

Writers' Name: Mr. Srinivas B.R., Partner, Mr. Shravan K.S., Senior Associate
& Mr. Joel P., Associate

CATALYST TRUSTEESHIP LIMITED

Unit No-901, 9th Floor,
Tower-B, Peninsula Business Park,
Senapati Bapat MARG, Lower Parel(W)
Mumbai- 400013

December 13, 2024

TITLE REPORT

I. Description of the Properties:

- A. All that piece and parcel of the immovable property bearing Survey No. 12/2, measuring 01 Acre 37 ¼ Guntas, situated at Kattigenahalli Village, Jala Hobli, Yalahanka Taluk, Bengaluru (**Property-A**). The said property is bounded as follows:

On the East by : Sathanur Village Boundary;
On the West by : Land bearing Survey No. 12/1;
On the North by : Land bearing Survey No. 12/3; and
On the South by : Land bearing Survey No. 122.

[boundaries specified above are as per the Official Memorandum dated 14.01.2022 bearing No. 290807 issued by the Deputy Commissioner, Bengaluru Urban District]

- B. All that piece and parcel of the immovable property bearing Survey No. 12/3, measuring 01 Acre 38 Guntas, situated at Kattigenahalli Village, Jala Hobli, Yalahanka Taluk, Bengaluru (**Property-B**). The said property is bounded as follows:

On the East by : Sathanur Village Boundary;
On the West by : Land bearing Survey No. 12/1;
On the North by : Land bearing Survey No. 11; and
On the South by : Land bearing Survey No. 12/2.

[boundaries specified hereinabove is as per the Official Memorandum Deed dated 14.01.2022 bearing No. 290808 issued by the Deputy Commissioner, Bengaluru Urban District]

Property-A and Property-B shall hereinafter be commonly and collectively referred to as the '**Subject Property**'.

II. List of the Documents Provided:

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

Sl. No.	Particulars of Documents
1.	Application dated June 18, 1959 filed by Mr. Rahim Saheb before The Tahsildar, Inam Abolition Act;
2.	Report dated 19.02.1960 issued by the Special Tahsildar for Inams Abolition, Devanahalli Taluk;
3.	Order passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in the proceedings bearing Case No. 36;
4.	Extract of Form 8 bearing No. 77 / 36 of 59-60;
5.	Endorsement dated 16.07.1961 issued by the Office of the Special Deputy Commissioner, Inams Abolition;
6.	Sale Deed dated 06.09.1961 (Registered as Document No. 1599 of 1961-62 of Book-I, Volume No. 825, at pages 242 to 246 at the office of the Sub-Registrar, Devanahalli) executed by Mr. S.A. Rahim (son of Mr. S.R. Kareem Sab), conveying lands bearing Survey Nos. 10, 11 and 12, admeasuring 18 Acres 25 Guntas in favour of Mr. Y.S. Puttaraju (son of Mr. Subbanna);
7.	Sale Deed dated 10.07.1969 (Registered as Document No. 1215 of 1969-70 of Book-I, Volume No. 1032 at Page Nos. 64 to 66, at the office of the Sub-Registrar, Devanahalli) executed by Mr. Y.S. Puttaraju (son of Mr. Subbanna), conveying lands bearing Survey No. 10 (old No. 119), Survey No. 11 (old No. 118) and Survey No. 12 (old No. 117), admeasuring 18 Acres 22 Guntas (excluding 02 Acres of Kharab) in favour of Mrs. Godavari Ramlal Kotecha (care of Mr. Ranjit N. Mehta) (represented by her General Power of Attorney Mr. Suresh Ramalal Kotecha);
8.	Extract of Index of Lands issued in respect of land bearing Survey No. 12;
9.	Sale Deed dated 20.12.1977 (Registered as Document No. 2023 of 1977-78 of Book-I, Volume No. 1214, at Page Nos. 246 & 247, at the office of the Sub-Registrar, Devanahalli) executed by Mrs. Godavari Ramlal Kotecha (represented by her General Power of Attorney, Mr. Ashok Ramlal Kotecha), conveying lands bearing Survey No. 10 (old No. 119), Survey No. 11 (old No. 118) and Survey No. 12 (old No. 117), admeasuring 18 Acres 22 Guntas (excluding 02 Acres of Kharab) in favour of Mr. Narendra Kumar (son of Mr. Chhaganbhai Patel) and Mr. Bhanuprasad M. Patel (son of Manibhai M. Patel);
10.	Extract of Entry bearing MR No. 49 of 1977-78, made in the Mutation Register;
11.	Sale Deed dated 14.08.1969 (Registered as Document No. 1628 of 1969-70 at the Office of the Sub-Registrar, Devanahalli);

12.	Extract of Entry made in the Record of Rights Register bearing RR No. 14;
13.	Extract of Entry made in the Record of Rights Register bearing RR No. 337;
14.	Extract of Entry made in the Record of Rights Register bearing RR No. 412;
15.	Extract of Entry made in the Record of Rights Register bearing RR No. 558;
16.	Sale Deed dated 09.07.1982 (Registered as Document No. 471 of 1982-83, Volume No. 1275, at Page Nos. 228 to 231 at the office of the Sub-Registrar, Devanahalli) executed by Mr. Narendra Kumar (son of Mr. Chhaganbhai Patel), conveying land bearing Survey No. 12, measuring 04 Acres 04 Guntas in favour of Mr. Bhupendrabhai Ambalal Patel (son of Mr. Ambalal G. Patel);
17.	Extract of Entry bearing MR No. 20 of 1986-87, made in the Mutation Register;
18.	Sale Deed dated 23.08.1993 (Registered as Document No. 2385 of 1993-94, Volume No. 406, at Page Nos. 72 to 83, at the office of the Sub-Registrar, Yalahanka) executed by Mr. Bhupendrabhai Ambalal Patel (son of Mr. Ambalal G. Patel) conveying the land bearing Survey No. 12, measuring 04 Acres 04 Guntas (exclusive of Kharab) in favour of Mrs. Chuki Kanwar Talera (wife of Mr. P.S. Talera);
19.	Extract of Entry bearing MR No. 19 of 1993-94, made in the Mutation Register;
20.	Gift Deed dated 02.02.2005 (Registered as Document No. YAN-1-22823-2004-05, stored in CD No. YAND110, at the office of the Sub-Registrar, Yalahanka) executed by Mrs. Chuki Kanwar Talera (wife of Late Pukhraj Siremal Talera @ S.P. Mehta) gifting the land bearing Survey No. 12, measuring 04 Acres 04 Guntas in favour of Mr. Kamlesh Pukhraj Talera (son of Late Pukhraj Siremal Talera);
21.	Extract of Entry bearing MR No. 28 of 2005-06, made in the Mutation Register;
22.	Relinquishment Deed dated 20.10.2011 (Registered as Document No. JAL-1-03304-2011-12, stored in CD No. JALD112, at the office of the Sub-Registrar, Gandhinagar (Jala)) executed by Mr. Kamlesh Pukhraj Talera, relinquishing land and building measuring 1138.96 square meter in Survey No. 12 in favour of The Commissioner, Bruhat Bangalore Mahanagara Palike;
23.	Order passed by the Assistant Commissioner, Bangalore North Sub-Division in proceedings bearing No. RRT(BNA)/CR/142/16/17;
23A.	Entry bearing MR No. H17 of 2016-17 made in the Mutation Register;
24.	Extract of Entry bearing MR No. T10 of 2016-17, made in the Mutation Register;

25.	Extract of RR Pakka Book with respect to Survey No. 12;
26.	Gift Deed dated 15.05.2017 (Registered as Document No. GAN-1-00729-2017-18, stored in CD No. GAND289, at the office of the Sub-Registrar, Gandhinagar) executed by Mr. Kamlesh P. Talera gifting portion of land of Survey No. 12/2, measuring 01 Acre 38 Guntas out of 03 Acres 35 ¼ Guntas in favour of his brother, Mr. Dinesh P. Talera;
27.	Extract of Entry bearing MR No. H45 of 2016-17, made in the Mutation Register;
28.	Extract of Tippani issued in respect of Survey No. 12/2;
29.	Extract of RR Pakka Book issued in respect of Survey No. 12/2;
30.	Extract of Atlas issued in respect of the land bearing Survey No. 12/2;
31.	Sale Deed dated 10.09.2024 (Registered as Document No. GAN-1-01527-2024-25 at the Office of the Sub-Registrar, Gandhinagar) executed by Mr. Kamlesh Pukhraj Talera for conveying Property-A in favour of Emerald Haven Residences Private Limited;
32.	Sale Deed dated 10.09.2024 (Registered as Document No. GAN-1-01526-2024-25 at the Office of the Sub-Registrar, Gandhinagar) executed by Mr. Dinesh Pukhraj Talera for conveying Property-B in favour of Emerald Haven Residences Private Limited;
33.	Record of Rights, Tenancy and Crop Inspection Certificate (' RTCs ') issued with respect to the land bearing Survey No. 12 measuring 04 Acres 04 Guntas for the period: (i) 1973-74 to 1977-78; (ii) 1983-84 to 1987-88; (iii) 1988-89 to 1992-93; (iv) 1993-94 to 1996-97; (v) 1997-98 to 2001-02; and (vi) 2000-01 to 2014-15;
33A.	Endorsement dated 23.01.2019, issued by the Office of the Tahsildar, Yalahanka Taluk;
34.	RTCs issued with respect to the land bearing Survey No. 12/2 measuring 03 Acres 35 ¼ Guntas for the period 2016-17;
35.	RTCs issued with respect to the land bearing Survey No. 12/2 measuring 01 Acre 37 ¼ Guntas for the period 2017-18 to 2023-24;
36.	RTCs issued with respect to the land bearing Survey No. 12/3 measuring 01 Acre 38 Guntas for the period 2017-18 to 2023-24;
37.	Karnataka Revision Settlement Akarbandh issued in relation to Property-A and Property-B;

38.	Endorsement bearing No. PTCL/BNA/CR:471/18-19, dated 01.01.2019 issued by the Assistant Commissioner, Bengaluru North Sub-Division to the effect that no proceedings have been initiated on Property-A under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
39.	Endorsement bearing No. PTCL/BNA/CR:447/18-19, dated 21.12.2018 issued by the Assistant Commissioner, Bengaluru North Sub-Division to the effect that no proceedings have been initiated on Property-B under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
40.	Endorsement bearing No. LRF: CR: 890/ 2007-2008, dated 25.02.2008, issued by the Office of the Tahsildar, Bengaluru North Taluk, Yalahanka Suburban, stating that no tenancy applications have been filed in relation to the lands bearing Survey Nos. 10, 11 and 12 under Section 48 A and Section 77A under Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961;
41.	Endorsement bearing No. LRF/BNA/CR:457/18-19, dated 01.01.2019 issued by the Office of the Assistant Commissioner, Bengaluru North Sub-Division to the effect that no proceedings have been filed under Section 79(a)(b) of the Karnataka Land Reforms Act with respect to Property-A;
42.	Endorsement bearing No. LRF/BNA/CR:456/18-19, dated 21.12.2018 issued by the Office of the Assistant Commissioner, Bengaluru North Sub-Division to the effect that no proceedings have been filed under Section 79(a)(b) of the Karnataka Land Reforms Act with respect to Property-B;
43.	Order bearing No. TPA 208 [Bem.A.Se] 2020 (E), dated 20.07.2021 issued by the Government of Karnataka;
44.	Order bearing No. TPA 210 [Bem.A.Se] 2020 (E), dated 20.07.2021 issued by the Government of Karnataka;
45.	Official Memorandum issued by the Deputy Commissioner, Bangalore Urban District dated 14.01.2022 bearing No. 290807 (ALN(Jala)SR/93/21-22) with respect to Property-A;
46.	Official Memorandum issued by the Deputy Commissioner, Bangalore Urban District dated 14.01.2022 bearing No. 290808 (ALN(Jala)SR/94/21-22) with respect to Property-B;
47.	Receipt bearing Challan No. IE0122002900171050 dated 12.01.2022;
48.	Receipt bearing Challan No. IE0122002900171052 dated 12.01.2022;

49.	Extract of entry bearing MR No. T141 of 2021-22 made in the Mutation Register;
50.	Extract of entry bearing MR No. T142 of 2021-22 made in the Mutation Register;
51.	Village Map of Kattigenahalli;
52.	Public Notice issued on July 24, 2024 in Vijaya Karnataka and Times of India;
53.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the periods: (i) 18.03.1959 to 17.03.1971; (ii) 23.12.1970 to 22.12.1974; (iv) 22.12.1974 to 17.02.1978; (v) 01.12.1977 to 31.07.1986; (vi) 01.08.1986 to 31.05.1989; (vii) 01.06.1989 to 31.03.2004; (viii) 01.04.2004 to 05.08.2020 with respect to Survey No. 10, Survey No. 11 and Survey No. 12;
54.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.2011 to 17.01.2019; (ii) 01.04.2019 to 28.07.2020; (iii) 01.04.2020 to 07.06.2024 with respect to Survey No. 12/2, measuring 01 Acre 37 ¼ Guntas;
55.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.2011 to 17.01.2019; (ii) 01.04.2019 to 28.07.2020; (iii) 01.04.2021 to 07.06.2024 with respect to Survey No. 12/3, measuring 01 Acre 38 Guntas;
56.	Encumbrance Certificates issued in relation to Property-A for the period from 01.04.2024 to 09.09.2024 (information copy), 01.08.2024 to 09.12.2024 and 01.12.2024 till 13.12.2024; and
57.	Encumbrance Certificates issued in relation to Property-B for the period from 01.04.2024 till 09.09.2024 (information copy), 01.08.2024 to 09.12.2024 and 01.12.2024 till 13.12.2024 (information copy).

III. **Title Flow:**

Our observations upon review of the abovementioned documents are as follows:

1. The lands bearing Survey No. 12/2 measuring 01 Acre 37 ¼ Guntas (i.e., Property-A) and Survey No. 12/3 measuring 01 Acre 38 Guntas (i.e., Property-B) were part of the larger extent of land bearing Survey No. 12 (earlier Survey No. 117), measuring 04 Acres 04 Guntas, situated at Kattigenahalli Village, Jala Hobli, Yalahanka Taluk, Bengaluru (**Larger Property**).
2. Mr. Rahim Saheb (son of Mr. S.R. Kareem Sab) was in possession and occupation of the land measuring 18 Acres 25 Guntas (including the Larger Property) situated at Kattigenahalli Village, Jala Hobli, Yalahanka Taluk, as evidenced from the Application dated June 18, 1959 (**Document No. 01**) filed by him before The Tahsildar, Inam Abolition Act.

3. We observe from the Notification bearing No. RD 3 MIN 58, dated 13.01.1958 that the provisions of Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 (Mysore Act 1 of 1955) were made applicable to Kattigenahalli Village. Upon the village being notified as Inam Village, the land held by Mr. Rahim Saheb vested with the State Government.
4. Subsequently, Mr. S.A. Rahim Saheb (son of Mr. S.R. Kareem Sab) made an Application dated June 18, 1959 (Document No. 01) for grant of the lands totally admeasuring 18 Acres 25 Guntas.
5. Pursuant to the aforementioned application, an enquiry was held and Report dated 19.02.1960 was issued by the Special Tahsildar for Inams Abolition, Devanahalli Taluk (**Document No. 02**) recommending grant of the land measuring 18 Acres 25 Guntas comprising Survey No. 117 measuring 04 Acres 02 Guntas, Survey No. 118 measuring 06 Acres 06 Guntas (**Survey No. 118'**) and Survey No. 119 measuring 08 Acres 17 Guntas (**Survey No. 119'**) to Mr. S.A. Rahim. Thereafter, vide Order passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in the proceedings bearing Case No. 36 (**Document No. 03**), Mr. S.A. Rahim was registered as an occupant of the land bearing Survey No. 117 measuring 04 Acres 02 Guntas, Survey No. 118 and Survey No. 119, under Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954.
6. We have been provided with an extract of Form 8 bearing No. 77 / 36 of 59-60 (**Document No. 04**) which records the grant of the land bearing Survey No. 117 measuring 04 Acres 02 Guntas, Survey No. 118 and Survey No. 119. We have also been provided with the Endorsement dated 16.07.1961 issued by the Office of the Special Deputy Commissioner, Inams Abolition (**Document No. 05**) reflecting Mr. S.A. Rahim as the occupant of *inter alia* the land bearing Survey No. 117 measuring 04 Acres 02 Guntas.
7. *We have been informed that a complete copy of the Endorsement and Form 8 extract issued pursuant to the Grant Order is not available.*
8. Thereafter, Mr. S.A. Rahim executed Sale Deed dated 06.09.1961 (Registered as Document No. 1599 of 1961-62 of Book-I, Volume No. 825, at the office of the Sub-Registrar, Devanahalli) (**Document No. 06**) conveying the land bearing Survey No. 12, Survey No. 11 and Survey No. 10 totally admeasuring 18 Acres 25 Guntas, in favour of Mr. Y.S. Puttaraju (son of Mr. Subbanna).
9. Subsequently, Mr. Y.S. Puttaraju (son of Mr. Subbanna) executed Sale Deed dated 10.07.1969 (Registered as Document No. 1215 of 1969-70 of Book-I, Volume No. 1032, at the office of the Sub-Registrar, Devanahalli) (**Document No. 07**) for conveying lands bearing Survey No. 10 (old Survey No. 119), Survey No. 11 (old Survey No. 118) and Survey No. 12 (old Survey No. 117) admeasuring 18 Acres 22 Guntas (excluding 02 Acres of Kharab), in favour of Mrs. Godavari Ramlal Kotecha (represented by her General Power of Attorney, Mr. Suresh Ramalal Kotecha).
10. *We have not been provided with the General Power of Attorney executed by Mrs. Godavari Kotecha in favour of Mr. Suresh Ramalal Kotecha. The same is stated to be not available.*

Nevertheless, the jurisdictional Sub-Registrar has duly registered the Sale Deed placing reliance on the power of attorney referred in the said Sale Deed. As such, non-availability of the General Power of Attorney will have no bearing on the title of the said land.

11. *We have also not been provided with an extract of entry made in the Mutation Entry evidencing mutation of khata in the Mutation Register pursuant to the Sale Deed 10.07.1969. The same is stated to be not available.*
12. *We have been provided with an extract of the Index of Lands (**Document No. 08**) issued in respect of the land bearing Survey No. 12 measuring 04 Acres 04 Guntas which co-relate with the devolution of title of the land bearing Survey No. 12 as set out above.*
13. *Later, Mrs. Godavari Ramlal Kotecha (represented by her General Power of Attorney, Mr. Ashok Ramlal Kotecha) executed Sale Deed dated 20.12.1977 (Registered as Document No. 2023 of 1977-78 of Book-I, Volume No. 1214, at the office of the Sub-Registrar, Devanahalli) conveying lands bearing Survey No. 10 (old Survey No. 119), Survey No. 11 (old Survey No. 118) and Survey No. 12 (old Survey No. 117) admeasuring 18 Acres 22 Guntas (excluding 02 Acres of Kharab) (**Document No. 09**), in favour of Mr. Narendra Kumar (son of Mr. Chhaganbhai Patel) and Mr. Bhanuprasad M. Patel (son of Manibhai M. Patel). Pursuant to the aforementioned sale, the khata in respect of the aforementioned lands were mutated to the name of Mr. Narendra Kumar and Mr. Bhanuprasad M. Patel vide Entry bearing MR No. 49 of 1977-78, made in the Mutation Register (**Document No. 10**).*
14. *We have not been provided with the General Power of Attorney executed by Mrs. Godavari Kotecha in favour of Mr. Ashok Ramlal Kotecha. The same is stated to be not available. Nevertheless, the jurisdictional Sub-Registrar has duly registered the Sale Deed placing reliance on the power of attorney referred in the said Sale Deed. As such, non-availability of the General Power of Attorney will have no bearing on the title of the said land.*
15. *We note that the Sale Deed refers to a Settlement Deed dated 10.07.1969 (Registered as Document No. 1628 of 1969-70 in the Sub-Registrar Office, Devanahalli). From a review of the document registered as No. 1628 of 1969-70 at Sub-Registrar, Devanahalli, we note that the said document is a Sale Deed dated 14.08.1969 executed by Mr. Chikka Biddappa in favour of Mr. Papanna (**Document No. 11**). The said Sale Deed does not relate to the Subject Property. It appears that the reference to the Settlement Deed dated 10.07.1969 in the Sale Deed dated 20.12.1977 is a typographical error. The same will have no bearing on the title of present owners over the Subject Property.*
16. *We note from extract of Entry bearing RR No. 14, RR No. 337, RR No. 412 & RR No. 558 (**Document Nos. 12, 13, 14 & 15**), that the said Record of Rights Register reflect the name of the holders of the Subject Property viz., Mr. S.A. Rahim, Mr. Puttaraj, Mrs. Godavari Kotecha and Mr. Narendra Kumar & Mr. Bhanuprasad M. Patel respectively.*
17. *In terms of the Sale Deed dated 09.07.1982 (Registered as Document No. 471 of 1982-83, Volume No. 1275, at the office of the Sub-Registrar, Devanahalli) (**Document No. 16**) Mr. Narendra Kumar (son of Mr. Chhaganbhai Patel), conveyed the Larger Property i.e., the land*

bearing Survey No. 12 measuring 04 Acres 04 Guntas in favour of Mr. Bhupendrabhai Ambalal Patel (son of Mr. Ambalal G. Patel). We observe that Mr. Bhanu Prasad M. Patel has signed as a witness to the said Sale Deed. The Sale Deed also records that Mr. Bhanu Prasad has signed the said Deed confirming his consent to the transaction. Subsequent to the aforementioned conveyance, the Khata in respect of the Larger Property was mutated to the name of Mr. Bhupendra Ambalal Patel vide Entry bearing MR No. 20 of 1986-87, made in the Mutation Register (**Document No. 17**).

18. We observe that Mr. S.A. Rahim was registered as an occupant of the land bearing Survey No. 117 measuring 04 Acres 02 Guntas vide the Order passed by the Special Deputy Commissioner, Inams Abolition (Document No. 03). However, we note that an extent of 04 Acres 04 Guntas has been dealt with in Survey No. 12 (earlier Survey No. 117). We have not been provided with any Order passed by the Deputy Commissioner, Inams Abolition for the additional extent of the land measuring 02 Guntas. Nevertheless, we note from the following revenue documents and survey documents that the extent of the land in Survey No. 12 (earlier Survey No. 117) is consistently reflected as 04 Acres 04 Guntas:
- (i) Extract of Karda (Tippani) issued in respect of the land bearing Survey No. 12 on 30.08.1956 (**Document No. 17A**) shows Mr. Abdul Rahman as the holder of the said land. The said document shows the extent of the land in Survey No. 12 to be 04 Acres 04 Guntas;
 - (ii) Extract of RTCs issued in respect of the land bearing Survey No. 12 for the period from 1973-74 shows the total extent of the land available to be 04 Acres 04 Guntas; and
 - (iii) Extract of Index of Lands issued in respect of the land bearing Survey No. 12 shows the total extent in the said land to be 04 Acres 04 Guntas.

The present owners of the Subject Property have informed us that the erstwhile owners of land bearing Survey No. 117 were in continuous possession of land measuring 04 Acres 04 Guntas without any interruption and that there is no dispute in relation of the extent of the Subject Property till date.

19. Later, Mr. Bhupendrabhai Ambalal Patel (son of Mr. Ambalal G. Patel) executed Sale Deed dated 23.08.1993 (Registered as Document No. 2385 of 1993-94, Volume No. 406, at the office of the Sub-Registrar, Yalahanka) (**Document No. 18**) conveying the Larger Property (exclusive of Kharab) in favour of Mrs. Chuki Kanwar Talera (wife of Mr. P.S. Talera). We have been provided with the Entry bearing MR No. 19 of 1993-94 made in the Mutation Register (**Document No. 19**) recording change of khata in respect of the Larger Property to the name of Mrs. Chuki Kanwar.
20. Thereafter, Mrs. Chuki Kanwar Talera (wife of Late Pukhraj Siremal Talera @ S.P. Mehta) executed Gift Deed dated 02.02.2005 (Registered as Document No. YAN-1-22823-2004-05, stored in CD No. YAND110, at the office of the Sub-Registrar, Yalahanka) (**Document No. 20**) gifting the Larger Property in favour of her son, Mr. Kamlesh Pukhraj Talera @ Kamlesh P. Talera. Pursuant to the aforementioned Gift Deed, the khata in respect of the Larger Property

was mutated to the name of Mr. Kamlesh vide entry bearing MR No. 28 of 2005-06 (**Document No. 21**) made in the Mutation Register.

21. We have been provided with a Relinquishment Deed dated 20.10.2011 (Registered as Document No. JAL-1-03304-2011-12, stored in CD No. JALD112, at the office of the Sub-Registrar, Gandhinagar (Jala)) executed by Mr. Kamlesh Pukhraj Talera, relinquishing land and building admeasuring 1138.96 square metre in Survey No. 12 (**Document No. 22**), for the purpose of road widening, in favour of The Commissioner, Bruhat Bangalore Mahanagara Palike ('BBMP').
22. We have been provided with an Order bearing No. RRT(BNA)CR142/16/17, passed by the Assistant Commissioner (**Document No. 23**) to deduct the land measuring 08 $\frac{3}{4}$ Guntas in Survey No. 12 relinquished towards road from and out of the land bearing Survey No. 12 measuring 04 Acres 04 Guntas and record the balance extent of land in the name of the present holder. Pursuant to the aforementioned Order, Entry bearing MR No. H17 of 2016-17 was made in the Mutation Register (**Document No. 23A**) reflecting assignment of new Survey No. 12/2 for the land measuring 03 Acres 35 $\frac{1}{4}$ Guntas.
23. Extract of Entry bearing MR No. T10 of 2016-17 made in the Mutation Register (**Document No. 24**) records sub-division of Survey No. 12, measuring 04 Acres 04 Guntas into 2 (two) portion i.e., land measuring 08 $\frac{3}{4}$ Guntas being relinquished towards road and the remaining portion of land measuring 03 Acres 35 $\frac{1}{4}$ Guntas held by Mr. Kamlesh. The land measuring 8 $\frac{3}{4}$ Guntas was retained in Survey No. 12/1. The land measuring 03 Acres 35 $\frac{1}{4}$ Guntas was assigned Survey No. 12/2. In this regard, we have been provided with extract of RR Pakka Book with respect to Survey No. 12 (**Document No. 25**) which shows the shape of the land bearing Survey No. 12/1 measuring 08 $\frac{3}{4}$ Guntas and Survey No. 12/2 measuring 03 Acres 35 $\frac{1}{4}$ Guntas.
24. We have been provided with the Gift Deed dated 15.05.2017 (Registered as Document No. GAN-1-00729-2017-18, stored in CD No. GAND289, at the office of the Sub-Registrar, Gandhinagar) (**Document No. 26**) executed by Mr. Kamlesh P. Talera conveying portion of land in Survey No. 12/2, measuring 01 Acre 38 Guntas out of 03 Acres 35 $\frac{1}{4}$ Guntas, in favour of his brother, Mr. Dinesh P. Talera (son of Mr. Pukhraj Siremal Talera). Pursuant to the aforementioned Sale Deed, extract of Entry bearing MR No. H45 of 2016-17 was made in the Mutation Register (**Document No. 27**) recording Mr. Dinesh P. Talera as the holder of the land measuring 12/2 measuring 01 Acre 38 Guntas. Further, the said entry recording bifurcation of the land bearing Survey No. 12/2 measuring 03 Acres 35 $\frac{1}{4}$ Guntas into Survey No. 12/2 measuring 01 Acre 37 $\frac{1}{4}$ Guntas (in the ownership of Mr. Kamlesh P. Talera) (i.e., Property-A) and Survey No. 12/3 measuring 01 Acre 38 Guntas (in the ownership of Mr. Dinesh P. Talera) (i.e., Property-B).
25. In relation to the above, we have been provided with an extract of Tippani (**Document No. 28**) issued in respect of Survey No. 12/2 showing further sub-division of the said land into Survey No. 12/2 and Survey No. 12/3. We have also been provided with an extract of RR Pakka Book (**Document No. 29**) which shows the shape of the land bearing Survey No. 12/2 measuring 01 Acre 37 $\frac{1}{4}$ Guntas and Survey No. 12/3 measuring 01 Acre 38 Guntas.

26. We have been provided with an extract of Atlas (**Document No. 30**) issued in respect of Survey No. 12/2 which shows the shape of the land bearing Survey No. 12 and sub-division of the said land into Survey No. 12/1, Survey No. 12/2 and Survey No. 12/3.
27. *We have not been provided with an extract of Hissa Survey Tippani issued in relation to the land bearing Survey No. 12, measuring 04 Acre 04 Guntas and the land bearing Survey No. 12/2 measuring 03 Acres 35 ¼ Guntas. Nevertheless, the RR Pakka Book, Tippani and the Atlas issued in respect of Survey No. 12 reflect the shape of the sub-divisions in Survey No. 12, extent of the land in each sub-division and the name of the holders of the said lands.*
28. Mr. Kamlesh Pukhraj Talera executed Sale Deed dated 10.09.2024 (Registered as Document No. GAN-1-01527-2024-25 at the Office of the Sub-Registrar, Gandhinagar) (**Document No. 31**) for conveying Property-A in favour of Emerald Haven Residences Private Limited.
29. In terms of the Sale Deed dated 10.09.2024 (Registered as Document No. GAN-1-01526-2024-25 at the Office of the Sub-Registrar, Gandhinagar) (**Document No. 32**), we note that Mr. Dinesh Pukhraj Talera conveyed Property-B in favour of Emerald Haven Residences Private Limited.
30. In the aforementioned manner, Emerald Haven Residences Private Limited acquired absolute right, title, interest and ownership over the Subject Property.
31. We have been provided with the RTCs issued with respect to the land bearing Survey No. 12 measuring 04 Acres 04 Guntas for the period: (i) 1973-74 to 1977-78; (ii) 1983-84 to 1987-88; (iii) 1988-89 to 1992-93; (iv) 1993-94 to 1996-97; (v) 1997-98 to 2001-02; and (vi) 2000-01 to 2014-15 (**Document No. 33**). We note from the said RTCs that the names of holders and cultivators reflected in the RTCs for the aforementioned period are in consonance with the title flow of the Survey No. 12 set out hereinabove.
32. *We have not been provided with RTCs issued in respect of Survey No. 12 for the period 1979-80 to 1982-83. The same is stated to be not available. It is advisable to obtain an endorsement from the jurisdictional Tahsildar confirming non-availability of the said RTCs.*
33. We have been provided with the Endorsement dated 23.01.2019, issued by the Office of the Tahsildar, Yalahanka Taluk (**Document No. 33A**), stating that the RTCs issued with respect to lands bearing Survey Nos. 10,11 and 12 for the period 1968-69 to 1972-73 and extract of entries bearing MR No. 6 of 1969-70 and MR No. 5 of 1963-64 are mutilated and accordingly the same cannot be issued.
34. RTC issued with respect to the land bearing Survey No. 12/2 measuring 03 Acres 35 ¼ Guntas for the period 2016-17 (**Document No. 34**), reflect Mr. Kamlesh P. Talera as the holder of the said land.

35. RTCs issued with respect to the land bearing Survey No. 12/2 measuring 01 Acre 37 ¼ Guntas for the period 2017-18 to 2023-24 (**Document No. 35**), reflect Mr. Kamlesh P. Talera as the holder of Property-A.
36. RTCs issued with respect to the land bearing Survey No. 12/3 measuring 01 Acre 38 Guntas for the period 2017-18 to 2023-24 (**Document No. 36**), reflect Mr. Dinesh P. Talera as the holder of Property-B.
37. We have been provided with the Karnataka Revision Settlement Akarbandh issued in relation to Property-A and Property-B (**Document No. 37**) which show the extent of the said lands. The said Akarbandh does not show presence of any kharab land in Property A or Property B.
38. We have been provided with the Endorsement bearing No. PTCL/BNA/CR:471/18-19, dated 01.01.2019 issued by the Assistant Commissioner, Bengaluru North Sub-Division (**Document No. 38**) to the effect that no proceedings have been initiated on Property-A under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
39. We have been provided with the Endorsement bearing No. PTCL/BNA/CR:447/18-19, dated 21.12.2018 issued by the Assistant Commissioner, Bengaluru North Sub-Division (**Document No. 39**) to the effect that no proceedings have been initiated on Property-B under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
40. We have also been provided with an Endorsement bearing No. LRF: CR: 890/ 2007-2008, dated 25.02.2008 (**Document No. 40**), issued by the Office of the Tahsildar, Bengaluru North Taluk, Yalahanka Suburban, stating that there no tenancy applications have been filed in relation to the lands bearing Survey Nos. 10, 11 and 12 under Section 48 A and Section 77A under Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961.
41. We have been provided with the Endorsement bearing No. LRF/BNA/CR:457/18-19, dated 01.01.2019 issued by the Office of the Assistant Commissioner, Bengaluru North Sub-Division (**Document No. 41**) to the effect that no proceedings have been filed under Section 79(a)(b) of the Karnataka Land Reforms Act with respect to Property-A.
42. We have been provided with the Endorsement bearing No. LRF/BNA/CR:456/18-19, dated 21.12.2018 issued by the Office of the Assistant Commissioner, Bengaluru North Sub-Division (**Document No. 42**) to the effect that no proceedings have been filed under Section 79(a)(b) of the Karnataka Land Reforms Act with respect to Property-B.
43. We note from the Revised Master Plan-2015 issued by the Bangalore Development Authority that the Larger Property is in 'agricultural zone'. In this regard, we have been provided with the Order bearing No. TPA 208 [Bem.A.Se] 2020 (E), dated 20.07.2021 issued by the Government of Karnataka (**Document No. 43**), whereby permission has been accorded for use of Property A for commercial purpose.

44. We have been provided with another Order bearing No. TPA 210 [Bem.A.Se] 2020 (E), dated 20.07.2021 issued by the Government of Karnataka (**Document No. 44**), permitting change of land use of Property-B for commercial use.
45. Pursuant to the Change of Land Use Orders as aforementioned, the Deputy Commissioner, Bangalore Urban District has sanctioned conversion of Property A and Property B from agricultural to commercial -agricultural use, under the following Orders:
- (i) Official Memorandum issued by the Deputy Commissioner, Bangalore Urban District dated 14.01.2022 bearing No. 290807 (ALN(Jala)SR/93/21-22) with respect to Property-A (**Document No. 45**); and
- (ii) Official Memorandum issued by the Deputy Commissioner, Bangalore Urban District dated 14.01.2022 bearing No. 290808 (ALN(Jala)SR/94/21-22) with respect to Property-B (**Document No. 6**).
46. We have been provided with 2 (two) Receipts bearing Challan Nos.: (i) IE0122002900171050; and (ii) IE0122002900171052 both dated 12.01.2022 (**Document Nos. 47 & 48**), evidencing the payment of land conversion fee with respect to Property-A and Property-B respectively.
47. *We have not been provided with: (i) Intimation Letter bearing Nos. ALN (Jala) SR 93/21-22 and ALN (Jala) SR 94/21-22 issued in respect of Property-A and Property-B respectively, on behalf of the Deputy Commissioner, Bangalore District, Bangalore; (ii) Conversion Sketch issued showing the location of the Property-A & Property-B; and (iii) Report issued by the Tahsildar, Yalahanka Taluk. The same are stated to be not available.*
48. **We note from the Official Memoranda dated 14.01.2022 that the Subject Property is converted for commercial -agricultural purpose. In this regard, it is advisable to obtain rectification to the said Official Memoranda to remove reference to agricultural use in the said conversion orders.**
49. We have been provided with the extract of entries bearing MR No. T141 of 2021-22 (**Document No. 49**) & MR No. T142 of 2021-22 (**Document No. 50**) made in the Mutation Register reflecting conversion of Property-A and Property-B respectively.
50. We have been provided with Village Map of Kattigenahalli (**Document No. 51**), which shows the location of the land bearing Survey No. 12.
51. We had issued Public Notice on July 24, 2024 in Vijaya Karnataka and Times of India (**Document No. 52**) calling for objections from the general public (if any) in relation to the Subject Property. We have not received any objections from any person in relation to the Subject Property till date.
52. We have not been provided with: **(i)** E-Khata in Form A issued in respect of Property-A and Property-B; **(ii)** Receipt evidencing payment of the betterment charges; **(iii)** receipt evidencing payment of the property taxes in relation to the Subject Property. We have been informed by

- Emerald Haven Residences Private Limited that the E-Khata in relation to the Subject Property will be obtained in due course upon payment of betterment charges and the property taxes in relation to the Subject Property.
53. In terms of the Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the periods: (i) 18.03.1959 to 17.03.1971; (ii) 23.12.1970 to 22.12.1974; (iv) 22.12.1974 to 17.02.1978; (v) 01.12.1977 to 31.07.1986; (vi) 01.08.1986 to 31.05.1989; (vii) 01.06.1989 to 31.03.2004; (viii) 01.04.2004 to 05.08.2020 with respect to Survey No. 10, Survey No. 11 and Survey No. 12 (**Document No. 53**), we observe that all transactions with respect to the Survey No. 12 are reflected.
54. In terms of the Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.2011 to 17.01.2019; (ii) 01.04.2019 to 28.07.2020; (iii) 01.04.2020 to 07.06.2024 with respect to Survey No. 12/2, measuring 01 Acre 37 ¼ Guntas (**Document No. 54**), we observe that all transactions with respect to the Survey No. 12/2 measuring 01 Acre 37 ¼ Guntas referred above are reflected.
55. In terms of the Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.2011 to 17.01.2019; (ii) 01.04.2019 to 28.07.2020; (iii) 01.04.2021 to 07.06.2024 with respect to Survey No. 12/3, measuring 01 Acre 38 Guntas (**Document No. 55**), we observe that all registered transactions with respect to the Survey No. 12/3 measuring 01 Acre 38 Guntas referred above are reflected.
56. We have verified Encumbrance Certificates in relation to Property-A for the period from 01.04.2024 to 09.09.2024 (information copy), 01.08.2024 to 09.12.2024 and 01.12.2024 till 13.12.2024 (information copy) (**Document No. 56**). The Encumbrance Certificate for the period 01.08.2024 to 09.12.2024 reflects the Sale Deed executed in favour of Emerald Haven Residences Private Limited in relation to Property-A.
57. We have verified Encumbrance Certificates in relation to Property-B for the period from 01.04.2024 to 09.09.2024 (information copy), 01.08.2024 to 09.12.2024 and 01.12.2024 till 13.12.2024 (information copy) (**Document No. 57**). The Encumbrance Certificate for the period 01.08.2024 to 09.12.2024 reflects the Sale Deed executed in favour of Emerald Haven Residences Private Limited in relation to Property-B.
58. We have been informed that there are no litigation proceedings in relation to the Subject Property and there is no charge over the Subject Property in favour of any third party. Our search in the electronic web portal of the Courts in Bangalore (on best efforts basis carried out by a third party agency) has not disclosed any pending litigation in relation to the Subject Property.
59. We have been informed by Emerald Haven Residences Private Limited that there are no mortgage, charge or encumbrance created over the Subject Property in favour of any person. CERSAI Search Reports issued by a third party agency in relation to the Subject Property does not disclose any charge / mortgage over the said lands.

60. We have been informed by Emerald Haven Residences Private Limited that the Subject Property are not acquired or notified for acquisition by governmental authority for its projects / schemes.
61. We have not verified the original Sale Deeds both dated 10.09.2024 executed in favour of Emerald Haven Residences Private Limited for conveyance of the Subject Property. We have been informed that Emerald Haven Residences Private Limited is in custody of the original Sale Deeds.

IV. **Conclusion:**

Upon review of the above-mentioned documents and subject to our observations and comments hereinabove, we are of the opinion that Emerald Haven Residences Private Limited is the owner of the lands bearing Survey No. 12/2 measuring 01 Acre 37 ¼ Guntas and Survey No. 12/3 measuring 01 Acre 38 Guntas, both situated at Kattigenahalli Village, Jala Hobli, Yalahanka Taluk, Bengaluru having absolute right, title, interest and ownership over the said lands. Emerald Haven Residences Private Limited is entitled to create mortgage over the Subject Property i.e., Survey No. 12/2 measuring 01 Acre 37 ¼ Guntas and Survey No. 12/3 measuring 01 Acre 38 Guntas in favour of any person.

The list of the original title documents and other certified copies of the documents verified by us in relation to the Subject Property is listed under **Annexure 1** hereto.



**Mr. Srinivas BR,
Partner
DSK Legal, Bangalore**

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 Subject Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Subject Property and the position of law settled, as on the date of the Title Report.

ANNEXURE-1

List Of Original & Certified Copies Of The Documents Verified In Relation To the Subject Property:

Sl. No.	Particulars of Documents	Nature of Documents
1.	Extract of Index of Lands issued in respect of the Larger Property;	Certified Copy
2.	Extract of Record of Rights Entries bearing RR14, RR337, RR412 issued in respect of the Larger Property;	Certified Copy
3.	Inam Order passed in the proceedings bearing Case No. 36, before the Special Deputy Commissioner for Abolition of Inams, Bangalore;	Certified Copy
4.	Endorsement dated 16.07.1961, issued by the Special Deputy Commissioner (illegible copy);	Certified Copy
5.	Report dated 19.02.1960, issued by the Special Tahsildar for Inams Abolition in Case No. 36 of 1959-60;	Certified Copy
6.	Extract of Form VIII Register, issued in relation to Survey No. 10, 11 and 12;	Certified copy
7.	Sale Deed dated 06.09.1961 (Registered as Document No. 1599 of 1961-62 of Book-I, Volume No. 825, at the office of the Sub-Registrar, Devanahalli) executed by Mr. SA. Rahim (son of Mr. S.R. Kareem Sab), conveying lands bearing Survey Nos. 10, 11 and 12, admeasuring 18 Acres 25 Guntas in favour of Mr. Y.S. Puttaraju (son of Mr. Subbanna);	Original
8.	Sale Deed dated 10.07.1969 (Registered as Document No. 1215 of 1969-70 of Book-I, Volume No. 1032, Pages 64 to 66, at the office of the Sub-Registrar, Devanahalli) executed by Mr. Y.S. Puttaraju (son of Mr. Subbanna), conveying lands bearing Survey Nos. 10 (old No. 119), 11 (old No. 118) and 12 (old No. 117), admeasuring 18 Acres 22 Guntas (excluding 02 Acres of Kharab) in favour of Mrs. Godavari Ramlal Kotecha (c/o of Mr. Ranjit N. Mehta) (represented by her General Power of Attorney Mr. Suresh Ramalal Kotecha);	Original
9.	Sale Deed dated 20.12.1977 (Registered as Document No. 2023 of 1977-78 of Book-I, Volume No. 1214, at the office of the	Original

	Sub-Registrar, Devanahalli) executed by Mrs. Godavari Ramlal Kotecha (represented by her General Power of Attorney, Mr. Ashok Ramlal Kotecha), conveying lands bearing Survey Nos. 10 (old No. 119), 11 (old No. 118) and 12 (old No. 117), admeasuring 18 Acres 22 Guntas (excluding 02 Acres of Kharab) in favour of Mr. Narendra Kumar (son of Mr. Chhaganbhai Patel) and Mr. Bhanuprasad M. Patel (son of Manibhai M. Patel);	
10.	Extract of Entry bearing MR 49 of 1977-78, made in the Mutation Register;	Original
11.	Endorsement bearing No. ULC. (RS).70/77-78, dated 15.12.1977, issued by the Office of the Special Deputy Commissioner, Urban Land Ceiling and Taxation, stating that the lands do not come under the provisions of Urban land ceiling Act, 1976;	Photocopy
12.	Sale Deed dated 09.07.1982 (Registered as Document No. 471 of 1982-83, Volume No. 1275, at the office of the Sub-Registrar, Devanahalli) executed by Mr. Narendra Kumar (son of Mr. Chhaganbhai Patel), conveying land bearing Survey Nos. 12, measuring 04 Acres 04 Guntas in favour of Mr. Bhupendrabhai Ambalal Patel (son of Mr. Ambalal G. Patel);	Original
13.	Extract of Entry bearing MR 20 of 1986-87, made in the Mutation Register;	Certified Copy
14.	Sale Deed dated 23.08.1993 (Registered as Document No. 2385 of 1993-94, Volume No. 406, at the office of the Sub-Registrar, Yalahanka) executed by Mr. Bhupendrabhai Ambalal Patel (son of Mr. Ambalal G. Patel) conveying land bearing Survey No. 12, measuring 04 Acres 04 Guntas (exclusive of Kharab) in favour of Mrs. Chuki Kanwar Talera (wife of Mr. P.S. Talera);	Original
15.	Extract of Entry bearing MR 19 of 1993-94, made in the Mutation Register;	Certified Copy
16.	Gift Deed dated 02.02.2005 (Registered as Document No. YAN-1-22823-2004-05, stored in CD No. YAND110, at the office of the Sub-Registrar, Yalahanka) executed by Mrs. Chuki Kanwar Talera (wife of Late Pukhraj Siremal Talera @ S.P. Mehta) conveying land bearing Survey No. 12, measuring 04 Acres 04 Guntas in favour of Mr. Kamlesh Pukhraj Talera (son of Late Pukhraj Siremal Talera);	Original

17.	Extract of Entry bearing MR 28 of 2005-06, made in the Mutation Register;	Certified True Extract
18.	Relinquishment Deed dated 20.10.2011 (Registered as Document No. JAL-1-03304-2011-12, stored in CD No. JALD112, at the office of the Sub-Registrar, Gandhinagar (Jala)) executed by Mr. Kamlesh Pukhraj Talera, relinquishing land and building admeasuring 1138.96 square metre in Survey No. 12 in favour of The Commissioner, Bruhat Bangalore Mahanagara Palike;	Certified Copy
19.	Extract of Entry bearing MR H17 of 2016-17, made in the Mutation Register;	Photocopy
20.	Order passed in proceedings bearing No. RRT(BNA)CR142/16/17, passed by the Assistant Commissioner;	Photocopy
21.	Extract of Entry bearing MR T10 of 2016-17, made in the Mutation Register;	Certified Copy
22.	Gift Deed dated 15.05.2017 (Registered as Document No. GAN-1-00729-2017-18, stored in CD No. GAND289, at the office of the Sub-Registrar, Gandhinagar) executed by Mr. Kamlesh P. Talera conveying portion of land of Survey No. 12/2, measuring 01 Acre 38 Guntas out of 03 Acres 35 ¼ Guntas in favour of his brother, Mr. Dinesh P. Talera;	Original and Duplicate Copy
23.	Extract of Mutation Entry bearing MR H45 of 2016-17, made in the Mutation Register;	Certified Copy
24.	Endorsements issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL), bearing No. PTCL/BNA/CR:471/18-19, dated 01.01.2019 in relation to Property-A;	Original
25.	Endorsement issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL), bearing No. PTCL/BNA/CR:447/18-19, dated 21.12.2018 issued in relation to Property-B;	Photocopy

26.	Endorsement dated 01.01.2019, issued by the Tahsildar to the effect that, no tenancy claims have been made in relation to Property-A;	Digitally Signed Copy
27.	Endorsement dated 01.01.2019, issued by the Tahsildar to the effect that, no tenancy claims have been made in relation to Property-B;	Digitally Signed Copy
28.	Endorsement issued by the Office of the Assistant Commissioner, Bengaluru North Sub-Division, stating no proceedings being filed under Section 79(a)(b) of the Karnataka Land Reforms Act, bearing No. LRF/BNA/CR:457/18-19, dated 01.01.2019 in relation to Property-A;	Original
29.	Endorsement issued by the Office of the Assistant Commissioner, Bengaluru North Sub-Division, stating no proceedings being filed under Section 79(a)(b) of the Karnataka Land Reforms Act, bearing No. LRF/BNA/CR:456/18-19, dated 21.12.2018 in relation to Property-B;	Photocopy
30.	Endorsement dated 23.01.2019, issued by the Office of the Tahsildar, Yalahanka Taluk, stating non-availability of RTCs issued in relation to Survey Nos. 10,11 and 12 for the period 1968-69 to 1972-73 and Extract of Mutation Entries bearing MR 6 of 1969-70 and MR 5 of 1963-64.	Photocopy
31.	Order bearing No. NAE 208 [BENASE] 2020 (E), dated 20.07.2021 issued by the Government of Karnataka, permitting the Change of Land Use from Agricultural to Commercial Use has been permitted under Section 14 A of the Karnataka Town and Country Planning Act, 1961 in respect of Property-A;	Photocopy
32.	Order bearing No. NAE 210 [BENASE] 2020 (E), dated 20.07.2021 issued by the Government of Karnataka, permitting the Change of Land Use has been permitted from Agricultural to Commercial Use under Section 14 A of the Karnataka Town and Country Planning Act, 1961 in respect of Property-B;	Photocopy
33.	Official Memorandum issued by the Deputy Commissioner, Bangalore Urban District dated 14.01.2022, bearing No. 290807; and Wherein Property-A has been converted for commercial-agricultural use;	Original
34.	Official Memorandum issued by the Deputy Commissioner, Bangalore Urban District dated 14.01.2022, bearing No.	Original

	290808; and Wherein Property-B has been converted for commercial-agricultural use;	
35.	Receipts dated 12.01.2022 evidencing the payment of land conversion fee issue in respect of Property-A and Property-B bearing Challan Nos.: (i) IE0122002900171050; and (ii) IE0122002900171052.	Photocopy
36.	Extract of Entry bearing MR T141 of 2021-22, made in the Mutation Register in relation to Property-A reflecting the land conversion;	Photocopy
37.	Extract of Entry bearing MR T142 of 2021-22 in relation to Property-B, reflecting the land conversion;	Photocopy
38.	Endorsement dated 23.07.2024, issued by the Assistant Commissioner, Bangalore North Sub-Division to the effect that no proceeding have been initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, in respect of Property-A;	Original
39.	Record of Rights, Tenancy and Crops Certificate ('RTC's') issued with respect to Survey No. 12 measuring 04 Acres 04 Guntas for the period: (i) 1973-74 to 1977-78; (ii) 1983-84 to 1987-88; (iii) 1988-89 to 1992-93; (iv) 1993-94 to 1996-97; (v) 1997-98 to 2001-02; and (vi) 2000-01 to 2015-16;	Certified Copy
40.	Record of Rights, Tenancy and Crops Certificate ('RTC's') issued with respect to Survey No. 12/2 measuring 03 Acres 35 ¼ Guntas for the period 2016-17;	Certified Copy
41.	Record of Rights, Tenancy and Crops Certificate ('RTC's') issued with respect to Survey No. 12/2 measuring 01 Acre 37 ¼ Guntas for the period 2017-18 to 2024-25;	Certified Copy
42.	Record of Rights, Tenancy and Crops Certificate ('RTC's') issued with respect to Survey No. 12/3 measuring 01 Acre 38 Guntas for the period 2017-18 to 2024-25;	Certified Copy
43.	Tippani issued in relation to the Larger Property bearing Survey No. 12;	Certified Copy
44.	Pakka Book issued in relation to land bearing Survey No. 12/2, measuring 03 Acres 35 ¼ Guntas;	Certified Copy

45.	Atlas issued in relation to land bearing Survey No. 12/2, measuring 03 Acres 35 ¼ Guntas;	Certified Copy
46.	Tipanni issued in relation to land bearing Survey No. 12/2, measuring 03 Acres 35 ¼ Guntas (showing Bifurcation of Survey No. 12/2 into Survey No. 12/2 and 12/3);	Certified Copy
47.	Karnataka Revision Settlement Akarbandh issued in relation to Property-A and Property-B;	Certified Copy
48.	Village Map of Kattigenahalli;	Certified Copy
49.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the periods: (i) 01.04.1939 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 20.08.1993 to 31.03.2004 (v) 01.04.2004 to 29.04.2008; (vi) 01.04.2007 to 20.08.2010 (vii) 01.04.2004 to 21.07.2015; (viii) 01.04.2004 to 05.08.2020; with respect to Survey No. 12;	Certified copy
50.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period 01.04.2020 to 07.06.2024 with respect to Survey No. 12/2, measuring 01 Acre 37 ¼ Guntas;	Certified copy
51.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period 01.04.2021 to 07.06.2024 with respect to Survey No. 12/3, measuring 01 Acre 38 Guntas;	Certified copy
52.	Hiduvali Certificate dated 31.12.1996;	Original
53.	Sale Deed 14.08.1969 (Registered as Document No. 1628 of 1969-70 at the Office of the Sub-Registrar, Devanahalli);	Certified Copy