73		Krishnama Raju
	Lakshmamma w/o K Krishnamaraju	MR No. 3/79-80		Lakshmamma
	Susheel N.Reddy	MR No. 17/2005-06		Shashank Kumar
	S Shashank Kumar s/o late Narayana Reddy	MR No. 18/2005-06		Susheel N.Reddy
	Lakshmamma w/o K Krishnamaraju	MR No. 43/73-74		
2011-12 & 2012-13	Krishnamaraju	MR No. 41/72-73		Narasaraju
	Lakshmamma w/o K Krishnamaraju	MR No. 3/79-80		Krishnama Raju
	Susheel N.Reddy	MR No. 17/2005-06		Lakshmamma
	S Shashank Kumar s/o late Narayana Reddy	MR No. 18/2005-06		Shashank Kumar
	Lakshmamma w/o K Krishnamaraju	MR No. 43/73-74		Susheel N.Reddy
	A M Rama Raju a/o A S Muniswamy Raju	MR No. 2/89-90		A M Rama Raju
2013-14 to 2015-16	Lakshmamma w/o K Krishnamaraju	MR No. 3/79-80		Narasaraju
	Susheel N.Reddy	MR No. 17/2005-06		Krishnama Raju
	S Shashank Kumar s/o late Narayana Reddy	MR No. 18/2005-06		Lakshmamma
	Lakshmamma w/o K Krishnamaraju	MR No. 43/73-74		Shashank Kumar
	A M Rama Raju a/o A S Muniswamy Raju	MR No. 2/89-90		Susheel N.Reddy
	Lakshmamma w/o late Krishna Raju	MR No. H7/2012-13		A M Rama Raju
2016-17	Susheel N.Reddy	MR No. 17/2005-06		Susheel N.Reddy
	S Shashank Kumar s/o	MR No. 18/2005-06		Shashank Kumar

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	late Narayana Reddy			
	A M Rama Raju a/o A S Muniswamy Raju	MR No. 2/89-90		A M Rama Raju
	Lakshmamamma w/o late Krishna Raju	MR No. H7/2012-13		Lakshmamamma
	K.Srinivasmurthy s/o late Krishnaraju.K	MR No.H11/15-16		K.Srinivasmurthy
	Balaji.K s/o late Krishna Raju			Balaji.K
				Bangalore Water Supply and Sewage Board
2018-19	Government	MR No. H13/2016-17 Court Order	Court Stay as per Order WP 26244-26245/2017	Government

50. The Record of Rights, Tenancy & Crops (RTC) Extract/Pahani Patrike for the period 1969-70 to 1977-78, 1981-82 to 1993-94, 1997-98 to 2018-19 furnished to us with regard to Survey No. 87/3 corroborate with the documents of title furnished and do not disclose any change or deviation either in ownership or occupancy. The RTC/Pahani for the period 1979-80, 1980-81, 1994-95 to 1996-97, 2019-20 to 2021-22, with regard to Survey No.87/3 have not been furnished to us. On requisitioning the same, we have been furnished with an Endorsements bearing Nos. RK: CR: 10-95733/2015-16 dated 16.10.2015 & RK: CR: 19-00590/2018-19 dated 26.06.2018 (Document Nos.77 & 78) stating that RTC/Pahani for the period 1978-79 to 1980-81, 1980-81 to 1983-84 & 1993-94 to 1996-97 are mutilated and hence the same cannot be issued. However, taking into consideration the fact that the RTC/ Pahani both prior to and subsequent to the aforesaid missing periods, have been furnished to us and that the same corroborate with the documents of title furnished and do not disclose any change or deviation either in ownership or occupancy, we have presumed there would not be any change or deviation either in the ownership or occupancy during the missing period.

51. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike furnished to us for the period set out below with regard to Survey No.87 discloses the total and the actual extent as 57 Acres 11 Guntas, there being no kharab (Document No.81). The RTC/ Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2021-22 to 2022-23	Swaroop Kumar s/o late C. Narayana Reddy - 7A 30 G	MR. No. 16/05-06		Swaroop Kumar
	Saraswathi w/o late Rangaswamy	MR. No. 2/06-07		Saraswathi
	R Somashekhar s/o late Ramaiah			R Somashekhar
	R. Ramakrishna s/o late Ramaiah			R. Ramakrishna
	R. Ramamurthy s/o late Rangaswamy			R. Ramamurthy

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	R. Manjesh s/o late Rangaswamy			R. Manjesh
	R Savithri d/o late Ramaiah (jointly 2 A 10 G)			R Savithri
	Government free grant -2 A 11 G	MR. No. T19/21-22		Government
	Government - 15 A	MR. No. H13/16-17	Court stay as per Order in WP. No. 26244-26245/2017	
	Government - 05 A	MR. No. H13/16-17		
	Government - 3 A 20 G	MR. No. H13/16-17		
	Government - 05 A	MR. No. H13/16-17		
	Government - 05 A	MR. No. H13/16-17		
	Akkayamma w/o late Shamanna	MR. No. 24/05-06		Akkayamma
	S. Ventakesh s/o Shamanna			S. Ventakesh
	M/s. Society of Sons of Immaculate Conception India - 5 A	MR. No. H2/20-21		M/s. Society of Sons of Immaculate Conception India
	Government - 1 A 20 G	MR. No. T19/21-22		Government
2023-24	Swaroop Kumar s/o late C. Narayana Reddy - 7A 30 G	MR. No. 16/05-06		Swaroop Kumar
	Saraswathi w/o late Rangaswamy	MR. No. 2/06-07		Saraswathi
	R Somashekhar s/o late Ramaiah			R Somashekhar
	R. Ramakrishna s/o late Ramaiah			R. Ramakrishna
	R. Ramamurthy s/o late Rangaswamy			R. Ramamurthy
	R. Manjesh s/o late Rangaswamy			R. Manjesh
	R Savithri d/o late Ramaiah (jointly 2 A 10 G)			R Savithri
	Government free grant -2 A 11 G	MR. No. T19/21-22		Government
	Government -2 A 20 G		MR. No. H13/16-17	
	Government - 05 A	MR. No. H13/16-17		
	Government - 3 A 20 G	MR. No. H13/16-17		
	Government - 05 A	MR. No. H13/16-17		
	Government - 05 A	MR. No. H13/16-17		
	Akkayamma w/o late Shamanna	MR. No. 24/05-06		Akkayamma
	S. Ventakesh s/o Shamanna			S. Ventakesh
	M/s. Society of Sons of Immaculate Conception India - 1/2 G	MR. No. T148/22-23		M/s. Society of Sons of Immaculate Conception India
	Government - 1 A 20 G	MR. No. T19/21-22		Government
	K. Srinivasa Murthy s/o late Krishna Raju - 1 A 20 G	MR. No. T12/22-23	Order passed in WP No. 26244/2017	Srinivasa Murthy
	Balaji s/o late Krishna Raju			Balaji

R. Petra

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Srinivasmurthy s/o Krishna Raju - 2 A	MR. No. T12/22-23	Order passed in WP No. 26244/2017	Srinivasmurthy
	Balaji s/o late Krishna Raju			
	Krishnamma w/o late Krishnamaraju- 5 A	MR. No. T12/22-23	Order passed in WP No. 26244/2017	Krishnamma
	Lakshamma w/o late K. Krishna Raju - 4 A	MR. No. T12/22-23	Order passed in WP No. 26244/2017	Lakshamma

52. The Record of Rights, Tenancy & Crops (RTC) Extract/Pahani Patrike for the period 2021-22 to 2023-24 furnished to us with regard to Survey No. 87 corroborate with the documents of title furnished and do not disclose any change or deviation either in ownership or occupancy.

53. The Village Map of Kothanuru village issued by the office of the Director of Land Records, Bangalore South Taluk, Bangalore and Moola Tippani issued by office of the Village Accountant, Computerised Centre, Bangalore South Taluk, Bangalore (Document Nos.82 to 83) furnished to us show the location, shape and boundaries of Survey No.87. As per the Village Map, Survey No.87 is bounded on the East by Hulimavu Village Boundary, West by Survey Nos. 126, 75 & 76, North by Survey Nos. 181 & 88 and South by Survey Nos. 80, 84, 174 & 177.

54. The Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore South Taluk, Bangalore (Document No.84) shows the total extent of Survey No. 87 as 57 Acres 11 Guntas, the entire extent being kharab land.

55. The Search Report with regard to Survey No.87 situated at Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk measuring about 57 Acres 11 Guntas issued by office of the concerned Sub-Registrar (Document No.85) discloses nil encumbrance:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
347696 /24-25	01.04.2021	01.03.2025	Nil	57	11	Nil	Nil	-

56. The Search Report for the period covering 01.04.2021 to 01.03.2025 with regard to Survey No.87 furnished to us discloses nil transactions.

57. The Search Reports with regard to Survey No.87/2 situated at Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk measuring about 10 Acres issued by office of the concerned Sub-Registrar (Document Nos.86 to 90) discloses the following:-

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SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
4696/ 15-16	01.04.1960	31.05.1989	Partition Deed dated 29.10.1974	10	00	R.Rangaswamy, R.Somashekhar, R.Ramakrishna, R.Savithri and Gowramma		6328/ 74-75
			Sale Deed dated 30.10.1987	04	10	R. Somashekhar	Sushila N Reddy	4231/ 81-82
			Sale Deed dated 30.10.1987	02	30	R.Rangaswamy & Others	Munireddy	4232/ 81-82
			Exchange Deed dated 13.06.1986	04	10	Sushila N Reddy	Munireddy	1159/ 86-87
4075/ 15-16	01.06.1989	31.03.2004	Gift Deed dated 17.10.2003	07	30	Munireddy	N.Swaroop Kumar	18619 /03-04
8902/ 15-16	01.04.2004	06.10.2015	Sale Deed dated 04.06.2015	07	30	N.Swaroop Kumar & others	M/s Sobha Limited	1481/ 15-16
415/ 18-19	07.10.2015	06.04.2018	Deposit of Title Deeds dated 04.12.2015	07	30	M/s Sobha Limited	Aditya Birla Finance Limited	5970/ 15-16
			Discharge Deed dated 14.09.2017	07	30	Aditya Birla Finance Limited	M/s Sobha Limited	4347/ 17-18
348857/ 24-25	01.04.2018	01.03.2025	Deposit of Title Deeds dated 21.04.2018	07	30	M/s Sobha Limited	RBL Bank Limited	655/ 18-19

58. The Search Reports for the period covering 01.06.1989 to 01.03.2025 with regard to Survey No.87/2 furnished to us does not disclose any other transaction other than those discussed herein above. However, the Search Report bearing SA. No.4696/2015-16 for the period covering from 01.04.1960 to 31.05.1989 does not disclose Sale Deed dated 30.10.1981 (registered as Document No. 4233/81-82).

59. The Search Reports with regard to portion of Survey No.87/3 situated at Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk measuring about 15 Guntas issued by office of the concerned Sub-Registrar (Document Nos.91 to 95) discloses the following:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
4695/ 15-16	01.04.1960	31.05.1989	Sale Deed dated 10.08.1960	06	00	K.C.Ramaiah	Lakshman Raj	2249/ 60-61
			Sale Deed	03	00	K.C.Ramaiah	Krishanama	2250/

Apelta

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			dated 10.08.1960				Raju	60-61
			Sale Deed dated 10.08.1960	02	00	K.C.Ramaiah	Narayana Raju & Chinnamma	2251/60-61
			Sale Deed dated 11.08.1960	03	00	Krishanama Raju	Chernakrishna Shettru	2260/60-61
			Sale Deed dated 24.08.1961	06	00	Lakshman Raj	Chinnappa	2896/61-62
			Sale Deed dated 26.02.1962	03	00	Chennakrishnaiah Shettru	Krishnama Raju	6104/61-62
			Partition Deed dated 06.06.1968	06	00	Lakshman Raju, Narasimha Raju, Venkata Raju, Sanjeeva Raju		1218/68-69
			Sale Deed dated 20.07.1968	02	00	Sanjeeva Raju	SR Chikkavenkappa	1932/68-69
			Mortgage Deed dated 09.09.1968	01	20	Venkata Raju	Ayola Raju	2824/68-69
			Sale Deed dated 17.10.1970	02	00	SV Ananthappa	Sanjeeva Raju	3530/70-71
			Sale Deed dated 17.10.1970	02	00	Sanjeeva Raju	Venkatappa	3531/70-71
			Sale Deed dated 15.11.1972	04	00	K.M.Muniswamappa	Krishnamaraju	4948/72-73
			Sale Deed dated 25.02.1974	02	00	Venkatappa	Lakshamma	5009/73-74
			Sale Deed dated 26.06.1974	03	00	K Narasaraju & K. Vasa Raju	Lakshmana	3061/74-75
			Mortgage Deed dated 29.11.1975	03	00	Lakshmana	PLD Bank	SF 71/95
			Sale Deed dated 20.11.1980	05	00	R.V.Shyama Rao	Munishami Raju	8323/80-81

P. J. S. R.

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			Sale Deed dated 14.12.1983	02	00	Narasaraju & others	Sushila N Reddy	6313/83-84
			Sale Deed dated 13.06.1986	03	00	Lakshmana	C.Munireddy	1158/86-87
			Mortgage Deed dated 22.03.1988	04	00	Krishnama Raju & others	Prathamika Sahakari Krishi and Grameena Bank Limited	SF98
			Sale Deed dated 17.05.1989	02	20	Papamma & Narasaraju	A.M Rama Raju	2410/89-90
4076/15-16	01.06.1989	31.03.2004	Gift Deed dated 17.10.2003	03	00	C.Munireddy	N.Shashank Kumar	18618/03-04
8903/15-16	01.04.2004	06.10.2015	Sale Deed dated 04.06.2015	03	00	N.Swaroop & others	Sobha Limited	1481/15-16
413/18-19	07.10.2015	06.04.2018	Deposit of Title Deeds dated 04.12.2015	03	00	M/s Sobha Limited	Aditya Birla Finance Limited	5970/15-16
			Discharge Deed dated 14.09.2017	03	00	Aditya Birla Finance Limited	M/s Sobha Limited	4347/17-18
348848/24-25	01.04.2018	01.03.2025	Nil	15	00	Nil	Nil	-

60. We have reviewed the Search Reports for the period covering 01.04.1960 to 01.03.2025 with regard to Survey No. 87/3 measuring about 15 Acres furnished to us. In addition to the transaction those discussed herein above, the search reports disclose several other transactions i.e., Sale Deed dated 10.08.1960 (Document No. 2249/60-61), Sale Deed dated 24.08.1961 (Document No. 2896/61-62), Partition Deed dated 06.06.1968 (Document No. 1218/68-69), Sale Deed dated 20.07.1968 (Document No. 1932/68-69), Mortgage Deed dated 09.09.1968 (Document No. 2824/68-69), Sale Deed dated 17.10.1970 (Document No. 3530/70-71), Sale Deed dated 17.10.1970 (Document No.3531/70-71), Sale Deed dated 15.11.1972 (4948/72-73), Sale Deed dated 25.02.1974 (Document No. 5009/73-74), Mortgage Deed dated 29.11.1975 (Document No. SF 71/95), Sale Deed dated 20.11.1980 (Document No. 8323/80-81), Mortgage Deed dated 22.03.1988 (Document No. SF98) and Sale Deed dated 17.05.1989 (Document No. 2410/89-90), pertains to remaining portion of Survey No. 87/3 which are not the subject matter of this title report.

61. The Common Search Report bearing SA. No. 475853/2025-26, covering the period from 01.03.2025 to 03.05.2025, issued by office of the Sub-Registrar, J.P. Nagar, Bangalore with regard to Survey Nos. 87/2 and 87/3, both situated at Kothanur Village, Uttarahalli

P. K. S. Reddy

Hobli, Bangalore South Taluk (Document No.96) furnished to us does not record the Relinquishment Deed dated 26.03.2025 (registered as Document No. 4246/2024-25).

62. The Search Report with regard to Municipal No.2326/SyNo.87/2/SyNo.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore measuring about 09 Acres 30 Guntas issued by office of the concerned Sub-Registrar (Document No.97) discloses the following:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
347706 /24-25	01.12.2015	01.03.2025	Nil	09	30	Nil	Nil	-

63. The Search Report for the period covering 01.12.2015 to 01.03.2025 with regard to Municipal No.2326/SyNo.87/2/SyNo.87/3, Kothanur Village, Ward 194-Gottigere, Bangalore furnished to us does not disclose any other transaction other than those discussed herein above.

VI. OBSERVATION AND SUGGESIONS:

Taking into consideration the documents and information furnished, subject to the observations made herein above, subject to tax being paid upto date and Search Reports being brought uptodate, we are of the view that the Project Lands i.e., all that piece and parcel of Property being portion of Municipal No.2326/Sy No.87/2/Sy No.87/3, Kothanur Village, Ward 194-Gottigere measuring in all about 5 Acres 34 Guntas i.e., 23668.68 square metres (i.e., portions of residentially converted land bearing Survey No.87/2 and Survey No.87/3 both situated Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk situated Kothanur Village, Uttarahalli Hobli, Bangalore South Taluk) less the areas measuring about 4088.01 square metres relinquished for the purpose of road widening and parks & open spaces to the Bangalore Development Authority, measuring in all about 19580.67 square metres i.e., approximately 4 Acres 33 ¾ Guntas ("Said Land") vests with Sobha Limited.

We have been assisted by Mrs. Thara N. in the preparation of this Title Report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
INDUSLAW


(K.N. Geetha)
Advocate.