

April 30, 2025

**TITLE REPORT**

**I. Description of the Property:**

All that piece and parcel of immovable property bearing BBMP Khata SL. No. 5914, Municipal No. 299, 266, Sy Nos. 39/1, 39/2A, 39/2B, 39/3, 40/2 & 38/4, measuring 3,19,472 Square Feet (08 Acres 13.36 Guntas), situated at Varthur Village, Varthur Hobli, Bengaluru East (earlier part of South) Taluk, Bangalore Urban District (hereinafter referred to as '**Property**') and bounded on the:

- East by : Part of property bearing Survey Nos. 41 & 35;  
West by : Government Road and portions of properties bearing Survey Nos. 38/1, 38/2, 38/3, 38/6 & 38/5;  
North by : Road and portions of private properties bearing Survey Nos. 40/1, 40/3, 40/4 & 41; and  
South by : Properties bearing Survey Nos. 36 & 37.

The Property has been formed out of immovable properties being converted for residential purpose, all situated at Varthur Village, Varthur Hobli, Bengaluru East (earlier part of South) Taluk, Bangalore Urban District, described in the table below:

Sl. No.	Survey No.	Extent		Hereinafter referred to as
		Acres	Guntas	
1.	39/1	00	32	'Property-A'
2.	39/2A	00	18	'Property-B'
3.	39/2B	00	12	'Property-C'
4.	39/3	03	25	'Property-D'
5.	40/2	03	04	'Property-E'
6.	38/4	00	02.67	'Property-F'

The aforementioned Property-A, Property-B, Property-C, Property-D, Property-E and Property- F are hereinafter collectively referred to as the '**Composite Land**'.

## II. Title Flow:

Our observations upon review of the documents (listed in the ‘**Annexure-1**’ to this Title Report) in connection with the Property are as follows:

### A. Title Flow with respect to Property-A:

1. In terms of the Sale Deed dated 29.01.1970 (Registered as Document No. 4706/1969-70, Book-I, Volume No. 798, at Pages 155 to 156, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 1**), we observe that Mr. H. Abdul Rof Saheb, son of Late Gulam Hussain Sab conveyed the property bearing Survey No. 39/1, measuring 32 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk ( Viz., ‘**Property-A**’) in favour of Mr. Abdul Sathar Saheb, son of Mr. Abdul Rahim Saheb. In this regard, we have been provided with the: (i) extract of the Index of Land; (ii) extract of entry made in the Record of Rights Register bearing RR No. 1605; and (iii) extract of entry made in the Mutation Register bearing M.R No. 73/1971-72 (**Document No. 2**).
2. Thereafter, we observe from the Sale Deed dated 04.09.1972 (Registered as Document No. 3628/1972-73, Book-I, Volume No. 950, at Pages 135 to 139, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 3**), that Mr. Abdul Sattar Sab, son of Mr. Abdul Rahim Saheb conveyed Property-A in favour of Mr. D. Harshendra Kumar, son of Late D. Rathnavarma Heggade. In this regard, we have been provided with the: (i) extract of entries made in the Record of Rights Register bearing RR Nos. 1682, 1683 & 1684 and (ii) extract of entry made in the Mutation Register bearing M.R. No. 40/1972-73 (**Document No. 4**).

### B. Title Flow with respect to Property-B and Property-C:

3. We observe from the Sale Deed dated 18.02.1980 (Registered as Document No. 7146/1979-80, Book-I, Volume No. 1476, at Pages 153 to 158, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No.5**), that upon the death of Late Abdul Wahab Sab: (i) Mr. Pyare Sab, son of late Abdul Wahab Sab; (ii) Mr. V. Basha, son of late Abdul Wahab Sab; (iii) Mr. V. Basheer, son of late Abdul Wahab Sab; (iv) Mr. V. Nazir, son of late Abdul Wahab Sab; (v) Mrs. Beebi Jan, wife of Mr. Basheer; (vi) Mrs. Zaibunnisa, wife of Mr. Gaffer Khan; (vii) Mrs. Zarina Begum, wife of Mr. A.G. Basheer; (viii) Mrs. Pathimabi, wife of Mr. Rawoof Sab; and (ix) Mrs. Ashabi, wife of Mr. Abdul Wahab Sab conveyed the property bearing Survey No. 39/2A measuring 15 Guntas (**Item No. 1 of Property-B**) in favour of Mr. D. Harshendra Kumar, son of late D. Rathnavarma Hegde. In this regard, we have been provided with the extract of entry made in the Records of Rights Register bearing RR No. 2052 (**Document No. 6**). We have not been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 12/1980-81. However, in this regard, we have been provided with an Endorsement dated 20.12.2022 bearing No. RK/CR/733/2022-23 issued by the Office

- of Tahsildar, Bangalore East Taluk, Krishnarajapura (**Document No. 7**), confirming that the extract of entry made in the Mutation Register bearing MR No. 12/1980-81 has been mutilated.
4. Further, in terms of the Sale Deed dated 01.02.1967 (Registered as Document No. 5660/1966-67, Book-I, Volume No. 629, at Pages 166 to 168, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 8**), we observe that Mr. Abdul Wahab Sab, son of Mr. Abdul Rahim Sab conveyed the property bearing Survey No. 39/2, measuring 03 Guntas ('**Item No. 2 of Property-B**') in favour of Mr. Abdul Sattar Saheb, son of Abdul Rahim Saheb. In this regard, we have been provided with: (i) the extract of entry made in Record of Rights Register bearing RR No. 1629; (ii) extract of the Index of Land; and (iii) extract of the entry made in the Mutation Register bearing MR No. 79/1971-72 (**Document No. 9**).
  5. In terms of the Sale Deed dated 20.01.1944 (Registered as Document No. 3506/1943-44, of Book I, Volume No. 626, at Page 250 at the Office of Sub-Registrar, Bangalore Taluk) (**Document No. 10**), we observe that Mr. Abdul Arref Sab, son of Mr. Abdul Raheman Sab conveyed a portion of the property bearing Survey No. 39/2, measuring 15 Guntas in favour of Mr. Abdul Sattar Sab, son of Mr. Abdul Rahim Saheb. In this regard, we have been provided with the extract of entry made in the Record of Rights Register bearing RR No. 939 (**Document No. 11**).
  6. Further, in terms of the Sale Deed dated 25.10.1950 (Registered as Document No. 4895/1950-51, Book-I, Volume No. 1167, at Pages 236 to 241, at the Office of Sub-Registrar, Bangalore Taluk) (**Document No. 12**), we observe that Mr. Abdul Sattar Sab, son of Abdul Rahim Saheb along with his wife, Mrs. Pyaribi and sons, Master Anwar Beg, Master Abdul Sammad and Master Abdul Rahim (being minors, represented by their natural guardian and father, Mr. Abdul Sattar Sab) conveyed a portion of the property bearing Survey 39/2, measuring 15 Guntas in favour of Mrs. Ramijabi, wife of Syed Abdulla Saheb. In this regard, we have been provided with the: (i) extract of the Record of Rights Register bearing RR No. 1391; (ii) extract of the Index of Land; and (iii) extract of the entry made in the Mutation Register bearing M.R No. 17/1951-52 (**Document No. 13**).
  7. We observe that Mrs. Ramijabi, wife of Mr. Syed Abdulla Saheb conveyed a portion of the property bearing Survey No. 39/2B (Old Survey No. 39/2), measuring 12 Guntas in favour of Mr. Abdul Sattar Sab, son of Mr. Abdul Rahim Sab under a Sale Deed dated 01.06.1957 (Registered as Document No. 929/1957-58, Book-I, Volume No. 16, at Pages 53 to 55, at the office of the Sub-Registrar, Bangalore) (**Document No.14**). In this regard, we have been provided with the: (i) extract of entry made in the Mutation Register bearing MR No. 59/1956-57; and (ii) extract of entry made in Record of Rights Register bearing R.R No. 1392 (**Document No. 15**).

8. In terms of the Sale Deed dated 04.09.1972 (Registered as Document No. 3628/1972-73, Book-I, Volume No. 950, at Pages 135 to 139, at the Office of Sub-Registrar, Bangalore South Taluk) (*Document No. 3 herein*), we observe that Mr. Abdul Sattar Sab, son of Mr. Abdul Rahim Saheb conveyed a portion of the property bearing Survey No. 39/2, measuring 03 Guntas Viz., Item No. 2 of Property-B and property bearing Survey No. 39/2 (now bearing Survey No. 39/2B) measuring 15 Guntas in favour of Mr. D. Harshendra Kumar, son of Late D. Rathnavarma Heggade. In this regard, we have been provided with the: (i) extract of entry made in the Record of Rights bearing RR Nos. 1682, 1683 & 1684 (*Document No.16*); and (ii) extract of entry made in the Mutation Register bearing M.R. No. 40/1972-73 (*Document No. 17*).

We observe from the RTC's for the period 1968-69, Record of Rights Register bearing No. 1683 and the aforementioned Sale Deed dated 04.09.1972 that though an extent of 15 Guntas in Survey No. 39/2 was acquired by Mr. D. Harshendra Kumar under the said Sale Deed, Mr. D. Harshendra Kumar was recorded as occupant of Survey No. 39/2B (measuring 12 Guntas) (Viz., '**Property-C**').

**C. Title Flow with respect to Property-D and Property-E:**

9. In terms of the Sale Deed dated 16.08.1937 (Registered as Document No. 816/1937-38, Book-I, Volume No. 403, at Pages 52 to 55, at the Office of Sub-Registrar, Bangalore Taluk) (*Document No. 18*), we observe that: (i) Mr. Ahamad Sharif @ Bade Saheb (ii) Mrs. Maharunisa (iii) Mrs. Lasheef bi; (iv) Mr. R. Abdul Rasheed @ Mota Saheb; (v) Mr. Abdul Wahid; (vi) Master Abdul Badeer (vii) Master Abdul Ajeer (being minors represented by their brother Mr. Abdul Rasheed @ Mota Saheb), all children of Mr. Abdul Razak Saheb conveyed the properties bearing Survey No. 39/3 ('**Property-D**') and Survey No. 40/2 ('**Property-E**'), admeasuring 06 Acres 29 Guntas, both situated at Varthur Village, Varthur Hobli, Bangalore Taluk in favour of Mr. Hasan Sharif Saheb, son of Sharif Pasha.
10. Subsequently, in terms of the Sale Deed dated 31.07.1948 (Registered as Document No. 676/1948-49, Book-I, Volume No. 1010 at Pages 109 to 111 at the Office of Sub-Registrar, Bangalore Taluk) (*Document No. 19*), we observe that Mr. Hasan Sharif Sab, son of Mr. Sharif Pasha conveyed Property-D and Property-E in favour of Mr. H. Subramanyam and Mr. H. Ramakrishna, both sons of Mr. Sannaiah.
11. Mr. H. Subramanyam and Mr. H. Ramakrishna, both sons of Mr. Sannaiah conveyed Property-D and Property-E in favour of Mr. K.M. Krishnappa, son of Muniyappa under a Sale Deed dated 04.11.1948 (Registered as Document No. 2519/1948-49, of Book I, Volume No. 1027, at Pages 50 to 52, at the Office of Sub-Registrar, Bangalore Taluk) (*Document No.20*).
12. In terms of the Sale Deed dated 19.12.1949 (Registered as Document No. 2794/1949-50, Book-I, Volume No. 1111 at Pages 31 to 34, at the Office of Sub-Registrar,

Bangalore Taluk) (**Document No. 21**), we observe that Mr. K.M. Krishnappa, son of Muniyappa conveyed the Property-D and Property-E in favour of Mr. H. Subramanyam and Mr. H. Ramakrishna, both sons of Mr. Sannaiah. We have not been provided with the extracts of entries made in Record of Rights Register bearing RR Nos. 1039 & 1107. In this regard, we have been provided with an Endorsement dated 20.12.2022 bearing No. R.K/C.R/733/2022-23 issued by the Office of Tahsildar, Bangalore East Taluk, Krishnarajapura (**Document No.22**), confirming that the said extracts of the entries made in the Record of Rights Register bearing RR Nos. 1039 & 1107 are not available.

13. Thereafter, in terms of the Partition Deed dated 13.12.1951 (Registered as Document No. 5778/1951-52, Book-I, Volume No. 1250, at Pages 170 to 172, at the Office of Sub-Registrar, Bangalore Taluk) (**Document No.23**), we observe that Mr. H. Subramanyam and Mr. H. Ramakrishna, both sons of Mr. Sannaiah partitioned Property-D and Property-E (measuring in total 06 Acres 29 Guntas) equally amongst themselves.
14. We observe from the Termination of Lease Deed dated 25.09.1961 (Registered as Document No. 3496, Book-I, stored in Volume No. 268, at Pages 57 to 58, at the office of the Sub Registrar, Bangalore South Taluk) that the lease created with respect to Property-D and Property-E in favour of Mr. Krishna Shastri, has been terminated (**Document No. 24**).
15. Subsequently, Mr. H. Subramanyam and Mr. H. Ramakrishna, both sons of Mr. Sannaiah conveyed Property-D and Property-E in favour of Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggde under a Sale Deed dated 25.04.1973 (Registered as Document No. 2510/1973-74, Book-I, Volume No. 1014, at Pages 158 to 163, at the Office of Sub-Registrar, Bangalore Taluk) (**Document No. 25**). In this regard, we have been provided with the extracts of entries made in Record of Rights Register bearing RR Nos. 2050 & 2051 (**Document No.26**).

We observe that the Sale Deed dated 19.12.1949 describes the properties conveyed under the said Sale Deed as 5 Acres 12 Guntas of khuski (dry land) and 1 Acre 17 Guntas of bhagaythu (cultivable land) being the classification of the soil, instead of Survey No. 39/3 (measuring 3 Acres 25 Guntas) and Survey No. 40/2 (measuring 03 Acres 04 Guntas).

We further observe that the aforementioned Sale Deed dated 25.04.1973 also continued to reflect the extents forming part of khuski land and bhagaythu land instead of extents forming part of each survey number.

However, the RTCs, the record of rights and the conversion order confirm that the property acquired by Mr. D. Harshendra Kumar were Survey No. 39/3 (measuring 3 Acres 25 Guntas) and Survey No. 40/2 (measuring 03 Acres 04 Guntas).

**III. Conversion of the Property-A to Property-E:**

16. Upon an application made by Mr. D. Harshendra Kumar, we observe that the Property-A, Property-B, Property-C, Property-D and Property-E were converted from agricultural purpose to non-agricultural residential (sensitive) purpose *vide* Official Memorandum dated 12.04.2012 bearing No. ALN(EVH)SR/285/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore (**Document No. 27**). In this regard, we have also been provided with the: (i) Intimation letter dated 02.04.2012 bearing No. ALN (EVH) SR: 285/2008-09 issued by the Deputy Commissioner, Bangalore District, Bangalore; and (ii) Challan evidencing the payment of conversion fees (iii) Conversion Sketch; and (iv) Extract of entry made in Mutation Register bearing MR No. T25/2011-12 (**Document Nos. 28**).

**D. Title Flow with respect to Property-F:**

17. In terms of the Sale Deed dated 10.02.1961 (Registered as Document No. 5810/1960-61, Book-I, Volume No. 238, at Pages 144 to 146, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 29**), we observe that Mr. Abdul Rahaman Sab, son of Mr. Abdul Khadar Sab (for himself and acting as khata of his joint family) has conveyed the property bearing Survey No. 38/4, measuring 14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk), Bangalore District (**'Survey No. 38/4'**) in favour of Mr. Dodda Pilla Reddy, son of Mr. Venkataramanappa. We have not been provided with the extracts of the Record of Rights Register issued with respect to Survey No. 38/4. However, in this regard, we have been provided with the Endorsement dated 21.01.2023 bearing No. R.K:/C.R/1427/2022-23, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura (**Document No. 30**) confirming that the extract of the Record of Rights Register with respect to Survey No. 38/4 are not available.
18. Further, we observe from the Sale Deed dated 18.02.1968 (Registered as Document No. 299/1968-69, Book-I, Volume No. 695, at Pages 175 to 177, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 31**) that upon the death of Late Dodda Pilla Reddy his son, Mr. Narayana Reddy along with his son Master Srinivasa Reddy (being minor, represented by his natural guardian & father, Mr. Narayana Reddy) conveyed the Survey No. 38/4 in favour of Mrs. Channamma, wife of Mr. Muni Papaiah.
19. In terms of the Sale Deed dated 19.07.1974 (Registered as Document No. 3970/1974-75, Book-I, Volume No. 1085, at Pages 114 to 116, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 32**), we observe that Mrs. Channamma, wife of Papaiah conveyed the Survey No. 38/4 in favour of Mrs. Ashmathunisa, wife of Mr. Mohammad Anwar.

20. Thereafter, Mrs. Ashmathunisa, wife of Mr. Mohammad Anwar conveyed Survey No. 38/4 in favour of Mr. A. Nanjundaiah, son of Mr. Annaiyappa under a Sale Deed dated 05.12.1974 (Registered as Document No. 7090/1974-75, Book-I, Volume No. 1120, at Pages 138 to 139, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 33**). We have not been provided with the extract of the entry made in the Mutation Register bearing MR No. 58/1978-79. However, in this regard, we have been provided with an Endorsement dated 21.01.2023 bearing No. RK/CR/1427/2022-23, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura (*Document No. \_\_ herein*) confirming that the said extract of the entry made in the Mutation Register bearing M.R No. 58/1978-79 has been mutilated.
21. In terms of the Sale Deed dated 08.01.1986 (Registered as Document No. 5603/1985-86, Book-I, Volume No. 2393, at Pages 236 to 238, at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 34**), we observe that Mr. A. Nanjundaiah, son of late Annaiyappa conveyed Survey No. 38/4 in favour of Mr. Mohammed Ghouse, son of Mr. Abdul Rehaman. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 20/1985-86 (**Document No. 35**).
22. In terms of the extract of the entry made in the Mutation Register bearing M.R No. 186/2004-05 (**Document No. 36**), we observe that pursuant to the death of Mr. Mohammed Ghouse, the khatha with respect to Survey No. 38/4 has been mutated in the name of his wife Mrs. Akthar Unnisa.
23. In terms of the Sale Deed dated 25.02.2005 (Registered on 07.03.2005 as Document No. BAS-1-31061-2004-05, Book I, stored in CD No. BASD145 at the Office of Sub-Registrar, Bangalore South Taluk) (**Document No. 37**), we observe that Mrs. Akthar Unnisa, wife of late Mohammed Ghouse conveyed Survey No. 38/4 in favour of Mr. Mohammed Ismail, son of Mr. Mohammad Anwar. Further, we observe that the children of late Mohammed Ghouse and Mrs. Akthar Unnisa Viz., (i) Mr. Farooq Ahamed; (ii) Mr. Mohammad Abdullah; (iii) Mr. Mohammad Aslam; (iv) Mohammad Aajam; (v) Mrs. Zeenath Unnisa; and (vi) Mrs. Rahath Unnisa have signed as witnesses to the said Sale Deed. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R No. 331/2004-05 (**Document No. 38**) with respect to Survey No. 38/4.
24. Further, in terms of the Sale Deed dated 18.02.2013 (Registered as Document No. INR-1-06297-2012-13, Book I, stored in CD No. INRD58 of at the Office of Senior Sub-Registrar, Indiranagar, Bangalore) (**Document No. 39**), we observe that Mr. Mohammed Ismail, son of Mohammad Anwar conveyed Survey No. 38/4 in favour of Mrs. Sandya K Singh, wife of Mr. D.S. Krishna Singh. Further, we observe that Mrs. Ariffa Begum, wife of Mr. Mohammed Ismail has joined in the execution of the said Sale Deed dated 18.02.2013 as a consenting witness. In this regard, we have been

provided with the extract of the entry made in the Mutation Register bearing M.R. No. 81/2012-13 (**Document No.40**).

25. Upon an application made by Mrs. Sandya K Singh, we observe that Survey No. 38/4 has been converted from agricultural purpose to residential purpose *vide* the Official Memorandum dated 15.10.2015 bearing No. ALN(EVH)SR/311/2014-15 issued by the office of Deputy Commissioner, Bangalore District, Bangalore (**Document No. 41**). In this regard, we have also been provided with the: (i) Intimation Letter dated 29.08.2015 bearing No. ALN (EVH) SR: 311/2014-15 issued by the Special Deputy Commissioner, Bangalore District, Bangalore; (ii) Challan evidencing the payment of conversion fees; and (iii) Conversion sketch (**Document Nos. 42 to 44**).
26. In terms of the Sale Deed dated 18.03.2016 (Registered as Document No. INR-1-10549-2015-16, Book I, stored in CD No. INRD163 of at the Office of Sub-Registrar, Indiranagar, Bangalore) (**Document No. 45**), we observe that Mrs. Sandya K Singh, wife of Mr. D.S. Krishna Singh conveyed Survey No. 38/4 in favour of Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade.
27. Thereafter, we observe from the Relinquishment Deed dated 10.07.2023 (Registered as Document No. SHV-1-02738-2023-24, Book-1, at the office of the Sub Registrar, Shivajinagara Bangalore) (**Document No. 46**) that Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade relinquished an extent of 1,145.90 square meters (11.33 Guntas) in Survey No. 38/4 in favour of the Deputy Commissioner, BBMP.
28. The remaining portion of the property bearing Survey No. 38/4, measuring 2.67 Guntas, situated at Varthur Village, Varthur Hobli, Bengaluru East (earlier part of South) Taluk, Bangalore Urban District, retained by Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade is the '**Property-F**'.

**IV. Conveyance of Survey No. 39/3 ('Property-D') and Survey No. 40/2 ('Property-F'):**

29. In terms of the Sale Deed dated 29.11.2023 (Registered as Document No. SHV-1-07899-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagara, Bangalore) (**Document No. 47**), we observe that Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade conveyed Property-D and Property-E in favour of M/s. Tru Infra Projects and Realty LLP.
30. Thereafter, we observe that M/s. Tru Infra Projects And Realty LLP has entered into: (a) Agreement to Sell dated 27.11.2023 (Registered on 01.12.2023 as Document No. SHV-1-07941-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore) (**Document No.48**) with Primeco Stargate Private Limited, thereby agreeing to convey 37.1747 % undivided right, title and interest to an extent of 02 Acres 20 Guntas in Property-D and Property-E; and (b) Agreement to Sell dated 27.11.2023

(Registered on 01.12.2023 as Document No. SHV-1-07942-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore) (**Document No.49**) with M/s. Triage Consultants LLP, thereby agreeing to convey 07.4349 % undivided right, title and interest to an extent of 20 Guntas in Property-D and Property-E.

31. Property-A, Property-B, Property-C and Property- F owned by Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade and Property-D and Property-E owned by M/s. Tru Infra Projects And Realty LLP are hereinafter collectively referred to as the ‘**Composite Land**’.

**V. Development of the Composite Land:**

32. We observe that Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade (being the owner of Property-A, Property-B, Property-C and Property- F) and M/s. Tru Infra Projects And Realty LLP (being the owner of Property-D and Property-E) along with Primeco Stargate Private Limited and M/s. Triage Consultants LLP (as Confirming Parties) have jointly entered into a Joint Development Agreement dated 04.07.2024 (Registered as Document No. SHV-1-03413-2024-25, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore) (**Document No. 50**), to develop the Composite Land into a residential apartment complex comprising of residential apartment units together with Common Areas and Common Amenities and Facilities (**‘Project’**), whereunder,(i) Mr. D. Harshendra Kumar was entitled to 86,625 Square Feet or approximately 8% (Eight percent) along with proportionate share in the common areas and common amenities and facilities (attributable to the said Built Up Area), proportionate car parking spaces and proportionate undivided interest of the Composite Land; and (ii) M/s. Tru Infra Projects And Realty LLP is entitled to approximately 92 % (Ninety Two percent) along with proportionate share in the Common Areas and Common Amenities and Facilities (attributable to the said Built Up Area), proportionate car parking spaces and proportionate undivided interest of the Composite Land.

*We observe from the aforementioned Joint Development Agreement dated 04.07.2024 that M/s. Tru Infra Projects And Realty LLP can create mortgage over its entitlement in the Project on: (i) obtaining the Sanctioned Plan; (ii) executing the Area Allocation Agreement; (iii) registering the Project under RERA; and (iv) obtaining written consent from Mr. D. Harshendra Kumar.*

*Further, we observe that the loan amount proposed to be availed should not exceed 50 % (Fifty percent) of the market value of the M/s. Tru Infra Projects And Realty LLP’s entitlement.*

33. In furtherance to the aforementioned Joint Development Agreement, Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade along with Primeco Stargate Private Limited and M/s. Triage Consultants LLP (as Confirming Parties) have also executed

a Power of Attorney dated 04.07.2024 (Registered as Document No. SHV-4-00295-2024-25, Book-4, at the office of the Sub-Registrar, Shivajinagara, Bangalore) (**Document No. 51**) in favour of M/s. Tru Infra Projects And Realty LLP to do certain acts and deeds in connection with the development of Composite Land.

34. We observe from the Relinquishment Deed dated 25.09.2024 (Registered as Document No. BDA-1-02042, Book-1, at the office of the Sub-Registrar, Bangalore Development Authority) (**Document No.52**) that subsequent to the approval issued by the Bangalore Development Authority, Bengaluru ('**BDA**') in connection with the development of the Composite Land, M/s. Tru Infra Projects And Realty LLP has relinquished a portion of Composite Land, measuring in total 4077.9 Square Metres for purposes of Parks, Open Space and proposed RMP-2015 Road in favour of the BDA.
35. In terms of the Special Notice dated 22.10.2024 issued by the Assistant Revenue Officer, BBMP (**Document No. 53**), Khata Certificate and Khata Extract both dated 23.10.2024, issued by the BBMP (**Document No. 54**), we observe that the properties bearing Survey No. 39/1, 39/2A, 39/2B, 39/3 & 40/2, measuring in total 3,19,472 Square Feet (07 Acres 13.36 Guntas), after deducting the area relinquished in favour of the BDA (i.e., an extent of 4077.9 Square Metres), has been amalgamated into single property and has been assigned with BBMP Khata SL. No. 5914, Municipal No. 299, 266, Sy Nos. 39/1, 39/2A, 39/2B, 39/3, 40/2 & 38/4 ('**Property**'). Further, we observe that Mr. D. Harshendra Kumar and M/s. Tru Infra Projects And Realty LLP are reflected as the joint owners of the Property.

**We have not been provided with the E-Khata/E-Swathu issued by the BBMP with respect to the Property.**

36. We observe from the: (i) Receipt dated 22.05.2024 bearing No. 24252002520, issued by the BBMP; and (ii) Receipt dated 03.07.2024 bearing No. 24252601296, issued by the BBMP (**Document No. 55**) that the property tax with respect to the Property has been paid for the period 2024-25.
37. In terms of the Work Order dated 15.10.2024 bearing No. BDA/TPA/DLP-45/2023-24/1660/2024-25 issued by the Commissioner, BDA (**Document No. 56**), we observe that the said authority had approved the development plan submitted by M/s. Tru Infra Projects And Realty LLP in connection with the Property. In this regard, we have also been provided with the Development Plan dated 15.10.2024 approved by the BDA (**Document No.57**).
38. Further, in terms of the Building License dated 08.04.2025 bearing No. BBMP/Addl.Dir/JDNORTH/0091/24-25 issued by the Joint Director Town Planning, BBMP (**Document No. 58**), we observe that the said authority has approved the building plan (comprising of 2 buildings) proposed to be constructed on the Property. Further, we observe that the said license is valid for a period of 02 years from

08.04.2025. In this regard, we have also been provided with the Sanctioned Building Plan dated 08.04.2025 approved by the BBMP (*Document No. 59*).

39. We observe that Mr. D. Harshendra Kumar filed a writ petition in W.P. No. 22415/2024 before the Hon'ble High Court of Karnataka, Bengaluru against BDA and others seeking to quash Letter dated 11/07/2024 bearing No. Bmpra/Nayosa/Dlp-45/2023-24/807/2024-25 issued by the BDA, whereunder, the BDA had sought for relinquishment of the western portion of the Property free of cost. In terms of the interim Order dated 23.08.2024, the Hon'ble High Court of Karnataka, Bengaluru (*Document No. 59*) has directed the BDA to consider the request of the petitioner for issue of sanction plan without insisting on relinquishment deed.

**We observe that the aforementioned writ petition filed in W.P. No. 22415/2024 before the Hon'ble High Court of Karnataka, Bengaluru is pending**

40. In terms of the Letter dated 03.01.2024 issued by the Airport Authority of India (*Document No. 60*) that the said authority has issued its no-objection certificate for the proposed development on the Property. We further observe that the said certificate is valid till 02.01.2032.
41. In terms of the Letter dated 18.10.2023 issued by the Hindustan Aeronautics Limited (*Document No.61*) that the said authority has issued its no-objection certificate for the proposed development on the Property. We further observe that the said certificate is valid for a period of 08 years from 18.10.2023.
42. We observe from the Letter dated 27.03.2024 issued by the Bangalore Electricity Supply Company Limited (*Document No. 62*) that the said authority has issued its no-objection certificate for the proposed development on the Property. We further observe that the said certificate is valid for a period of 02 years from 27.03.2024.
43. We observe from the No Objection Certificate dated 03.11.2023 issued by the Bharath Sanchar Nigam Limited, Bangalore (*Document No. 63*) that the said authority has issued its no-objection certificate for the proposed development on the Property. We further observe that the said certificate is valid for a period of 05 years from 03.11.2023.
44. We observe from the No Objection Certificate dated 07.04.2025 issued by the Bangalore Water Supply and Sewerage Board (*Document No. 64*) that the said authority has issued its no-objection certificate for the proposed development on the Property.
45. In terms of the No Objection Certificate dated 15.06.2024 issued by the Karnataka State Fire & Emergency Services (*Document No. 65*) that the said authority has issued its no-objection certificate for the proposed development on the Property.

46. Further, in terms of the Consent for Establishment dated 09.07.2024 issued by the Karnataka State Pollution Control Board, Bangalore (**Document No. 66**) that said authority has issued its consent/no-objection for the proposed development on the Property. We further observe that the said certificate is valid upto 29.11.2029.
47. In terms of the Letter dated 30.11.2023 issued by the State Level Environment Impact Assessment Authority, Karnataka (**Document No. 67**) that the said authority has issued its no-objection /consent for the proposed development on the Property.

**VI. Records of Rights, Tenancy and Crops Inspection Certificates:**

48. We have been provided with the Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 39/1 for the period 1968-69 to 2024-25 (**Document No. 68**). In terms of the said RTC's, we observe that the name of the holder and cultivator are in consonance with the title flow of the Survey No. 39/1.
49. We have been provided with the RTC's issued with respect to Survey No. 39/2A for the period 1968-69 to 2024-25 (**Document No.69**). In terms of the said RTC's, we observe that the name of the holder and cultivator are in consonance with the title flow of the Survey No. 39/2A.
50. We have been provided with the RTC's issued with respect to Survey No. 39/2B for the period 1968-69 to 2024-25 (**Document No. 70**). In terms of the said RTC's, we observe that the name of the holder and cultivator are in consonance with the title flow of the Survey No. 39/2B.
51. We have been provided with the RTC's issued with respect to Survey No. 39/3 for the period 1968-69 to 2024-25 (**Document No. 71**). In terms of the said RTC's, we observe that the name of the holder and cultivator are in consonance with the title flow of the Survey No. 39/3.
52. We have been provided with the RTC's issued with respect to Survey No. 40/2 for the period 1968-69 to 2024-25 (**Document No. 72**). In terms of the said RTC's, we observe that the name of the holder and cultivator are in consonance with the title flow of the Survey No. 40/2.
53. We have been provided with the Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 38/4 for the period 1968-69 to 2024-25 (**Document No. 73**). In terms of the said RTC's, we observe that the names of the holder and cultivator are in consonance with the title flow of the Property.

**VII. Survey Documents:**

54. In terms of the Village Map of Varthur Village (**Document No. 74**), we observe the shape and location of Survey Nos. 38, 39 & 40.
55. In terms of extract of the Hissa Survey Tippani (**Document No. 75**), we observe that property bearing: (i) Survey No. 39 has been bifurcated into three portions Viz., properties bearing Survey Nos. 39/1, 39/1 & 39/3; and (ii) Survey No. 40 has been bifurcated into two portions Viz., Survey Nos. 40/1 and 40/2.
56. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 76**), we observe that the: (i) Survey No. 39/1 admeasures 32 Guntas without any kharab land (Viz., Property-A); (ii) Survey No. 39/2A admeasures 18 Guntas without any kharab land (Viz., Property-B); (iii) Survey No. 39/2B admeasures 12 Guntas without any kharab land (Viz., Property-C); (iv) Survey No. 39/3 admeasures 03 Acres 25 Guntas without any kharab land (Viz., Property-D); and (v) Survey No. 40/2 admeasures 03 Acres 04 Guntas without any kharab land (Viz., Property-E).
57. In terms of the extract of the Hissa Survey Tippani issued with respect to Survey No. 38 (**Document No.77**), we observe that the said property has been bifurcated into Survey Nos. 38/1 to 38/4. Further, in terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 78**), we observe that Survey No. 38/4 admeasures 14 Guntas without any kharab land.

#### **VIII. Encumbrance Certificates:**

58. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-A for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023 (**Document No. 79**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
59. We have been provided with the EC's with respect to Property-B for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023 (**Document No.80**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
60. We have been provided with the EC's with respect to Property-C for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023 (**Document No. 81**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
61. We have been provided with the EC's with respect to Property-D for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023 (**Document No. 82**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.

62. We have been provided with the EC's with respect to Property-E for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023 (**Document No. 83**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
63. We have been provided with the EC's with respect to Survey No. 38/4 for the period: (i) 01.07.1924 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023 (**Document No. 84**) and in terms of the said EC's, we observe that all the transactions (as discussed above) are reflected.
64. We have been provided with the EC's with respect to Composite Land for the period 15.05.2022 to 14.03.2025 (**Document No. 85**) and in terms of the said EC's, we observe that all the transactions (as discussed above) are reflected.

**We have not been provided with the EC's with respect to Composite Land for the period 15.03.2025 to till date**

#### **IX. Opinion on title of the Property:**

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade (being the owner of Property-A, Property-B, Property-C and Property-F) and M/s. Tru Infra Projects And Realty LLP (being the owner of Property-D and Property-E) have entered into a Joint Development Agreement dated 04.07.2024, in connection with the development of the Composite Land. In furtherance to the said a Joint Development Agreement dated 04.07.2024, Mr. D. Harshendra Kumar, son of late D. Rathnavarma Heggade has also executed a Power of Attorney dated 04.07.2024 in favour of M/s. Tru Infra Projects And Realty LLP;
- (ii) In furtherance to the joint development arrangement, the properties bearing Survey No. 39/1, 39/2A, 39/2B, 39/3 & 40/2, measuring in total 3,19,472 Square Feet (07 Acres 13.36 Guntas), after deducting the area relinquished in favour of the BDA (i.e., an extent of 4077.9 Square Metres), has been amalgamated into single property and has been assigned with BBMP Khata SL. No. 5914, Municipal No. 299, 266, Sy Nos. 39/1, 39/2A, 39/2B, 39/3, 40/2 & 38/4 Viz., Property;
- (iii) M/s. Tru Infra Projects And Realty LLP (being the Developer) has obtained approvals and no-objection certificates from various authorities in connection with the construction and development of commercial and residential apartment

complex comprising of residential apartment units together with Common Areas and Common Amenities and Facilities Viz., Project in the Property; and

- (iv) M/s. Tru Infra Projects And Realty LLP can create mortgage over its entitlement in the Property/Project by way of equitable mortgage in favour of HDFC Bank subject to the terms and conditions agreed between the parties under the Joint Development Agreement dated 04.07.2024 (discussed above under paragraph 32).

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

#### ANNEXURE-1

##### **LIST OF DOCUMENTS REVIEWED**

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

SL. No.	Particulars of Documents
1.	Sale Deed dated 29.01.1970 (Registered as Document No. 4706/1969-70, Book-I, Volume No. 798, at Pages 155 to 156, at the Office of Sub-Registrar, Bangalore South Taluk);
2.	(i) Extract of the Index of Land; (ii) extract of entry made in the Record of Rights bearing RR No. 1605; and (iii) extract of entry made in the Mutation Register bearing M.R No. 73/1971-72;
3.	Sale Deed dated 04.09.1972 (Registered as Document No. 3628/1972-73, Book-I, Volume No. 950, at Pages 135 to 139, at the Office of Sub-Registrar, Bangalore South Taluk);
4.	(i) Extract of entries made in the Record of Rights Register bearing RR Nos. 1682, 1683 & 1684; and (ii) extract of entry made in the Mutation Register bearing M.R. No. 40/1972-73;
5.	Sale Deed dated 18.02.1980 (Registered as Document No. 7146/1979-80, Book-I, Volume No. 1476, at Pages 153 to 158, at the Office of Sub-Registrar, Bangalore South Taluk);
6.	Extract of the entry made in Records of Rights Register bearing RR No. 2052;

7.	Endorsement dated 20.12.2022 bearing No. RK/CR/733/2022-23 issued by the Office of Tahsildar, Bangalore East Taluk, Krishnarajapura;
8.	Sale Deed dated 01.02.1967 (Registered as Document No. 5660/1966-67, Book-I, Volume No. 629, at Pages 166 to 168, at the Office of Sub-Registrar, Bangalore South Taluk);
9.	(i) Extract of entry made in the Record of Rights Register bearing RR No. 1629; (ii) extract of the Index of Land; and (iii) extract of the entry made in the Mutation Register bearing MR No. 79/1971-72;
10.	Sale Deed dated 20.01.1944 (Registered as Document No. 3506/1943-44, of Book I, Volume No. 626, at Page 250 at the Office of Sub-Registrar, Bangalore Taluk);
11.	Extract of entry made in Record of Rights Register bearing RR No. 939;
12.	Sale Deed dated 25.10.1950 (Registered as Document No. 4895/1950-51, Book-I, Volume No. 1167, at Pages 236 to 241, at the Office of Sub-Registrar, Bangalore Taluk);
13.	(i) Extract of the Record of Rights Register bearing RR No. 1391; (ii) extract of the Index of Land; and (iii) extract of the entry made in the Mutation Register bearing M.R No. 17/1951-52;
14.	Sale Deed dated 01.06.1957 (Registered as Document No. 929/1957-58, Book-I, Volume No. 16, at Pages 53 to 55, at the office of the Sub-Registrar, Bangalore);
15.	(i) Extract of entry made in the Mutation Register bearing MR No. 59/1956-57; and (ii) extract of entry made in Record of Rights Register bearing R.R No. 1392;
16.	Extract of entry made in the Record of Rights Register bearing RR Nos. 1682, 1683 & 1684;
17.	Extract of entry made in the Mutation Register bearing M.R. No. 40/1972-73;
18.	Sale Deed dated 16.08.1937 (Registered as Document No. 816/1937-38, Book-I, Volume No. 403, at Pages 52 to 55, at the Office of Sub-Registrar, Bangalore Taluk);
19.	Sale Deed dated 31.07.1948 (Registered as Document No. 676/1948-49, Book-I, Volume No. 1010 at Pages 109 to 111 at the Office of Sub-Registrar, Bangalore Taluk);
20.	Sale Deed dated 04.11.1948 (Registered as Document No. 2519/1948-49, of Book I, Volume No. 1027, at Pages 50 to 52, at the Office of Sub-Registrar, Bangalore Taluk);
21.	Sale Deed dated 19.12.1949 (Registered as Document No. 2794/1949-50, Book-I, Volume No. 1111 at Pages 31 to 34, at the Office of Sub-Registrar, Bangalore Taluk);
22.	Endorsement dated 20.12.2022 bearing No. R.K/C.R/733/2022-23 issued by the Office of Tahsildar, Bangalore East Taluk, Krishnarajapura;
23.	Partition Deed dated 13.12.1951 (Registered as Document No. 5778/1951-52, Book-I, Volume No. 1250, at Pages 170 to 172, at the Office of Sub-Registrar, Bangalore Taluk);
24.	Termination of Lease Deed dated 25.09.1961 (Registered as Document No. 3496, Book-I, stored in Volume No. 268, at Pages 57 to 58, at the office of the Sub Registrar, Bangalore South Taluk);

25.	Sale Deed dated 25.04.1973 (Registered as Document No. 2510/1973-74, Book-I, Volume No. 1014, at Pages 158 to 163, at the Office of Sub-Registrar, Bangalore Taluk);
26.	Extracts of entries made in Record of Rights Register bearing RR Nos. 2050 & 2051;
27.	Official Memorandum dated 12.04.2012 bearing No. ALN(EVH)SR/285/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore;
28.	(i) Intimation letter dated 02.04.2012 bearing No. ALN (EVH) SR: 285/2008-09 issued by the Deputy Commissioner, Bangalore District, Bangalore; and (ii) Challan evidencing the payment of conversion fees (iii) Conversion Sketch; and (iv) Extract of entry made in Mutation Register bearing MR No. T25/2011-12;
29.	Sale Deed dated 10.02.1961 (Registered as Document No. 5810/1960-61, Book-I, Volume No. 238, at Pages 144 to 146, at the Office of Sub-Registrar, Bangalore South Taluk);
30.	Endorsement dated 21.01.2023 bearing No. R.K:/C.R/1427/2022-23, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura;
31.	Sale Deed dated 18.02.1968 (Registered as Document No. 299/1968-69, Book-I, Volume No. 695, at Pages 175 to 177, at the Office of Sub-Registrar, Bangalore South Taluk);
32.	Sale Deed dated 19.07.1974 (Registered as Document No. 3970/1974-75, Book-I, Volume No. 1085, at Pages 114 to 116, at the Office of Sub-Registrar, Bangalore South Taluk);
33.	Sale Deed dated 05.12.1974 (Registered as Document No. 7090/1974-75, Book-I, Volume No. 1120, at Pages 138 to 139, at the Office of Sub-Registrar, Bangalore South Taluk);
34.	Sale Deed dated 08.01.1986 (Registered as Document No. 5603/1985-86, Book-I, Volume No. 2393, at Pages 236 to 238, at the Office of Sub-Registrar, Bangalore South Taluk);
35.	Extract of the entry made in the Mutation Register bearing M.R. No. 20/1985-86;
36.	Extract of the entry made in the Mutation Register bearing M.R No. 186/2004-05;
37.	Sale Deed dated 25.02.2005 (Registered on 07.03.2005 as Document No. BAS-1-31061-2004-05, Book-1, stored in CD No. BASD145, at the Office of Sub-Registrar, Bangalore South Taluk);
38.	Extract of entry made in Mutation Register bearing MR No. 331/2004-05;
39.	Sale Deed dated 18.02.2013 (Registered as Document No. INR-1-06297-2012-13, Book-1, stored in CD No. INRD58, at the Office of Senior Sub-Registrar, Indiranagar, Bangalore);
40.	Extract of entry made in Mutation Register bearing MR No. 81/2012-13;
41.	Official Memorandum dated 15.10.2015 bearing No. ALN(EVH)SR/311/2014-15 issued by the office of Deputy Commissioner, Bangalore District, Bangalore;
42.	Intimation letter dated 29.08.2015 bearing No. ALN (EVH) SR: 311/2014-15 issued by the Special Deputy Commissioner, Bangalore District, Bangalore;
43.	Challan evidencing the payment of conversion fees;
44.	Conversion sketch;

45.	Sale Deed dated 18.03.2016 (Registered as Document No. INR-1-10549-2015-16, Book-1, stored in CD No. INRD163 of at the Office of Sub-Registrar, Indiranagar, Bangalore);
46.	Relinquishment Deed dated 10.07.2023 (Registered as Document No. SHV-1-02738-2023-24, Book-1, at the office of the Sub Registrar, Shivajinagara Bangalore);
47.	Sale Deed dated 29.11.2023 (Registered as Document No. SHV-1-07899-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagara, Bangalore);
48.	Agreement to Sell dated 27.11.2023 (Registered on 01.12.2023 as Document No. SHV-1-07941-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore);
49.	Agreement to Sell dated 27.11.2023 (Registered on 01.12.2023 as Document No. SHV-1-07942-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore);
50.	Joint Development Agreement dated 04.07.2024 (Registered as Document No. SHV-1-03413-2024-25, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore);
51.	Power of Attorney dated 04.07.2024 (Registered as Document No. SHV-4-00295-2024-25, Book-4, at the office of the Sub-Registrar, Shivajinagara, Bangalore);
52.	Relinquishment Deed dated 25.09.2024 (Registered as Document No. BDA-1-02042, Book-1, at the office of the Sub-Registrar, Bangalore Development Authority);
53.	Special Notice dated 22.10.2024 issued by the Assistant Revenue Officer, BBMP;
54.	Khata Certificate and Khata Extract both dated 23.10.2024, issued by the BBMP
55.	(i) Receipt dated 22.05.2024 bearing No. 24252002520, issued by the BBMP; and (ii) Receipt dated 03.07.2024 bearing No. 24252601296, issued by the BBMP;
56.	Work Order dated 15.10.2024 bearing No. BDA/TPA/DLP-45/2023-24/1660/2024-25 issued by the Commissioner, BDA;
57.	Development Plan dated 15.10.2024 approved by the BDA;
58.	Building License dated 08.04.2025 bearing No. BBMP/Addl.Dir/JDNORTH/0091/24-25 issued by the Joint Director Town Planning, BBMP;
59.	Interim Order dated 23.08.2024, the Hon'ble High Court of Karnataka, Bengaluru;
60.	Letter dated 03.01.2024 issued by the Airport Authority of India;
61.	Letter dated 18.10.2023 issued by the Hindustan Aeronautics Limited;
62.	Letter dated 27.03.2024 issued by the Bangalore Electricity Supply Company Limited;
63.	No Objection Certificate dated 03.11.2023 issued by the Bharath Sanchar Nigam Limited, Bangalore;
64.	No Objection Certificate dated 07.04.2025 issued by the Bangalore Water Supply and Sewerage Board;
65.	No Objection Certificate dated 15.06.2024 issued by the Karnataka State Fire & Emergency Services;
66.	Consent for Establishment dated 09.07.2024 issued by the Karnataka State Pollution Control Board, Bangalore;

67.	Letter dated 30.11.2023 issued by the State Level Environment Impact Assessment Authority, Karnataka;
68.	Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 39/1 for the period 1968-69 to 2024-25;
69.	RTC's issued with respect to Survey No. 39/2A for the period 1968-69 to 2024-25;
70.	RTC's issued with respect to Survey No. 39/2B for the period 1968-69 to 2024-25;
71.	RTC's issued with respect to Survey No. 39/3 for the period 1968-69 to 2024-25;
72.	RTC's issued with respect to Survey No. 40/2 for the period 1968-69 to 2024-25;
73.	Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 38/4 for the period 1968-69 to 2024-25;
74.	Village Map of Varthur Village;
75.	Extract of the Hissa Survey Tippani with respect to Survey Nos. 39 & 40;
76.	Extract of Karnataka Revision Settlement Akarband (Utharu);
77.	Extract of Hissa Survey Tippani issued with respect to Survey No. 38;
78.	Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to Survey No. 38/4;
79.	Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-A for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;
80.	EC's with respect to Property-B for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;
81.	EC's with respect to Property-C for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;
82.	EC's with respect to Property-D for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;
83.	EC's with respect to Property-E for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;
84.	EC's with respect to Survey No. 38/4 for the period: (i) 01.07.1924 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023; and
85.	EC's with respect to Composite Land for the period 15.05.2022 to 14.03.2025.

## ANNEXURE-2

### LIST OF DOCUMENTS TO BE DEPOSITED WITH THE HDFC BANK

SL. No.	Particulars of Documents	To be deposited in Original/ Certified copy/ Photocopy
1.	Sale Deed dated 29.01.1970 (Registered as Document No. 4706/1969-70, Book-I, Volume No. 798, at Pages 155 to 156, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy

2.	(i) Extract of the Index of Land; (ii) extract of entry made in the Record of Rights bearing RR No. 1605; and (iii) extract of entry made in the Mutation Register bearing M.R No. 73/1971-72;	Certified Copy
3.	Sale Deed dated 04.09.1972 (Registered as Document No. 3628/1972-73, Book-I, Volume No. 950, at Pages 135 to 139, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
4.	(i) Extract of entries made in the Record of Rights Register bearing RR Nos. 1682, 1683 & 1684; and (ii) extract of entry made in the Mutation Register bearing M.R. No. 40/1972-73;	Certified Copy
5.	Sale Deed dated 18.02.1980 (Registered as Document No. 7146/1979-80, Book-I, Volume No. 1476, at Pages 153 to 158, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
6.	Extract of the entry made in Records of Rights Register bearing RR No. 2052;	Certified Copy
7.	Endorsement dated 20.12.2022 bearing No. RK/CR/733/2022-23 issued by the Office of Tahsildar, Bangalore East Taluk, Krishnarajapura;	Photocopy
8.	Sale Deed dated 01.02.1967 (Registered as Document No. 5660/1966-67, Book-I, Volume No. 629, at Pages 166 to 168, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
9.	(i) Extract of entry made in the Record of Rights Register bearing RR No. 1629; (ii) extract of the Index of Land; and (iii) extract of the entry made in the Mutation Register bearing MR No. 79/1971-72;	Certified Copy
10.	Sale Deed dated 20.01.1944 (Registered as Document No. 3506/1943-44, of Book I, Volume No. 626, at Page 250 at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
11.	Extract of entry made in Record of Rights Register bearing RR No. 939;	Certified Copy
12.	Sale Deed dated 25.10.1950 (Registered as Document No. 4895/1950-51, Book-I, Volume No. 1167, at Pages 236 to 241, at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
13.	(i) Extract of the Record of Rights Register bearing RR No. 1391; (ii) extract of the Index of Land; and (iii) extract of the entry made in the Mutation Register bearing M.R No. 17/1951-52;	Certified Copy

14.	Sale Deed dated 01.06.1957 (Registered as Document No. 929/1957-58, Book-I, Volume No. 16, at Pages 53 to 55, at the office of the Sub-Registrar, Bangalore);	Certified Copy
15.	(i) Extract of entry made in the Mutation Register bearing MR No. 59/1956-57; and (ii) extract of entry made in Record of Rights Register bearing R.R No. 1392;	Certified Copy
16.	Extract of entry made in the Record of Rights Register bearing RR Nos. 1682, 1683 & 1684;	Certified Copy
17.	Extract of entry made in the Mutation Register bearing M.R. No. 40/1972-73;	Certified Copy
18.	Sale Deed dated 16.08.1937 (Registered as Document No. 816/1937-38, Book-I, Volume No. 403, at Pages 52 to 55, at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
19.	Sale Deed dated 31.07.1948 (Registered as Document No. 676/1948-49, Book-I, Volume No. 1010 at Pages 109 to 111 at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
20.	Sale Deed dated 04.11.1948 (Registered as Document No. 2519/1948-49, of Book I, Volume No. 1027, at Pages 50 to 52, at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
21.	Sale Deed dated 19.12.1949 (Registered as Document No. 2794/1949-50, Book-I, Volume No. 1111 at Pages 31 to 34, at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
22.	Endorsement dated 20.12.2022 bearing No. R.K/C.R/733/2022-23 issued by the Office of Tahsildar, Bangalore East Taluk, Krishnarajapura;	Photocopy
23.	Partition Deed dated 13.12.1951 (Registered as Document No. 5778/1951-52, Book-I, Volume No. 1250, at Pages 170 to 172, at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
24.	Termination of Lease Deed dated 25.09.1961 (Registered as Document No. 3496, Book-I, stored in Volume No. 268, at Pages 57 to 58, at the office of the Sub Registrar, Bangalore South Taluk);	Certified Copy
25.	Sale Deed dated 25.04.1973 (Registered as Document No. 2510/1973-74, Book-I, Volume No. 1014, at Pages 158 to 163, at the Office of Sub-Registrar, Bangalore Taluk);	Certified Copy
26.	Extracts of entries made in Record of Rights Register bearing RR Nos. 2050 & 2051;	Certified Copy
27.	Official Memorandum dated 12.04.2012 bearing No. ALN(EVH)SR/285/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore;	Certified Copy
28.	(i) Intimation letter dated 02.04.2012 bearing No. ALN (EVH) SR: 285/2008-09 issued by the Deputy	Certified Copy

	Commissioner, Bangalore District, Bangalore; and (ii) Challan evidencing the payment of conversion fees (iii) Conversion Sketch; and (iv) Extract of entry made in Mutation Register bearing MR No. T25/2011-12;	
29.	Sale Deed dated 10.02.1961 (Registered as Document No. 5810/1960-61, Book-I, Volume No. 238, at Pages 144 to 146, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
30.	Endorsement dated 21.01.2023 bearing No. R.K:/C.R/1427/2022-23, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura;	Photocopy
31.	Sale Deed dated 18.02.1968 (Registered as Document No. 299/1968-69, Book-I, Volume No. 695, at Pages 175 to 177, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
32.	Sale Deed dated 19.07.1974 (Registered as Document No. 3970/1974-75, Book-I, Volume No. 1085, at Pages 114 to 116, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
33.	Sale Deed dated 05.12.1974 (Registered as Document No. 7090/1974-75, Book-I, Volume No. 1120, at Pages 138 to 139, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
34.	Sale Deed dated 08.01.1986 (Registered as Document No. 5603/1985-86, Book-I, Volume No. 2393, at Pages 236 to 238, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
35.	Extract of the entry made in the Mutation Register bearing M.R. No. 20/1985-86;	Certified Copy
36.	Extract of the entry made in the Mutation Register bearing M.R. No. 186/2004-05;	Certified Copy
37.	Sale Deed dated 25.02.2005 (Registered on 07.03.2005 as Document No. BAS-1-31061-2004-05, Book-1, stored in CD No. BASD145, at the Office of Sub-Registrar, Bangalore South Taluk);	Certified Copy
38.	Extract of entry made in Mutation Register bearing MR No. 331/2004-05;	Certified Copy
39.	Sale Deed dated 18.02.2013 (Registered as Document No. INR-1-06297-2012-13, Book-1, stored in CD No. INRD58, at the Office of Senior Sub-Registrar, Indiranagar, Bangalore);	Certified Copy
40.	Extract of entry made in Mutation Register bearing MR No. 81/2012-13;	Certified Copy

41.	Official Memorandum dated 15.10.2015 bearing No. ALN(EVH)SR/311/2014-15 issued by the office of Deputy Commissioner, Bangalore District, Bangalore;	Certified Copy
42.	Intimation letter dated 29.08.2015 bearing No. ALN (EVH) SR: 311/2014-15 issued by the Special Deputy Commissioner, Bangalore District, Bangalore;	Certified Copy
43.	Challan evidencing the payment of conversion fees;	Certified Copy
44.	Conversion sketch;	Certified Copy
45.	Sale Deed dated 18.03.2016 (Registered as Document No. INR-1-10549-2015-16, Book-1, stored in CD No. INRD163 of at the Office of Sub-Registrar, Indiranagar, Bangalore);	Certified Copy
46.	Relinquishment Deed dated 10.07.2023 (Registered as Document No. SHV-1-02738-2023-24, Book-1, at the office of the Sub Registrar, Shivajinagara Bangalore);	Certified Copy
47.	Sale Deed dated 29.11.2023 (Registered as Document No. SHV-1-07899-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagara, Bangalore);	Original
48.	Agreement to Sell dated 27.11.2023 (Registered on 01.12.2023 as Document No. SHV-1-07941-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore);	Certified Copy
49.	Agreement to Sell dated 27.11.2023 (Registered on 01.12.2023 as Document No. SHV-1-07942-2023-24, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore);	Certified Copy
50.	Joint Development Agreement dated 04.07.2024 (Registered as Document No. SHV-1-03413-2024-25, Book-1, at the office of the Sub-Registrar, Shivajinagar, Bangalore);	Original
51.	Power of Attorney dated 04.07.2024 (Registered as Document No. SHV-4-00295-2024-25, Book-4, at the office of the Sub-Registrar, Shivajinagara, Bangalore);	Original
52.	Relinquishment Deed dated 25.09.2024 (Registered as Document No. BDA-1-02042, Book-1, at the office of the Sub-Registrar, Bangalore Development Authority);	Certified Copy
53.	Special Notice dated 22.10.2024 issued by the Assistant Revenue Officer, BBMP;	Original
54.	Khata Certificate and Khata Extract both dated 23.10.2024, issued by the BBMP	Original
55.	(i) Receipt dated 22.05.2024 bearing No. 24252002520, issued by the BBMP; and (ii) Receipt dated 03.07.2024 bearing No. 24252601296, issued by the BBMP;	Original

56.	Work Order dated 15.10.2024 bearing No. BDA/TPA/DLP-45/2023-24/1660/2024-25 issued by the Commissioner, BDA;	Original
57.	Development Plan dated 15.10.2024 approved by the BDA;	Original
58.	Building License dated 08.04.2025 bearing No. BBMP/Addl.Dir/JDNORTH/0091/24-25 issued by the Joint Director Town Planning, BBMP;	Original
59.	Interim Order dated 23.08.2024, the Hon'ble High Court of Karnataka, Bengaluru;	Certified Copy
60.	Letter dated 03.01.2024 issued by the Airport Authority of India;	Original
61.	Letter dated 18.10.2023 issued by the Hindustan Aeronautics Limited;	Original
62.	Letter dated 27.03.2024 issued by the Bangalore Electricity Supply Company Limited;	Original
63.	No Objection Certificate dated 03.11.2023 issued by the Bharath Sanchar Nigam Limited, Bangalore;	Original
64.	No Objection Certificate dated 07.04.2025 issued by the Bangalore Water Supply and Sewerage Board;	Original
65.	No Objection Certificate dated 15.06.2024 issued by the Karnataka State Fire & Emergency Services;	Original
66.	Consent for Establishment dated 09.07.2024 issued by the Karnataka State Pollution Control Board, Bangalore;	Original
67.	Letter dated 30.11.2023 issued by the State Level Environment Impact Assessment Authority, Karnataka;	Original
68.	Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 39/1 for the period 1968-69 to 2024-25;	Certified Copy
69.	RTC's issued with respect to Survey No. 39/2A for the period 1968-69 to 2024-25;	Certified Copy
70.	RTC's issued with respect to Survey No. 39/2B for the period 1968-69 to 2024-25;	Certified Copy
71.	RTC's issued with respect to Survey No. 39/3 for the period 1968-69 to 2024-25;	Certified Copy
72.	RTC's issued with respect to Survey No. 40/2 for the period 1968-69 to 2024-25;	Certified Copy
73.	Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 38/4 for the period 1968-69 to 2024-25;	Certified Copy
74.	Village Map of Varthur Village;	Certified Copy
75.	Extract of the Hissa Survey Tippani with respect to Survey Nos. 39 & 40;	Certified Copy

76.	Extract of Karnataka Revision Settlement Akarband (Utharu);	Certified Copy
77.	Extract of Hissa Survey Tippani issued with respect to Survey No. 38;	Certified Copy
78.	Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to Survey No. 38/4;	Certified Copy
79.	Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-A for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;	Original
80.	EC's with respect to Property-B for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;	Original
81.	EC's with respect to Property-C for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;	Original
82.	EC's with respect to Property-D for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;	Original
83.	EC's with respect to Property-E for the period: (i) 01.04.1950 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023;	Original
84.	EC's with respect to Survey No. 38/4 for the period: (i) 01.07.1924 to 14.02.1957 (ii) 15.02.1957 to 31.03.2004 (iii) 01.04.2004 to 30.03.2023; and	Original
85.	EC's with respect to Composite Land for the period 15.05.2022 to 14.03.2025.	Original