

July 15, 2024

To,

**M/s. Pinnacle Investments**  
having its office at No. 19,  
Prestige Falcon Tower, Brunton Road,  
Bengaluru – 560 025.

**TITLE REPORT**

**I. Description of the Composite Property:**

All that piece and parcel of immovable properties set out below situated at Hegganahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District:

| SL. No. | Survey Number            | Extent (excluding Kharab) |                | Kharab (in Guntas) |              | Hereinafter referred as |
|---------|--------------------------|---------------------------|----------------|--------------------|--------------|-------------------------|
|         |                          | Acres                     | Guntas         | A                  | B            |                         |
| 1.      | 60/1 (Old Survey No. 60) | 05                        | 00             | 01                 | 04           | 'Property-A'            |
| 2.      | 61/1 (Old Survey No. 61) | 08                        | 20             | 00                 | 08           | 'Property-B'            |
| 3.      | 66                       | 04                        | 25             | 00                 | 05           | 'Property-C'            |
| 4.      | 67                       | 04                        | 18             | 00                 | 05           | 'Property-D'            |
| 5.      | 68/1                     | 02                        | 24 ½           | 00                 | 01           | 'Property-E'            |
| 6.      | 78                       | 04                        | 27             | 00                 | 01           | 'Property-F'            |
| Total   |                          | 29<br>Acres               | 34.5<br>Guntas | 01<br>Gunta        | 24<br>Guntas |                         |

The aforementioned 'Property-A' to 'Property-F' are hereinafter referred collectively to as the 'Composite Property'.

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*Handwritten signature/initials*

**II. List of Documents Provided:**

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

| <b>Sl. No.</b> | <b>Particulars of Documents</b>   |
|----------------|---|
| 1.             | Order dated 31.08.1964 passed in case bearing No. 70/1959-60, by the Additional Special Deputy Commissioner for Inams Abolition, Bangalore;                                     |
| 2.             | Extract of entry made in the Index of Lands Register issued with respect to Survey No. 60 and 61;   |
| 3.             | Extracts of entry made in the Record of Rights Register bearing RR No. 173 and RR No. 175;  |
| 4.             | Sale Deed dated 02.09.1968 (Registered as Document No. 1882/1968-69, Book-I, Volume No. 1014, at Pages 39 to 40, at the office of the Sub-Registrar, Devanahalli);              |
| 5.             | Extract of the entry made in the Record of Rights Register bearing RR Nos. 326 and 327;   |
| 6.             | Endorsement dated 22.12.2022 bearing No. R.K.C.R/2021-22, issued by the Tahsildhar, Devanahalli Taluk;  |
| 7.             | Deed of Relinquishment dated 26.07.1971 (Registered as Document No. 1228/1971-72, Book-I, Volume No. 1082, at Pages 72 to 74, at the office of the Sub-Registrar, Devanahalli); |
| 8.             | Release Deed dated 19.11.1971 (Registered as Document No. 2433/1971-72, Book-I, Volume No. 1088, at Pages 152 to 153, at the office of the Sub-Registrar, Devanahalli);         |
| 9.             | Sale Deed dated 23.11.1971 (Registered as Document No. 2472/1971-72, Book I, Volume No. 1088, at Pages 171 to 173, at the office of the Sub-Registrar, Devanahalli);            |
| 10.            | Sale Deed dated 12.08.1972 (Registered as Document No. 1885/1972-73, Book-I, Volume No. 1103, at Pages 187 and 188, at the office of the Sub-Registrar, Devanahalli);           |
| 11.            | Sale Deed dated 23.11.1971 (Registered as Document No. 2473/1971-72, Book-I, Volume No. 1090, at Pages 80 to 81, at the office of the Sub-Registrar, Devanahalli);              |

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| 12. | Sale Deed dated 17.06.1977 (Registered as Document No. 587/1977-78, Book-I, Volume No. 1207, at Pages 210 to 211, at the office of the Sub-Registrar, Devanahalli);     |
| 13. | Sale Deed dated 06.02.1984 (Registered as Document No. 1765/1983-84, Book I, Volume No. 1295, at Pages 1 to 4, at the office of the Sub-Registrar, Devanahalli);        |
| 14. | Extract of the entry made in the Mutation Register bearing M.R. No. 7/1986-87;  |
| 15. | Sale Deed dated 23.11.1971 (Registered as Document No. 3451/1971-72, Book-I, Volume No. 1096, at Pages 47 and 48, at the office of the Sub-Registrar, Devanahalli);     |
| 16. | Extract of the entry made in the Record of Rights Register bearing RR No. 357;  |
| 17. | Sale Deed dated 13.08.1972 (Registered as Document No. 1884/1972-73, Book-I, Volume No. 1104, at Pages 154 to 155, at the office of the Sub-Registrar, Devanahalli);    |
| 18. | Sale Deed dated 08.06.1973 (Registered as Document No. 821/1973-74, Book-I, Volume No. 1118, at Pages 222 and 223, at the office of the Sub-Registrar, Devanahalli);    |
| 19. | Extract of the entry made in the Record of Rights Register bearing RR No. 543;  |
| 20. | Genealogical Tree of Late Venkataraju, issued by the Village Accountant, Paradeshahalli Group Panchayat, Kundana Hobli, Devanahalli Taluk;                              |
| 21. | Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02, Book-1, stored in C.D. No. 42, at the office of Senior Sub-Registrar, Bangalore North Taluk); |
| 22. | Extract of the entry made in the Mutation Register bearing M.R. No. 11/2009-10;   |
| 23. | Sale Deed dated 11.01.2023 (Registered as Document No. 12711/2022-23, Book-1, stored in C.D. No. DNHD1716, at the office of the Sub-Registrar, Devanahalli);            |
| 24. | Deed of Partnership of M/s. Pinnacle Investments dated 01.12.2020;  |
| 25. | Form C dated 10.03.2021 issued by the Registrar of Firms, Shivajinagar;   |
| 26. | Deed of Reconstitution of Partnership dated 01.04.2022 of M/s. Pinnacle Investments;  |
| 27. | Extract of the Form D dated 04.11.2023 issued by the Registrar of Firms, Shivajinagar, Bangalore;   |

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| 28. | Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04472-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli);                               |
| 29. | Confirmation Deed/Consent Deed dated 14.06.2024 (Registered as Document No. DNH-1-04486-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli);                        |
| 30. | Extract of the Index of Lands Register and extract of the Record of Rights register bearing RR. No. 184 and RR. No. 347 with respect to Property-C;                               |
| 31. | Extract of the Record of Rights Register bearing RR. No. 197 with respect to Property-F;  |
| 32. | Sale Deed dated 02.09.1968 (Registered as Document No. 1885/1968-69, Book-I, Volume No. 1014, at Pages 40 to 41, at the office of the Sub-Registrar, Devanahalli);                |
| 33. | Extract of entry made in the Mutation Register bearing M.R. No. 2/ 1989-90;   |
| 34. | Sale Deed dated 10.08.1977 (Registered as Document No. 986/1977-78, Book-I, Volume No. 211, at Pages 35 to 36, at the office of the Sub-Registrar, Devanahalli);                  |
| 35. | Extract of entry made in the Mutation Register bearing M.R. No. 3/ 1989-90;   |
| 36. | Memorandum of Mortgage dated 09.11.1998 (Registered as Document No. 1146/1999-00, Book-I, Volume No. 1800, at Pages 140 to 142, at the office of the Sub-Registrar, Devanahalli); |
| 37. | Mortgage Discharge Receipt dated 06.09.2004 (Registered as Document No. 2844/2004-05, Book-1, stored in C.D. No. DNHD26, at the office of the Sub-Registrar, Devanahalli);        |
| 38. | Gift Deed dated 27.08.2014 [(Registered as Document No. 3724/2014-15, Book-1, stored in C.D. No. DNHD397, at the office of the Sub-Registrar (Devanahalli)];                      |
| 39. | Extract of the entry made in the Mutation Register bearing M.R. No. H3/2014-15;   |
| 40. | Cancellation of Gift Deed dated 15.02.2016 (Registered as Document No. 11053-2015-16, Book-1, stored in C.D. No. DNHD582, at the office of the Sub-Registrar, Devanahalli);       |
| 41. | Sale Deed dated 12.12.1968 (Registered as Document No. 2897/1968-69, Book-I, Volume No. 1068, at Pages 230 to 232, at the office of the Sub-Registrar, Devanahalli);              |

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| 42. | Release Deed dated 16.12.1968 (Registered as Document No. 2936/1968-69, Book-I, Volume No. 1020, at Pages 7 to 8, at the office of the Sub-Register, Devanahalli);   |
| 43. | Sale Deed dated 15.05.1969 (Registered as Document No. 564/1969-70, Book-I, Volume No. 1028, at the office of the Sub- Registrar, Devanahalli);  |
| 44. | Extract of the entry made in the Record of Rights Register bearing RR. Nos. 309 to 311 issued with respect to Property-C;  |
| 45. | Endorsement dated 09.01.2023 bearing No. R.K. C.R. 166/2021-22;  |
| 46. | Sale Deed dated 18.05.1972 (Registered as Document No. 613/1972-73, Book-I, Volume No. 1095, at Pages 216 to 217, at the office of the Sub-Registrar, Devanahalli);  |
| 47. | Sale Deed dated 18.12.1968 (Registered as Document No. 2965/1968-69, Book-I, Volume No. 1021, at Pages 14 to 15, at the office of the Sub-Registrar, Devanahalli);   |
| 48. | Release Deed dated 23.12.1968 (Registered as Document No. 3001/1968-69, Book-I, Volume No. 1021, at Pages 33 to 35, at the office of the Sub-Register, Devanahalli);   |
| 49. | Sale Deed dated 13.08.1972 (Registered as Document No. 1884/1972-73, Book-I, Volume No. 1104, at Pages 272 to 273, at the office of the Sub-Registrar, Devanahalli);   |
| 50. | Equitable Mortgage by Deposit of Title Deeds dated 19.11.2019 (Registered as Document No. GAN-1-04107-2019-20, Book-1, stored in C.D. No. GAND568, at the office of the Sub-Registrar, Gandhinagara, Bangalore); |
| 51. | Letters dated 22.08.2022, 18.01.2023, 27.03.2023 issued by the Sree Guru Raghavendra Sahakara Bank Niyamita;   |
| 52. | Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04488-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli);  |
| 53. | Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04477-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli);  |
| 54. | Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04487-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli);  |
| 55. | Plaint filed by Mrs. Rathamma, wife of Late Venkataswamy and others ( <i>as 'plaintiffs'</i> ) in suit bearing O.S. No. 911/2011 before the Court of Junior Civil Judge, at Devanahalli;                         |

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| 56. | Compromise Petition dated 17.07.2018 filed in suit bearing O.S. No. 911/2011 before the Court of Junior Civil Judge, at Devanahalli;  |
| 57. | Order dated 17.07.2018 passed in suit bearing O.S. No. 911/2011 before the Court of Junior Civil Judge, at Devanahalli;   |
| 58. | Plaint filed by Mr. V. Ramprasad, son of Late V Varadaraju ( <i>as 'plaintiff'</i> ) in suit bearing O.S. No. 570/2006 before the Court of Senior Civil Judge, J.M.F.C at Devanahalli;  |
| 59. | Order Sheet passed in suit bearing O.S. No. 570/2006 by the Court of Senior Civil Judge, J.M.F.C at Devanahalli;  |
| 60. | Plaint filed by Mr. Muniyappa C, son of Late Chinappa and others ( <i>as 'plaintiffs'</i> ) in suit bearing O.S. No. 658/2006 (Old No. 119/2005) before the Court of the Principal Civil Judge (Senior Division), at Bangalore; |
| 61. | Order Sheet passed in suit bearing O.S. No. 658/2006 (Old No. 119/2005) before the Court of the Principal Civil Judge (Senior Division), at Bangalore;  |
| 62. | Confirmation Deed dated 02.02.2019 [Registered as Document No. 10551/2018-19, Book-1, stored in C.D. No. DNHD699, at the office of the Sub-Registrar, Bangalore Rural (Devanahalli)];   |
| 63. | Confirmation Deed dated 29.08.2022 [Registered as Document No. 6664/2022-23, Book-1, stored in C.D. No. DNHD1617, at the office of the Sub-Registrar, Bangalore Rural (Devanahalli)];   |
| 64. | Confirmation Deed dated 20.01.2023 (Registered as Document No. DNH-1-13135-2022-23, Book-1, stored in C.D. No. DNHD1723, at the office of the Sub-Registrar, Devanahalli);  |
| 65. | Plaint filed in suit bearing O.S. No. 362/2023 before the Court of the Principal Senior Civil Judge and JMFC at Devanahalli;  |
| 66. | Order dated 02.01.2009 passed in Appeal No. 520/2005 by the Karantaka Appellate Authority;  |
| 67. | Order dated 24.02.2014 passed in PTCL: SR (D): 2/2012-13 before the Assistant Commissioner, Doddaballapura;   |
| 68. | Order dated 26.03.2018 passed in R.A. (D.H): 176/2009-10, before the Assistant Commissioner, Doddaballapura;  |
| 69. | Order dated 19.09.2018 passed in R.A (DH): 93/2016-17 before the Assistant Commissioner, Doddaballapura;  |
| 70. | Order dated 19.09.2018 passed in R.A (DH): 94/2016-17 before the Assistant Commissioner, Doddaballapura;  |

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| 71. | Order dated 19.09.2018 passed in R.A. (DH) 95/2016-17 before the Assistant Commissioner, Doddaballapura;  |
| 72. | Order dated 29.05.2023 bearing No. BIAPPA/TP/CLU/22/2022-23 issued by Joint Director and Member Secretary, Town and Country Planning, Bengaluru International Airport Area Planning Authority;  |
| 73. | Official Memorandum dated 22.02.2024 bearing No. 572185 issued by the Deputy Commissioner, Bangalore Rural District;  |
| 74. | Official Memorandum dated 22.02.2024 bearing No. 572189 issued by the Deputy Commissioner, Bangalore Rural District;  |
| 75. | Official Memorandum dated 22.02.2024 bearing No. 572195 issued by the Deputy Commissioner, Bangalore Rural District;  |
| 76. | Official Memorandum dated 22.02.2024 bearing No. 572198 issued by the Deputy Commissioner, Bangalore Rural District;  |
| 77. | RTC's issued with respect to Survey No. 60 measuring 05 Acres 28 Guntas (excluding 06 Guntas of kharab land) for the periods: (i) 1973-74 to 1977-78; (ii) 1989-90 to 1990-91; (iii) 1991-92 to 1993-94; (iv) 1997-98 to 1998-99; (v) 2000-01 to 2001-02; (vi) 2003-04 to 2005-06; and (vii) 2009-10; |
| 78. | Endorsement dated 14.12.2023 bearing No. R.K.C.R: 116/ 2021-22, issued by the Tahsildar, Devanahalli Taluk;   |
| 79. | RTC's issued with respect to Survey No. 60/1, measuring 05 Acres (excluding 01 Gunta of 'A' kharab land & 04 Guntas of 'B' kharab land) Viz, the Property-A for the period 2010-11 to 2023-24;  |
| 80. | RTC's issued with respect to Survey No. 61 measuring 09 Acres 32 Guntas (excluding 08 Guntas of kharab land) for the period: (i) 1968-69 to 1971-72; (ii) 1973-74 to 1983-84; (iii) 1989-90 to 2000-01; (iv) 2002-03 to 2008-09 (v) 2009-10;  |
| 81. | Endorsement dated 09.01.2024 issued by the Tahsildhar, Devanahalli Taluk;   |
| 82. | RTC's issued with respect to Survey No. 61/1 measuring 08 Acres 20 Guntas (excluding 08 Guntas of 'B' kharab land) viz, the Property-B for the period: (i) 2010-11 to 2019-20; and (ii) 2021-22 to 2023-24;   |
| 83. | RTC issued with respect to the Property-C for the period: (i) 1973-74 to 1977-78; (ii) 1984-85 to 1988-89; (iii) 1989-90 to 1993-94; (iii) 1997-98 to 2001-02; (iv) 2005-06 to 2008-09; and (v) 2011-12 to 2023-24;   |
| 84. | Endorsement dated 30.12.2023 bearing No. R.K.C.R:132/ 2021-22 and Endorsement dated 14.12.2022 bearing No. R.K.C.R: 117/ 2021-22, issued by the Tahsildar, Devanahalli Taluk;   |

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| 85.  | RTC's issued with respect to the Property-D for the period: (i) 1973-74 to 1977-78; (ii) 1978-79 to 1982-83; (iii) 1984-85 to 1988-89; (iv) 1989-90 to 1993-94; (v) 1994-95 to 1996-97 (vi) 1997-98 to 2001-02; (vii) 2002-03; (viii) 2010-11 to 2023-24; |
| 86.  | Endorsement dated 30.12.2023 bearing No. R.K.C.R: 135/ 2021-22, issued by the Tahsildar, Devanahalli Taluk;   |
| 87.  | RTC's issued with respect to the Survey No. 68 for the period: (i) 1973-74 to 1982-83; (ii) 1984-85 to 1988-89; (iii) 1989-90 to 1993-94; and (iv) 1997-98 to 2001-02;  |
| 88.  | Endorsement dated 30.12.2023 bearing No. R.K.C.R: 133/ 2021-22 and Endorsement dated 14.12.2023 bearing No. R.K.C.R: 118/ 2021-22, issued by the Tahsildar, Devanahalli Taluk;  |
| 89.  | RTC's issued with respect to the Property-E for the period: (i) 2012-13 to 2021-22; and (ii) 2023-24;   |
| 90.  | RTC's issued with respect to Property-F for the period: (i) 1973-74 to 1982-83; (ii) 1989-90 to 1993-94; (iii) 1994-95 to 1996-97; (iv) 1997-98 to 2001-02; and (v) 2012-13 to 2023-24;   |
| 91.  | Endorsement dated 14.12.2023 bearing No. R.K.C.R: 118/ 2021-22 issued by the Tahsildhar, Devanahalli Taluk;   |
| 92.  | Endorsement bearing No. R.K. CR./2021-22, issued by the Tahsildhar;   |
| 93.  | Extract of the Tippiani, issued with respect to property bearing Survey No. 60;   |
| 94.  | Extract of the Hissa Survey Tippiani, issued with respect to Survey No. 60;   |
| 95.  | Extract of the RR. Pakka Book, issued with respect to Survey No. 60;  |
| 96.  | Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-A;   |
| 97.  | Extract of the Tippiani, issued with respect to property bearing Survey No. 61;   |
| 98.  | Extract of the Hissa Survey Tippiani, issued with respect to Survey No. 61;   |
| 99.  | Extract of the RR. Pakka Book, issued with respect to Survey No. 61;  |
| 100. | Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-B;   |
| 101. | Extract of Survey Original Tippiani issued with respect to Property-C;  |
| 102. | Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-C;   |
| 103. | Extract of Survey Original Tippiani issued with respect to Property-D;  |

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| 104. | Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-D;  |
| 105. | Extract of Survey Original Tippani issued with respect to Survey No. 68;   |
| 106. | Extract of the Hissa Survey Tippani, issued with respect to Survey No. 68;   |
| 107. | Extract of the RR. Pakka Book, issued with respect to Survey No. 68;   |
| 108. | Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-E;  |
| 109. | Extract of Tippani issued with respect to Property-F;  |
| 110. | Extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-F;  |
| 111. | Village Map of Hegganahalli Village;   |
| 112. | Encumbrance Certificates ('EC's') issued with respect to Survey No. 60 for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.1973; (iii) 01.04.1973 to 31.03.1984; (iv) 01.04.1984 to 19.05.2009; (v) 20.05.2009 to 31.03.2010; |
| 113. | EC's issued with respect to Property-A for the period: (i) 01.04.2020 to 16.07.2022; (ii) 17.02.2022 to 17.12.2022; (iii) 18.12.2022 to 09.01.2024; and (iv) 01.04.2022 to 27.04.2024;   |
| 114. | EC with respect to Property-A for the period 01.04.2024 to 15.07.2024;   |
| 115. | EC's issued with respect to Survey No. 61 for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.1973; (iii) 01.04.1973 to 31.03.1984; (iv) 01.04.1984 to 19.05.2009; (v) 20.05.2009 to 31.03.2010;                              |
| 116. | EC's issued with respect to Property-B for the period: (i) 01.04.2010 to 16.07.2022; and (ii) 01.04.2022 to 27.04.2024;  |
| 117. | EC with respect to Property-B for the period 01.04.2024 to 15.07.2024;   |
| 118. | EC's issued with respect to Property-C for the period: (i) 01.04.1950 to 31.02.2004; (ii) 01.04.2004 to 11.06.2014; and (iii) 01.04.2004 to 05.03.2015; and (iv) 06.03.2015 to 09.01.2024; and (v) 01.04.2022 to 27.04.2024;                     |
| 119. | EC with respect to Property-C for the period 01.04.2024 to 15.07.2024;   |
| 120. | EC's issued with respect to Property-D for the period: (i) 01.04.1950 to 31.02.2004; (ii) 01.04.2004 to 11.06.2014; (ii) 01.04.2004 to 05.03.2015; (iii) 06.03.2015 to 17.12.2022; and (iv) 01.04.2022 to 27.04.2024;                            |
| 121. | EC with respect to Property-D for the period 01.04.2024 to 15.07.2024;   |
| 122. | EC's issued with respect to Survey No. 68 for the period: (i) 01.04.1950 to 31.03.2004; and (ii) 01.04.2004 to 11.06.2014;   |

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| 123. | EC's issued with respect to Property-E for the period: (i) 01.04.2004 to 05.03.2015; (ii) 06.03.2015 to 17.12.2022; (iii) 01.04.2022 to 27.04.2024; (iv) 01.04.2024 to 15.07.2024; |
| 124. | EC's issued with respect to Property-F for the period: (i) 01.04.1950 to 31.03.2004; (ii) 01.04.2004 to 18.11.2023; and (iii) 01.04.2022 to 27.04.2024; and                        |
| 125. | EC with respect to Property-F for the period 01.04.2024 to 15.07.2024.   |

**III. Title Flow:**

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

**Property-A and Property-B:**

1. We have been provided with an Order dated 31.08.1964 passed in case bearing No. 70/1959-60, by the Additional Special Deputy Commissioner for Inams Abolition, Bangalore (**Document No.1**), under Section 10 of the Act, with respect to property bearing Survey No. 61, measuring 09 Acres 32 Guntas (excluding 08 Guntas of kharab land), situated at Hegganahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District ('**Survey No. 61**'). In terms of the said Order, we observe that Mr. B. Srikantaiah was registered as an occupant with respect to Survey No. 61 under Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954.
2. In terms of the extract of entry made in the Index of Lands Register (**Document No.2**), we observe that Mr. Srikantaiah, son of Mr. Dodda Gangappa was reflected as the holder of Survey No. 61 and property bearing Survey No. 60 measuring 05 Acres 28 Guntas (excluding 06 Guntas of kharab land), situated at Hegganahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District ('**Survey No. 60**'). Further, in terms of the extracts of entry made in the Record of Rights Register bearing RR No. 173 and RR No. 175 (**Document No.3**), we observe that Mr. Srikantaiah, son of Mr. Dodda Gangappa along with others were reflected as the holders of Survey No. 60 and Survey No. 61. We have not been provided with the documents relating to regrant of property bearing Survey No. 60 measuring 05 Acres 28 Guntas in favour of Mr. B. Srikantaiah, son of Mr. Dodda Gangappa. However, the Index of Lands Register confirms that Mr. B. Srikantaiah was recorded as occupant with respect to the said property. It appears from the documents discussed below that Mr. Srikantaiah, son of Mr. Dodda Gangappa was in possession of the property bearing Survey No. 60

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measuring 05 Acres 28 Guntas till the conveyance of the same in the manner set out below.

3. In terms of the Sale Deed dated 02.09.1968 (Registered as Document No. 1882/1968-69, Book-I, Volume No. 1014, at Pages 39 to 40, at the office of the Sub-Registrar, Devanahalli) (**Document No. 4**) executed by Mr. Srikantaiah, son of Mr. Dodda Gangappa, we observe that Survey No. 60 and Survey No. 61 have been conveyed in favour of Mr. B. S. Shetty Rudrappa, son of Late Yajaman Somanna. In this regard, we have been provided with the extracts of the entry made in the Record of Rights Register bearing RR Nos. 326 and 327 (**Document No.5**). We have not been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 12/68-69. However, in this regard, we have been provided with the Endorsement dated 22.12.2022 bearing No. R.K.C.R/2021-22, issued by the Tahsildhar, Devanahalli Taluk (**Document No. 6**) confirming that the said extract of the entry made in the Mutation Register bearing M.R. No. 12/68-69 is not available.
4. In terms of the Deed of Relinquishment dated 26.07.1971 (Registered as Document No. 1228/1971-72, Book-I, Volume No. 1082, at Pages 72 to 74, at the office of the Sub-Registrar, Devanahalli) (**Document No. 7**), we observe that: (i) Mr. Mara Bhoyi, son of Mr. Thimma Bhoyi; (ii) Mr. Venkatashami, son of Mr. Chinna Saama; (iii) Mr. Peddanna, son of Mr. Mara Bhoyi; (iv) Mr. Chinna Venkatashami, son of Mr. Venkata Bhoyi; (v) Mr. Muniya Bhoyi, son of Mr. Mara Bhoyi; (vi) Mr. Chinna Bhoyi, son of Mr. Venkata Bhoyi; (vii) Mr. Poojari Bhoyi, son of Mr. Eera Bhoyi; (viii) Mr. Chikka Venkata, son of Mr. Kengeri Bhoyi (being the cultivators) have released and relinquished all their rights in connection with Survey No. 60 and Survey No. 61 in favour of Mr. Srinivasalu, son of Mr. Munishamappa.
5. In terms of the Release Deed dated 19.11.1971 (Registered as Document No. 2433/1971-72, in Book-I, Volume No. 1088, at Pages 152 and 153, at the office of the Sub-Registrar, Devanahalli) (**Document No. 8**), we observe that Mr. Srikanta Shastry, son of Mr. Lakshmi Narasimha Shastry has released and relinquished all his right, title and interest over a portion of Survey No. 60, measuring 01 Acre 34 Guntas and Survey No. 61 in favour of Mr. B. S. Shetty Rudrappa as the Form No. VIII extract issued with respect to a portion of Survey No. 60, measuring 01 Acre 34 Guntas and Survey No. 61 reflects the name of the said Mr. Srikanta Shastry.
6. Thereafter, Mr. B. S. Shetty Rudrappa, son of Late Yajaman Somanna conveyed a portion of Survey No.60, measuring 03 Acres and Survey No. 61, measuring 05 Acres

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- in favour of Mr. Srinivasalu, son of Mr. Munishamappa, under a Sale Deed dated 23.11.1971 (Registered as Document No. 2472/1971-72, Book- I, Volume No. 1088, at Pages 171 to 173, at the office of the Sub-Registrar, Devanahalli) (**Document No.9**). We have not been provided with the extract of the entry made in Mutation Register bearing M.R No. 12/1971-72. However, in this regard, we have been provided with the Endorsement dated 22.12.2022 bearing No. R.K.C.R/2021-22, issued by the Tahsildhar, Devanahalli Taluk (**Document No. 6 herein**) confirming that the said extract of the entry made in Mutation Register bearing M.R No. 12/1971-72 is not available.
7. We observe that Mr. Srinivasalu, son of Mr. Munishamappa conveyed a portion of Survey No. 60, measuring 03 Acres and Survey No. 61, measuring 05 Acres in favour of Mrs. Navaneethamma, daughter of Mr. Gangappa, under a Sale Deed dated 12.08.1972 (Registered as Document No. 1885/1972-73, Book-I, Volume No. 1103, at Pages 187 and 188, at the office of the Sub-Registrar, Devanahalli) (**Document No. 10**). We have not been provided with the extract of the entry made in Mutation Register bearing M.R. No. 16/1972 -73. However, in this regard, we have been provided with the Endorsement dated 22.12.2022 bearing No. R.K.C.R/2021-22, issued by the Tahsildhar, Devanahalli Taluk (**Document No. 6 herein**) confirming that the said extract of the entry made in Mutation Register bearing M.R. No. 16/1972-73 is not available.
8. In terms of the Sale Deed dated 23.11.1971 (Registered as Document No. 2473/1971-72, Book-I, Volume No. 1090, at Pages 80 to 81, at the office of the Sub-Registrar, Devanahalli) (**Document No.11**), we observe that Mr. B. S. Shetty Rudrappa, son of Late Yajaman Somanna, conveyed a portion of Survey No. 60, measuring 28 Guntas and Survey No. 61, measuring 01 Acre 12 Guntas in favour of Mr. Nagaraj, son of Mr. Rangappa.
9. Mr. Nagaraj, son of Mr. Rangappa conveyed a portion of Survey No. 60, measuring 21 Guntas and a portion of Survey No. 61, measuring 01 Acre 20 Guntas in favour of Mr. Balasubramanya, son of Mr. Balasundar under a Sale Deed dated 17.06.1977 (Registered as Document No. 587/1977-78, in Book-I, Volume No. 1207, at Pages 210 to 211, at the office of the Sub-Registrar, Devanahalli) (**Document No. 12**). Further, we observe from the Sale Deed dated 23.11.1971 (Registered as Document No. 2473/1971-72) that Mr. Nagaraj, son of Mr. Rangappa had acquired an extent of 01 Acre 12 Guntas in Survey No. 61, whereas, Mr. Nagaraj subsequently conveyed an extent of 01 Acre 20 Guntas in favour of Mr. Balasubramanya under the aforementioned Sale Deed dated 17.06.1977. It appears that though Mr. Nagaraj had acquired 1 Acre 12 Guntas he was in possession of 1 Acre 20 Guntas and the same was conveyed under the

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10. Thereafter, Mrs. Navaneethamma, daughter of Mr. Gangappa and Mr. B. Balasubramanya, son of Mr. Balasundar together have conveyed a portion of: (i) Survey No. 60, measuring 03 Acres 21 Guntas; and (ii) Survey No. 61, measuring 06 Acres 20 Guntas, measuring in total 10 Acres 01 Gunta in favour of Mr. V. Srinivas Raju, son of Mr. V. Varadaraju, under a Sale Deed dated 06.02.1984 (Registered as Document No. 1765/1983-84, Book I, Volume No. 1295, at Pages 1 to 4, at the office of the Sub-Registrar, Devanahalli) (**Document No. 13**). In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 7/1986-87 (**Document No. 14**).
11. In terms of the Sale Deed dated 23.11.1971 (Registered as Document No. 3451/1971-72, Book-I, Volume No. 1096, at Pages 47 and 48, at the office of the Sub-Registrar, Devanahalli) (**Document No. 15**), we observe that Mr. B. S. Shetty Rudrappa, son of Mr. Yajaman Somanna had conveyed a portion of Survey No. 60, measuring 02 Acres and a portion of Survey No. 61, measuring 03 Acres 20 Guntas in favour of Mr. V. Varadaraju, son of Mr. Venkataraju. In this regard, we have been provided with the extract of the entry made in the Record of Rights Register bearing RR No. 357 (**Document No. 16**). We have not been provided with the extract of entry made in Mutation Register bearing M.R. No. 22/1973-74. However, in this regard, we have been provided with the Endorsement dated 22.12.2022 bearing No. R.K.C.R/2021-22, issued by the Tahsildhar, Devanahalli Taluk (**Document No. 6 herein**) confirming that the said extract of the entry made in Mutation Register bearing M.R. No. 22/1973-74 is not available.
12. In terms of the Sale Deed dated 13.08.1972 (Registered as Document No. 1884/1972-73, Book-I, Volume No. 1104, at Pages 154 to 155, at the office of the Sub-Registrar, Devanahalli) (**Document No. 17**), we observe that Mr. V. Varadaraju, son of Mr. Venkataraju conveyed a portion of Survey No. 60, measuring 02 Acres and portion of Survey No. 61, measuring 03 Acres in favour of Mr. N. Varadaraju, son of Mr. Narasaraju.
13. Mr. N. Varadaraju, son of Mr. N. Narasaraju reconveyed a portion of Survey No. 60, measuring 02 Acres and a portion of Survey No. 61, measuring 03 Acres in favour of Mr. V. Varadaraju, son of Mr. Venkataraju, under a Sale Deed dated 08.06.1973

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(Registered as Document No. 821/1973-74, in Book-I, Volume No. 1118, at Pages 222 to 223, at the office of the Sub-Registrar, Devanahalli) (**Document No. 18**).

14. In the manner stated above, Mr. V. Srinivas Raju, son of Mr. V. Varadaraju acquired a portion of Survey No. 61, measuring 06 Acres 20 Guntas and Mr. V. Varadaraju, son of Mr. Venkataraju acquired the remaining portion of Survey No. 61, measuring 03 Acres 20 Guntas.
15. Thus, in the aforesaid manner, Mr. V. Srinivas Raju, son of Mr. V. Varadaraju acquired a portion of: (i) Survey No. 60, measuring 03 Acres 21 Guntas; and (ii) Survey No. 61, measuring 06 Acres 20 Guntas, totally admeasuring 10 Acres 01 Gunta. Further, Mr. V. Varadaraju, son of Mr. Venkataraju acquired a portion of: (i) Survey No. 60, measuring 02 Acres; and (ii) Survey No. 61, measuring 03 Acres, totally measuring 05 Acres.
16. In terms of the extract of the entry made in the Record of Rights Register bearing RR No. 543 (**Document No. 19**), we observe that upon the death of Mr. V. Varadaraju, son of Mr. Venkataraju the khata with respect to a portion of Survey No. 60, measuring 02 Acres and a portion of Survey No. 61, measuring 03 Acres was mutated jointly in the name of his sons, Mr. V. Srinivasa Raju and Mr. V. Ramaprasad.
17. We have been provided with the Genealogical Tree of Late Venkataraju, issued by the Village Accountant, Paradeshahalli Group Panchayat, Kundana Hobli, Devanahalli Taluk (**Document No. 20**). In terms of the said Genealogical Tree, we observe that Late Venkataraju had 2 (two) sons namely Late V. Varadaraju and Late V. Gopalraju. Further, we observe that Mr. V. Varadaraju had 2 (two) sons namely, Mr. V. Srinivas Raju and Mr. V. Ramprasad. We observe that the Genealogical Tree of Late V. Varadaraju, issued by the Village Accountant, Paradeshahalli Group Panchayat, Kundana Hobli, Devanahalli Taluk does not reflect the names of the daughters of Late V. Varadaraju. However, the daughters of Late V. Varadaraju have joined in the execution of the Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02) (*discussed below*)
18. In terms of the Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02, Book-1, stored in C.D. No. 42, at the office of Senior Sub-Registrar, Bangalore North Taluk) (**Document No. 21**), we observe that: (i) Mr. V. Srinivasa Raju; (ii) Mr. V. Ramprasad; (iii) Mrs. Jayamma; (iv) Mrs. Prema; (v) Mrs. Shashikala; (vi) Mrs. Shyamala; and (vii) Mrs. Sumithra, all children of Late Varadaraju partitioned

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their family properties and under the terms of which Survey No. 61 was allotted to the share of Mr. V. Ramprasad, son of Late V. Varadaraju. We observe that Late V. Varadaraju and Mr. V. Srinivasa Raju had acquired an extent of 15 Acres 01 Gunta in Survey No. 60 and Survey No. 61. However, under the Partition Deed dated 02.05.2001 (Registered as Document No. 4755/2001-02) Mr. V. Ramprasad was allotted an extent of 15 Acres 20 Guntas in Survey No. 60 and Survey No. 61. In this regard, the present owner has represented that Late V. Varadaraju and Mr. V. Srinivasa Raju were in possession of an extent of 15 Acres 20 Guntas in Survey No. 60 and Survey No. 61 and the said properties were allotted to the share of the Mr. V. Ramprasad under the aforementioned Partition Deed. Further, we have not been provided with extract of entry made in Mutation Register bearing M.R. No. 15/2000-01.

19. Thereafter, we observe from the extract of the entry made in the Mutation Register bearing M.R. No. 11/2009-10 (**Document No. 22**) that a portion of Survey No. 60, measuring 05 Acres (excluding 05 Guntas kharab) has been assigned with new survey number bearing 60/1 (**'Property-A'**) and a portion of Survey No. 61, measuring 08 Acres 20 Guntas (excluding 08 Guntas of kharab land) has been assigned with new survey number bearing 61/1 (Viz., **'Property-B'**).
20. In terms of the Sale Deed dated 11.01.2023 (Registered as Document No. 12711/2022-23, Book-1, stored in C.D. No. DNHD1716, at the office of the Sub-Registrar, Devanahalli) (**Document No. 23**) we observe that Mr. V. Ramprasad, son of Late V. Varadaraju and his family members have conveyed Property-B in favour of M/s. Pinnacle Investments.
21. We have been provided with the Deed of Partnership of M/s. Pinnacle Investments dated 01.12.2020 (**Document No. 24**), whereunder, we observe that Razack Family Trust, a private trust and Mr. Venkata Narayana Konanki have formed the partnership firm in the name and style of "M/s. Pinnacle Investments". In this regard, we have been provided with the extract of the Form C dated 10.03.2021 issued by the Registrar of Firms, Shivajinagar (**Document No. 25**). Further, in terms of the Deed of Reconstitution of Partnership dated 01.04.2022 of M/s. Pinnacle Investments (**Document No.26**), we observe that INR Energy Private Limited was inducted as a partner to the said firm. In this regard, we have been provided with the extract of the Form D dated 04.11.2023 issued by the Registrar of Firms, Shivajinagar, Bangalore (**Document No.27**).
22. Thereafter, in terms of the Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04472-2024-25, Book-1, at the office of the Sub-Registrar,

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- Devanahalli) (**Document No.28**) we observe that Mr. V. Ramprasad @ V Ramprasad Raju, son of Late V. Varadaraju along with his wife Mrs. Vanajakshi R @ R Vanajakshi & children Mrs. Rathi S Raju @ Rathi Siddharth Raju, Mr. Abhinandan Raju and Mrs. Roshni K Raju, wife of Mr. Abhinandan Raju along with their children, Master Vihaan and Master Riaan (since minors represented by their natural guardian, Mr. Abhinandan Raju) conveyed the Property-A in favour of M/s. Pinnacle Investments (represented by its Partner, INR Energy Private Limited).
23. Further, in terms of the Confirmation Deed/Consent Deed dated 14.06.2024 (Registered as Document No. DNH-1-04486-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli) (**Document No.29**) we observe that Mrs. Roshini K Raju, wife of Mr. Abhinandan Raju along with her children Master Vihaan and Master Riaan (being minors, represented by their mother, Mrs. Roshini K Raju) have confirmed the execution of the Sale Deed dated 11.01.2023 (Registered as Document No. 12711/2022-23) (**Document No. 23 herein**) in favour of M/s. Pinnacle Investments.

**Title Flow with respect to Property-C to Property-F:**

24. In terms of the Order dated 31.08.1964 in case bearing No. 70/1959-60, passed by the Additional Special Deputy Commissioner for Inams Abolition, Bangalore (**Document No. 1 herein**), we observe that Mr. B. Srikantaiah along with Mr. Basavasingh and others have been registered as occupants under Section 9 of the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954, with respect to properties bearing: (i) Survey No. 66, measuring 04 Acres 25 Guntas (excluding 05 Guntas of kharab land) (**Property-C**); (ii) Survey No. 67, measuring 04 Acres 18 Guntas (excluding 05 Guntas of kharab land) (**Property-D**); and (iii) Survey No. 68, measuring 05 Acres 09 Guntas (excluding 01 Gunta of kharab land) (**Survey No. 68**). In this regard, we have been provided with the extract of the Index of Lands Register and extract of the Record of Rights Register bearing RR. No. 184 and RR. No. 347 with respect to Property-C (**Document No. 30**) and RR. No. 197 (**Document No. 31**) with respect to property bearing Survey No. 78, measuring 04 Acres 27 Guntas (excluding 01 Gunta of Kharab land) (**Property-F**). We have not been provided with the documents relating to re-grant of property with respect to property bearing Survey No. 78, measuring 04 Acres 27 Guntas (excluding 01 Gunta of Kharab land). However, the Record of Rights Register bearing RR. No. 197 confirms that Mr. H. Gopala Krishna Shastry was recorded as occupant with respect to the said property. It appears from the documents discussed below that Mr. H. Gopala Krishna Shastry was in possession of the property

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bearing Survey No. 78, measuring 04 Acres 27 Guntas till the conveyance of the same in the manner set out below.

**(Property-D and Property-E)**

25. In terms of the Sale Deed dated 02.09.1968 (Registered as Document No. 1885/1968-69, Book-I, Volume No. 1014, at Pages 40 to 41, at the office of the Sub-Registrar, Devanahalli) (**Document No. 32**) executed by Mr. B. Srikantaiah, son of Late Dodda Gangappa we observe that Property-D and a portion of Survey No. 68, measuring 02 Acres 24 ½ Guntas has been conveyed in favour of Mr. B.S. Jayanna, son of Late Sangappa. In this regard we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 2/ 1989-90 (**Document No.33**).
26. Thereafter, in terms of the Sale Deed dated 10.08.1977 (Registered as Document No. 986/1977-78, Book-I, Volume No. 211, at Pages 35 to 36, at the office of the Sub-Registrar, Devanahalli) (**Document No. 34**) executed by Mr. B.S. Rajanna, son of Late Sangappa, we observe that Property-D and a portion of Survey No. 68, measuring 02 Acres 24 ½ Guntas has been conveyed in favour of Mr. V. Ramprasad, son of Late Varadaraju. In this regard we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 3/ 1989-90 (**Document No.35**). In terms of the Sale Deed dated 02.09.1968 (Registered as Document No. 1885/1968-69), we observe that Mr. B. Srikantaiah, son of Late Dodda Gangappa conveyed Property-B in favour of Mr. B.S. Jayanna, son of Late Sangappa. However, subsequently, Mr. B.S. Rajanna, son of Late Sangappa conveyed Property-B in favour of Mr. V. Ramprasad, son of Late Varadaraju. It is represented by the present owner that Mr. B.S. Jayanna and Mr. B.S. Rajanna is one and the same.
27. In terms of the Memorandum of Mortgage dated 09.11.1998 (Registered as Document No. 1146/1999-00, Book-I, Volume No. 1800, at Pages 140 to 142, at the office of the Sub-Registrar, Devanahalli) (**Document No. 36**), we observe that the Mr. V. Ram Prasad has mortgaged Property-D and a portion of Survey No. 68 in favour of Mr. R. Mohana, wife of Late Ramaswamy. Further, we observe from the Mortgage Discharge Receipt dated 06.09.2004 (Registered as Document No. 2844/2004-05, Book-1, stored in C.D. No. DNHD26, at the office of the Sub-Registrar, Devanahalli) (**Document No. 37**) that the said mortgage has been discharged.
28. In terms of the Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02, stored in C.D. No. 42, at the office of Senior Sub-Registrar, Bangalore

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- North Taluk) (*Document No. 21 herein*), we observe that Property-D and Survey No. 68, measuring 05 Acres 11 Guntas was allotted to the share of Mr. V. Ramprasad, son of Late V. Varadaraju. We observe that Mr. V. Varadaraju, son of Mr. Venkataraju acquired an extent of 02 Acres 24.5 Guntas in Survey No. 68 and upon his death, his family members partitioned an extent of 05 Acres 11 Guntas in Survey No. 68 under the aforementioned Partition Deed dated 02.07.2001, whereunder, Mr. V. Ramprasad was allotted with the said property. However, Mr. V. Ramprasad has dealt with extent of 02 Acres 24 ½ Guntas only in Survey No. 68 (*as discussed hereinbelow*).
29. Thereafter, in terms of the Gift Deed dated 27.08.2014 [(Registered as Document No. 3724/2014-15, Book-1, stored in C.D. No. DNHD397, at the office of the Sub-Registrar (Devanahalli)] (*Document No. 38*) we observe that Mr. V. Ramprasad, son of Mr. V. Varadaraju gifted property bearing Survey No. 68/1 (Old Survey No. 68), measuring 02 Acres 24 ½ Guntas (Viz., 'Property-E') in favour of his daughter Mrs. Rathi S. Raju, wife of Mr. Siddharth Raju. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. H3/2014-15 (*Document No. 39*). Subsequently, in terms of the Cancellation of Gift Deed dated 15.02.2016 (Registered as Document No. 11053-2015-16, Book-1, stored in C.D. No. DNHD582, at the office of the Sub-Registrar, Devanahalli) (*Document No. 40*) we observe that the said Gift Deed dated 27.08.2014 has been cancelled.
30. In terms of the Sale Deed dated 11.01.2023 (Registered as Document No. 12711/2022-23, Book-1, stored in C.D. No. DNHD1716, at the office of the Sub-Registrar, Devanahalli) (*Document No. 23 herein*) we observe that Mr. V. Ramprasad, son of Late V. Varadaraju and his family members have conveyed Property-D in favour of M/s. Pinnacle Investments.
31. Further, in terms of the Confirmation Deed/Consent Deed dated 14.06.2024 (Registered as Document No. DNH-1-04486-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli) (*Document No. 29 herein*) we observe that Mrs. Roshini K Raju, wife of Mr. Abhinandan Raju along with her children Master Vihaan and Master Riaan (being minors, represented by their mother, Mrs. Roshini K Raju) have confirmed the execution of the Sale Deed dated 11.01.2023 (Registered as Document No. 12711/2022-23) (*Document No. 23 herein*) in favour of M/s. Pinnacle Investments with respect to Property-D.

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**(Property-C and Property-F)**

32. In terms of the Sale Deed dated 12.12.1968 (Registered as Document 2897/1968-69, Book-I, Volume No. 1068, at Pages 230 to 232, at the office of the Sub-Registrar, Devanahalli) (**Document No.41**), we observe that Mr. Srikanta Sastri, son of Mr. Narasimha Bhatta along with his sons and Mr. B. Srikantaiah, son of Mr. H.S. Gangadhara Rao conveyed a portion of Property-C, measuring 4 Acres in favour of Mr. W.H. Gopal, son of Mr. W.H. Hanumanthappa.
33. In terms of the Release Deed dated 16.12.1968 (Registered as Document No. 2936/1968-69, Book-I, Volume No. 1020, at Pages 7 to 8, at the office of the Sub-Register, Devanahalli) (**Document No. 42**) we observe that Mr. Chinnappa, son of Mr. Yamme Munishami and Mr. Chinnaswamy, son of Mr. Thimma Boyi released all their rights in connection with cultivation of Property-C in favour of Mr. W.H. Gopal, son of Mr. W.H. Hanumanthappa.
34. Further, in terms of the Sale Deed dated 15.05.1969 (Registered as Document No. 564/1969-70, Book-I, Volume No. 1028, at the office of the Sub- Registrar, Devanahalli) (**Document No.43**), we observe that Mr. Rajashekaraiiah, son of Mr. Nanjunda Bhatta along with his brother Mr. Krishnamurthy conveyed a portion of Property-C, measuring 25 Guntas in favour of Mr. W.H. Gopal, son of Mr. W.H. Hanumanthappa. In this regard we have been provided with the extracts of the entries made in the Record of Rights Register bearing RR. Nos. 309 to 311 issued with respect to Property-C (**Document No. 44**). We have not been provided with the extract of the entries made in the Mutation Register bearing M.R. Nos. 19/1968-69 and 4/1968-69. However, in this regard, we have been provided with an Endorsement dated 09.01.2023 bearing R.K. C.R. 166/2021-22 (**Document No. 45**) confirming that the said mutation register extracts are not available.
35. In terms of the Sale Deed dated 18.05.1972 (Registered as Document No. 613/1972-73, Book-I, Volume No. 1095, at Pages 216 to 217, at the office of the Sub-Registrar, Devanahalli) (**Document No. 46**) executed by Mr. W.H. Gopal, son of Mr. W.H. Hanumathayya, we observe that Property-C has been conveyed in favour of Mr. V. Varadaraju, son of Mr. Venkataraju.
36. In terms of the Sale Deed dated 18.12.1968 (Registered as Document No. 2965/1968-69, Book-I, Volume No. 1021, at Pages 14 to 15, at the office of the Sub-Registrar, Devanahalli) (**Document No. 47**) executed by Mr. H. Gopala Krishna Shastri, son of

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Mr. Chandrashekar Shastri, we observe that Property-F has been conveyed in favour of Mr. Varadaraju, son of Mr. Venkataraju.

37. In terms of the Release Deed dated 23.12.1968 (Registered as Document No. 3001/1968-69, Book-I, Volume No. 1021, at Pages 33 to 35, at the office of the Sub-Register, Devanahalli) (**Document No. 48**) we observe that Mr. Chinnappa, Mr. Venkatasami, sons of Mr. Yamme Munishami and Mrs. Venkatamma, wife of Mr. Yamme Munishami released all their rights in connection with cultivation of Property-F.
38. In terms of the Sale Deed dated 13.08.1972 (Registered as Document No. 1884/72-73, Book-I, Volume No. 1104, at Pages 272 to 273, at the office of the Sub-Registrar, Devanahalli) (**Document No. 49**) executed by Mr. Varadaraju, son of Mr. Venkataraju, we observe that Property-C and Property-F has been conveyed in favour of Mr. K. Varadaraju, son of Mr. K. Narasaraju.
39. In terms of the Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02, stored in C.D. No. 42, at the office of Senior Sub-Registrar, Bangalore North Taluk) (**Document No. 21 herein**), we observe that Property-C and Property-F was allotted to the share of Mr. V. Ramprasad, son of Late V. Varadaraju.
40. We observe from the Equitable Mortgage by Deposit of Title Deeds dated 19.11.2019 (Registered as Document No. GAN-1-04107-2019-20, Book-1, stored in C.D. No. GAND568, at the office of the Sub-Registrar, Gandhinagara, Bangalore) (**Document No.50**) that Mr. Ramprasad Raju, son of Late Varadaraju along with his son Mr. Abhinandan Raju has mortgaged the Property-F in favour of Sree Guru Raghavendra Sahakara Bank Niyamita. We have not been provided with the registered document evidencing discharge of the said mortgage. In this regard, we have been provided with the Letters dated 22.08.2022, 18.01.2023 and 27.03.2023 (**Document No. 51**). In terms of the said Letters we observe that the loan has been repaid along with interest in full and final settlement. We understand from the information available online and the reference made in the said Letters that certain proceedings were pending against the said bank.
41. In terms of the Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04488-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli) (**Document No.52**) we observe that Mr. V. Ramprasad @ V Ramprasad Raju, son of Late V. Varadaraju along with his wife Mrs. Vanajakshi R @ R Vanajakshi & children

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Mrs. Rathi S Raju @ Rathi Siddharth Raju, Mr. Abhinandan Raju and Mrs. Roshni K Raju, wife of Mr. Abhinandan Raju along with their children, Master Vihaan and Master Riaan (since minors represented by their natural guardian, Mr. Abhinandan Raju) conveyed the Property-C in favour of M/s. Pinnacle Investments (represented by its Partner, INR Energy Private Limited). Further, we observe that the RTC for the period 2024-25 issued with respect to Property-C still reflects the name of Mr. V. Ramprasad. The RTC will be required to be updated to reflect the name of M/s. Pinnacle Investments.

42. In terms of the Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04477-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli) (**Document No.53**) we observe that Mr. V. Ramprasad @ V Ramprasad Raju, son of Late V. Varadaraju along with his wife Mrs. Vanajakshi R @ R Vanajakshi & children Mrs. Rathi S Raju @ Rathi Siddharth Raju, Mr. Abhinandan Raju and Mrs. Roshni K Raju, wife of Mr. Abhinandan Raju along with their children, Master Vihaan and Master Riaan (since minors represented by their natural guardian, Mr. Abhinandan Raju) conveyed the Property-E in favour of M/s. Pinnacle Investments (represented by its Partner, INR Energy Private Limited). Further, we observe that the RTC for the period 2024-25 issued with respect to Property-E still reflects the name of Mrs. Rathi S Raju, wife of Mr. Siddharth Raju. The RTC will be required to be updated to reflect the name of M/s. Pinnacle Investments.

43. Thereafter, in terms of the Sale Deed dated 22.05.2024 (Registered on 14.06.2024 as Document No. DNH-1-04487-2024-25, Book-1, at the office of the Sub-Registrar, Devanahalli) (**Document No.54**) we observe that Mr. V. Ramprasad @ V Ramprasad Raju, son of Late V. Varadaraju along with his wife Mrs. Vanajakshi R @ R Vanajakshi & children Mrs. Rathi S Raju @ Rathi Siddharth Raju, Mr. Abhinandan Raju and Mrs. Roshni K Raju, wife of Mr. Abhinandan Raju along with their children, Master Vihaan and Master Riaan (since minors represented by their natural guardian, Mr. Abhinandan Raju) conveyed the Property-F in favour of M/s. Pinnacle Investments (represented by its Partner, INR Energy Private Limited).

#### IV. Litigation:

44. In terms of the Complaint filed by Mrs. Rathamma, wife of Late Venkataswamy and others (*as 'plaintiffs'*) in suit bearing O.S. No. 911/2011 before the Court of Junior Civil Judge, at Devanahalli (**Document No. 55**) against Mr. V. Ramprasad, son of Mr. V. Varadharajan (*as 'defendant'*) we observe that Plaintiffs (*claiming to be the legal heirs*

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of Late Peddanna Viz., the original grantees) had filed the said suit praying for permanent injunction and restraining the defendant from interfering with the peaceful possession in connection with a portion of Survey No. 60 measuring 01 Acre 10 Guntas and a portion of Survey No. 61, measuring 02 Acres 10 Guntas. The parties during the pendency of the suit filed a Compromise Petition dated 17.07.2018 (**Document No. 56**), whereunder, the plaintiffs: (i) confirmed that the defendant is the absolute owner of the suit schedule property; and (ii) declared that they do not have any right, title and interest over the schedule property. The said suit was decreed in terms of the said Joint Compromise Petition vide an Order dated 17.07.2018 (**Document No. 57**).

45. In terms of the Plaint filed by Mr. V. Ramprasad, son of Late V Varadaraju (*as 'plaintiff'*) in suit bearing O.S. No. 570/2006 before the Court of Senior Civil Judge, J.M.F.C at Devanahalli against Mr. Venkataswamy, son of Mr. Chinnaswamy (**Document No. 58**) we observe that Mr. V. Ramprasad has filed the said suit seeking to: (i) declare him as the absolute owner of a portion of Survey No. 61, measuring 750 square feet; and (ii) direct Mr. Venkataswamy to demolish the building/structure constructed on the said portion of Survey No. 61, measuring 750 square feet. In this regard, we have also been provided with the Order Sheet passed in suit bearing O.S. No. 570/2006 by the Court of Senior Civil Judge, J.M.F.C at Devanahalli (**Document No. 59**). On an online verification we observe that the aforementioned suit bearing O.S. No. 570/2006 has been dismissed on 10.08.2023 as uncontested.
46. In terms of the Plaint filed by Mr. Muniyappa C, son of Late Chinappa and others (*as 'plaintiffs'*) in suit bearing O.S. No. 658/2006 (Old No. 119/2005) before the Court of the Principal Civil Judge (Senior Division), at Bangalore (**Document No. 60**) against Mr. V. Ramprasad and others (*as 'defendants'*), we observe that the plaintiffs (*claiming to be the descendants of Late Mara Bhovi and others Viz., the persons who had earlier made tenancy claims*) have filed the said suit seeking for partition and restraining Mr. V. Ramprasad from interfering with the peaceful possession in connection with Survey No. 60, Survey No. 61 and Property-D. In this regard, we have also been provided with the Order Sheet passed in suit bearing O.S. No. 658/2006 (Old No. 119/2005) before the Court of the Principal Civil Judge (Senior Division), at Bangalore (**Document No. 61**). On an online verification we observe that the aforementioned suit bearing O.S. No. 658/2006 (Old No. 119/2005) has been dismissed on 21.01.2023 as uncontested.
47. In view of the aforementioned litigation in suit bearing O.S. No. 658/2006 (Old No. 119/2005) filed before the Court of the Principal Civil Judge (Senior Division), at Bangalore, certain parties (along with their family members) to the said suit being Mrs.

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Pedakka, wife of Late Era Bhovi and others have executed: (i) Confirmation Deed dated 02.02.2019 [Registered as Document No. 10551/2018-19, Book-1, stored in C.D. No. DNHD699, at the office of the Sub-Registrar, Bangalore Rural (Devanahalli)] (**Document No. 62**) in connection with Property-B; and (ii) Confirmation Deed dated 29.08.2022 [Registered as Document No. 6664/2022-23, Book-1, stored in C.D. No. DNHD1617, at the office of the Sub-Registrar, Bangalore Rural (Devanahalli)] (**Document No. 63**) in connection with Property-A, in favour of Mr. V. Ramprasad, son of Late Varadaraju, confirming that they do not have any right, title and interest over the said properties.

48. In terms of the Confirmation Deed dated 20.01.2023 (Registered as Document No. DNH-1-13135-2022-23, Book-1, stored in C.D. No. DNHD1723, at the office of the Sub-Registrar, Devanahalli) (**Document No.64**) we observe that Mr. Thimmaiah, son of Late Chinnodiah and one Mr. Lokesh, son of Late C Muniyappa have confirmed that they have no right, title and interest over Survey No. 60, Survey No. 61 and Property-D as they had certain arrangements/agreement/s with the legal heirs of tenants in connection with the said properties. We observe that a few family members of Late Mara Bhovi and others (plaintiffs in suit bearing O.S. No. 658/ 2006) have executed the said Confirmation Deeds dated 02.02.2019 and 29.08.2022 in favour of Mr. V. Ramprasad, son of Late Varadaraju thereby confirming the absolute ownership of Mr. V. Ramprasad over Property-A, Property-B and Property-D. It appears that all the parties (plaintiffs) to the aforementioned suit bearing O.S. No. 658/ 2006 have not joined in the execution of the Confirmation Deeds.
49. In term of the Complaint filed by Mr. Venkataswamy Bhovi, son of Late Marappa Bhovi and others (as 'Plaintiffs') in suit bearing O.S. No. 362/2023 against Mr. V. Ram Prasad, son of Late Varadaraju, M/s. Pinnacle Investments and others (as 'Defendants') before the Court of the Principal Senior Civil Judge and JMFC at Devanahalli (**Document No.65**), we observe that the Plaintiffs have filed the said suit seeking: (i) a direction from the Hon'ble Court to the Defendants to execute cancellation deed of Confirmation Deed dated 29.08.2022 (Registered as Document No. 6664/2022-23 with respect to Property-A and Property-B (discussed above) as the Cheques/DD issued by Defendant Nos. 1 to 4 to the Plaintiffs to execute the said Confirmation Deed were not honored; and (ii) to declare that the Sale Deed dated 11.01.2023 (Registered as Document No. 12711/2022-23 (as discussed above) as not binding on the Plaintiffs. It appears that 2 cheques for Rs. 20,00,000/- (Rupees Twenty Lakhs only) were not honored by the Mr. V. Ramprasad (Viz., the erstwhile owner). Further, we observe from the interim Order dated 03.07.2024 passed in the said suit (available online) that the

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interlocutory application filed by the Plaintiffs seeking for temporary injunction against the Defendants has been rejected. We observe that the said suit is pending and has been posted to 19.09.2024 for issues.

**V. Revenue Proceedings:**

50. We observe that certain proceedings were initiated by various parties (as detailed in the table below) in connection with the Composite Property and the same have been disposed:

| Sl. No. | Details of Proceedings   | Parties   | Details of Property                         | Status   |
|---------|--|---|---|--|
| 1.      | Appeal No. 520/2005 before the Karantaka Appellate Authority               | Mr. V. Ramprasad, son of Late V. Varada Raju and v. The Tahsildhar and another                          | Survey No. 61 and Property-B                | Allowed and Disposed <i>vide</i> Order dated 02.01.2009<br>(Document No. 66) |
| 2.      | PTCL: SR (D): 2/2012-13 before the Assistant Commissioner, Doddaballapura  | Mrs. Rathnamma, wife of Late Venkataswamy and others v. Mr. V. Ramprasad Raju                           | Survey No. 61, measuring 02 Acres           | Dismissed <i>vide</i> Order dated 24.02.2014<br>(Document No. 67)            |
| 3.      | R.A. (D.H): 176/2009-10, before the Assistant Commissioner, Doddaballapura | Mr. Marappa, son of Mr. Chikkavenkataswamy @ Chinnaswamy Bhovi and others v. The Tahsildhar and another | Survey No. 61                               | Dismissed <i>vide</i> Order dated 26.03.2018<br>(Document No. 68)            |
| 4.      | R.A (DH): 93/2016-17 before the Assistant                                  | Mrs. Rathnamma, wife of Late Venkataswamy and others v. The Tahsildhar and another                      | Survey No. 61, measuring 08 Acres 20 Guntas | Dismissed <i>vide</i> Order dated 19.09.2018                                 |

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|    | Commissioner,<br>Doddaballapura   |   |  | <b>(Document<br/>No. 69)</b>  |
| 5. | R.A. (DH)<br>94/2016-17<br>before the<br>Assistant<br>Commissioner,<br>Doddaballapura | Mrs. Lakshamma,<br>wife of Late<br>Chikkamarappa and<br>others v. The<br>Tahsildhar and another           | Survey No.<br>61, measuring<br>08 Acres 20<br>Guntas | Dismissed<br><i>vide</i> Order<br>dated<br>19.09.2018<br><b>(Document<br/>No. 70)</b> |
| 6. | R.A. (DH)<br>95/2016-17<br>before the<br>Assistant<br>Commissioner,<br>Doddaballapura | Mr. Venkataswamy @<br>Venkatabhovi, son of<br>Mr. Marabovi and<br>others v. The<br>Tahsildhar and another | Survey No.<br>61, measuring<br>02 Acres              | Dismissed<br><i>vide</i> Order<br>dated<br>19.09.2018<br><b>(Document<br/>No. 71)</b> |

**VI. Change of Land Use of Composite Property and Conversion of the Property-A, Property-B, Property-D and Property-F:**

51. In terms of the Order dated 29.05.2023 bearing No. BIAPPA/TP/CLU/22/2022-23 issued by Joint Director and Member Secretary, Town and Country Planning, Bengaluru International Airport Area Planning Authority (**Document No.72**) we observe that the said authority has accorded permission for the change of land use of Composite Property from agricultural use to residential use.
52. We observe from the Official Memorandum dated 22.02.2024 bearing No. 572185 issued by the Deputy Commissioner, Bangalore Rural District (**Document No. 73**) that Property-A has been converted from agricultural purpose to non-agricultural Layout-Residential purpose.
53. Further, in terms of the Official Memorandum dated 22.02.2024 bearing No. 572189 issued by the Deputy Commissioner, Bangalore Rural District (**Document No.74**) that Property-B has been converted from agricultural purpose to non-agricultural Layout-Residential purpose.
54. Further, in terms of the Official Memorandum dated 22.02.2024 bearing No. 572195 issued by the Deputy Commissioner, Bangalore Rural District (**Document No.75**) that

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Property-D has been converted from agricultural purpose to non-agricultural Layout-Residential purpose.

55. In terms of the Official Memorandum dated 22.02.2024 bearing No. 572198 issued by the Deputy Commissioner, Bangalore Rural District (**Document No.76**) that Property-F has been converted from agricultural purpose to non-agricultural Layout- Residential purpose.
56. We observe that the Property-C and Property-E are not converted. The said Property-C and Property-E will be required to be converted from agricultural to non-agricultural purpose, before carrying out any development in the Composite Property. Further, we have not been provided with the latest E-khata issued by the jurisdictional village panchayath and receipt evidencing payment of upto date property tax with respect to Property-A, Property-B, Property-D and Property-F.

**VII. Record of Rights, Tenancy and Crops Inspection Certificates:**

57. We have been provided with the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's') issued with respect to Survey No. 60 measuring 05 Acres 28 Guntas (excluding 06 Guntas of kharab land) for the periods: ((i) 1973-74 to 1977-78; (ii) 1989-90 to 1990-91; (iii) 1991-92 to 1993-94; (iv) 1997-98 to 1998-99; (v) 2000-01 to 2001-02; (vi) 2003-04 to 2005-06; and (vii) 2009-10 (**Document No. 77**). We have not been provided with the RTC's issued with respect to Survey No. 60 for the period 1968-69 to 1971-72. In this regard we have been provided with the Endorsement dated 14.12.2023 bearing No. R.K.C.R: 116/ 2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.78**), confirming that the said RTC's are mutilated. We have not been provided with the RTC's issued with respect to the Survey No. 60 for the period (i) 1972-73; (ii) 1999-2000; (iii) 2002-03; and (iv) 2006-07 to 2008-09.
58. We have been provided with the RTC's issued with respect to Survey No. 60/1, measuring 05 Acres (excluding 01 Gunta of 'A' kharab land & 04 Guntas of 'B' kharab land) Viz, the Property-A for the period 2010-11 to 2023-24 (**Document No. 79**).
59. We have been provided with the RTC's issued with respect to Survey No. 61 measuring 09 Acres 32 Guntas (excluding 08 Guntas of kharab land) for the period: (i) 1968-69 to 1971-72; (ii) 1973-74 to 1983-84; (iii) 1989-90 to 2000-01; (iv) 2002-03 to 2008-09 (v) 2009-10 (**Document No. 80**). We have not been provided with the RTC's issued with respect to Survey No. 61 for the period 2001-02 .

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60. We have not been provided with the Orders dated 10.11.2005 and 25.11.2005 passed in proceedings bearing RRTCRC (D) 597/05-06 (as reflected in the extract of the entries made in the Mutation Register bearing M.R. Nos. 24/2005-06 and 23/2005-06). However, in this regard, we have been provided with an Endorsement dated 09.01.2024 issued by the Tahsildhar, Devanahalli Taluk (**Document No. 81**) confirming that the Orders passed in proceedings bearing RRT CR 597/05-06 are not available.
61. We have been provided with the RTC's issued with respect to Survey No. 61/1 measuring 08 Acres 20 Guntas (excluding 08 Guntas of 'B' kharab land) viz, the Property-B for the period: (i) 2010-11 to 2019-20; and (ii) 2021-22 to 2023-24 (**Document No. 82**).
62. We have been provided with the RTC's issued with respect to the Property-C for the period: (i) 1973-74 to 1977-78; (ii) 1984-85 to 1988-89; (iii) 1989-90 to 1993-94; (iii) 1997-98 to 2001-02; (iv) 2005-06 to 2008-09; and (v) 2011-12 to 2023-24 (**Document No. 83**). We have not been provided with the RTC's issued with respect to Property-C for the period: (i) 1968-69 to 1972-73; and (ii) 1994-95. In this regard, we have been provided with the Endorsement dated 30.12.2023 bearing No. R.K.C.R:132/ 2021-22 and Endorsement dated 14.12.2022 bearing No. R.K.C.R: 117/ 2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No. 84**), confirming that the said RTC's are mutilated. We have not been provided with the RTC's issued with respect to Property-C for the period: (i) 1983-84 (ii) 2002-03 to 2004-05; and (iii) 2009-10 to 2010-11.
63. We have been provided with the RTC's issued with respect to the Property-D for the period: (i) 1973-74 to 1977-78; (ii) 1978-79 to 1982-83; (iii) 1984-85 to 1988-89; (iv) 1989-90 to 1993-94; (v) 1994-95 to 1996-97 (vi) 1997-98 to 2001-02; (vii) 2002-03; (viii) 2010-11 to 2023-24 (**Document No. 85**). We have not been provided with the RTC's issued with respect to Property-D for the period 1968-69 to 1972-73. In this regard we have been provided with the Endorsement dated 30.12.2023 bearing No. R.K.C.R: 135/ 2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.86**) confirming that the said RTC's are mutilated. We have not been provided with the RTC's with respect to Property-D for the period: (i) 2003-04 to 2004-05; and (ii) 2009-10.
64. We have been provided with the RTC's issued with respect to the Survey No. 68 for the period: (i) 1973-74 to 1982-83; (ii) 1984-85 to 1988-89; (iii) 1989-90 to 1993-94; and (iv) 1997-98 to 2001-02 (**Document No. 87**). We have not been provided with the

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RTC's issued with respect to Survey No. 68 for the period 1968-69 to 1972-73 and 1994-95 to 1996-97. In this regard, we have been provided with the Endorsement dated 30.12.2023 bearing No. R.K.C.R: 133/ 2021-22 and Endorsement dated 14.12.2023 bearing No. R.K.C.R: 118/ 2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.88**), confirming that the said RTC's are mutilated. We have not been provided with the RTC's issued with respect to Survey No. 68 for the period (i) 1983-84; and (ii) 2002-03 to 2010-11.

65. We have been provided with the RTC's issued with respect to the Property-E for the period: (i) 2012-13 to 2021-22; and (ii) 2023-24 (**Document No. 89**).
66. We have been provided with the RTC's issued with respect to Property-F for the period: (i) 1973-74 to 1982-83; (ii) 1989-90 to 1993-94; (iii) 1994-95 to 1996-97; (iv) 1997-98 to 2001-02; and (v) 2012-13 to 2023-24 (**Document No. 90**). We have not been provided with the RTC's issued with respect to Property-F for the period 1968-69 to 1972-73. In this regard, we have been provided with the Endorsement dated 14.12.2023 bearing No. R.K.C.R: 118/ 2021-22 (**Document No.91**), issued by the Tahsildar, Devanahalli Taluk. We have not been provided with the RTC's issued with respect to Property-F for the period 2002-03 to 2011-12.
67. We have not been provided with the RTC's issued with respect to: (a) Survey No. 60 for the period (i) 1999-2000; (ii) 2002-03; and (iii) 2006-07 to 2008-09; (b) Survey No. 61 for the period: (i) 1972-73; and (ii) 1984-85 to 1988-89; (c) Property-C for the period 1968-69 to 1971-72; (d) Survey No.68 for the period 1968-69 to 1972-73; (e) Property-F for the period 1968-69 to 1972-73 and 1983-84 to 1988-89. In this regard, we have been provided with an Endorsement bearing No. R.K. CR./2021-22, issued by the Tahsildhar (**Document No. 92**) confirming that the RTC's for the said period are not available.

#### **VIII. Survey Documents:**

68. In the terms of the extract of the Tippani, issued with respect to property bearing Survey No. 60 (**Document No. 93**), we observe the shape of the said property.
69. In terms of the extracts of the Hissa Survey Tippani and RR. Pakka Book, issued with respect to Survey No. 60 (**Document No. 94 & 95**), we observe that Survey No. 60 has been bifurcated into two portions Viz., Survey No. 60/1 (viz, the Property-A) and Survey No. 60/2.

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70. In terms of the extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-A (**Document No. 96**) we observe that Property-A admeasures 02 Hectares 08 Ares (excluding 01 Gunta of 'A' kharab land & 04 Guntas of 'B' kharab land).
71. In the terms of the extract of the Tippani, issued with respect to property bearing Survey No. 61 (**Document No. 97**), we observe the shape of the said property.
72. In terms of the extracts of the Hissa Survey Tippani and RR. Pakka Book, issued with respect to Survey No. 61 (**Document No. 98 & 99**), we observe that Survey No. 61 has been bifurcated into two portions Viz., Survey No. 61/1 and Survey No. 61/2.
73. In terms of the extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-B (**Document No. 100**) we observe that Property-B admeasures 03 Hectares 52 Ares (excluding 08 Guntas of B Kharab land).
74. In terms of the extract of Survey Original Tippani issued with respect to Property-C (**Document No. 101**), we observe the shape of the said property.
75. In terms of the extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-C (**Document No.102**) we observe that Property-C admeasures 04 Acres 25 Guntas (excluding 05 Guntas of B Kharab land)
76. We have been provided with the extract of Survey Original Tippani issued with respect to Property-D (**Document No. 103**), we observe the shape of the said property.
77. In terms of the extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-D (**Document No. 104**) we observe that Property-D admeasures 04 Acres 18 Guntas (excluding 05 Guntas of B Kharab land)
78. In terms of the extract of Survey Original Tippani issued with respect to Survey No. 68 (**Document No. 105**), we observe the shape of the said property.
79. In terms of the extracts of the Hissa Survey Tippani and RR. Pakka Book, issued with respect to Survey No. 68 (**Document No. 106 & 107**), we observe that Survey No.68, has been bifurcated into two portions Viz., Survey No. 68/1 (viz, the Property-E) and Survey No. 68/2.

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*Handwritten signature/initials*



advocates & solicitors

80. In terms of the extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-E (**Document No. 108**) we observe that Property-E admeasures 01 Hectare 5.50 Ares (excluding 01 Gunta of B Kharab land).
81. In terms of the extract of Tippani issued with respect to Property-F (**Document No. 109**), we observe the shape of the said property.
82. In terms of the extract of the Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property-F (**Document No. 110**) we observe that Property-F admeasures 04 Acres 27 Guntas (excluding 01 Gunta of B Kharab land).
83. We have been provided with the Village Map of Hegganahalli Village (**Document No. 111**) and in terms of the said village map, we observe the shape and location of Survey Nos. 60, 61,68, and Property-C, Property-D & Property-F.
84. We observe from the Village Map of Hegganahalli village that: (a) Pathway passes through Survey Nos. 60, Property-D, Property-C, Survey No. 68 & Property-F; and (b) Nala passes through Survey Nos. 61 & Property-C. In this regard, it is advisable to superimpose the survey sketch of the Composite Property on the village map in order to ascertain the location of the pathway and the nala. Further, in the event of development of the said properties the requisite buffer zone as per the zonal regulations will be required to be maintained.

**IX. Encumbrance Certificate:**

85. In terms of the Encumbrance Certificates ('EC's') issued with respect to Survey No. 60 for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.1973; (iii) 01.04.1973 to 31.03.1984; (iv) 01.04.1984 to 19.05.2009; (v) 20.05.2009 to 31.03.2010 (**Document No. 112**), we observe that all the registered transactions with respect to the Survey No. 60 are reflected.
86. In terms of the EC's issued with respect to Property-A for the period: (i) 01.04.2020 to 16.07.2022; (ii) 17.02.2022 to 17.12.2022; (iii) 18.12.2022 to 09.01.2024; and (iv) 01.04.2022 to 27.04.2024 (**Document No. 113**), we observe that there are no registered transactions with respect to Property-A during the said period. The EC provided to us for the period 01.04.2022 to 27.04.2024 does not reflect the Confirmation Deed dated 29.08.2022 (Registered as Document No. 6664/2022-23). Further, we have been

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provided with the EC with respect to Property-A for the period 01.04.2024 to 15.07.2024 (**Document No.114**) and we observe that all the registered transactions in connection with the Property-A (discussed above) are reflected.

87. In terms of the EC's issued with respect to Survey No. 61 for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.1973; (iii) 01.04.1973 to 31.03.1984; (iv) 01.04.1984 to 19.05.2009; (v) 20.05.2009 to 31.03.2010 (**Document No. 115**), we observe that all the registered transactions with respect to the Survey No. 61 are reflected.
88. In terms of the EC's issued with respect to Property-B for the period: (i) 01.04.2010 to 16.07.2022; and (ii) 01.04.2022 to 27.04.2024 (**Document No. 116**). The EC provided to us for the period 01.04.2022 to 27.04.2024 does not reflect the Confirmation Deed dated 29.08.2022 (Registered as Document No. 6664/2022-23). Further, we have been provided with the EC with respect to Property-B for the period 01.04.2024 to 15.07.2024 (**Document No.117**) and we observe that all the registered transactions in connection with the Property-B (discussed above) are reflected.
89. We have been provided with the EC's with respect to Property-C for the period: (i) 01.04.1950 to 31.02.2004; (ii) 01.04.2004 to 11.06.2014; and (iii) 01.04.2004 to 05.03.2015; and (iv) 06.03.2015 to 09.01.2024; and (v) 01.04.2022 to 27.04.2024 (**Document No. 118**). The EC issued with respect to Property-C for the period 01.04.1950 to 31.03.2004 does not reflect the Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02). Further, we have been provided with the EC with respect to Property-C for the period 01.04.2024 to 15.07.2024 (**Document No.119**) and we observe that all the registered transactions in connection with the Property-C (discussed above) are reflected.
90. We have been provided with the EC's issued with respect to Property-D for the period: (i) 01.04.1950 to 31.02.2004; (ii) 01.04.2004 to 11.06.2014; (iii) 01.04.2004 to 05.03.2015; (iii) 06.03.2015 to 17.12.2022; and (iv) 01.04.2022 to 27.04.2024 (**Document No. 120**). The EC issued with respect to Property-D for the period 01.04.1950 to 31.03.2004 does not reflect the Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02). Further, we have been provided with the EC with respect to Property-D for the period 01.04.2024 to 15.07.2024 (**Document No.121**) and we observe that all the registered transactions in connection with the Property-D (discussed above) are reflected.

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91. We have been provided with the EC issued with respect to Survey No. 68 for the period: (i) 01.04.1950 to 31.03.2004; and (ii) 01.04.2004 to 11.06.2014 (**Document No. 122**). The EC provided to us with respect to Survey No. 68 for the period 01.04.1950 to 31.03.2004 does not reflect: (i) Sale Deed dated 02.09.1968 (Registered as Document No. 1885/1968-69); (ii) Sale Deed dated 10.08.1977 (Registered as Document No. 986/1977-78); and (iii) Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02).
92. In terms of the EC issued with respect to Property-E for the period: (i) 01.04.2004 to 05.03.2015; (ii) 06.03.2015 to 17.12.2022; (iii) 01.04.2022 to 27.04.2024; and (iv) 01.04.2024 to 15.07.2024 (**Document No. 123**), we observe that all the registered transactions with respect to Property-E are reflected.
93. We have been provided with the EC issued with respect to Property-F for the period: (i) 01.04.1950 to 31.03.2004; (ii) 01.04.2004 to 18.11.2023; and (iii) 01.04.2022 to 27.04.2024 (**Document No. 124**). The EC issued with respect to Property-F for the period 01.04.1950 to 31.03.2004 does not reflect the Partition Deed dated 02.07.2001 (Registered as Document No. 4755/2001-02). Further, we have been provided with the EC with respect to Property-F for the period 01.04.2024 to 15.07.2024 (**Document No.125**) and we observe that all the registered transactions in connection with the Property-F (discussed above) are reflected.
94. We have not been provided with the latest Endorsement issued by the jurisdictional Tahsildar to the effect that no applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961 with respect to the Composite Property and latest Endorsement issued by the jurisdictional Planning Authority, Karnataka Industrial Areas Development Board and Karnataka Housing Board to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

**X. Opinion on title of the Composite Property:**

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

- (i) M/s. Pinnacle Investments has acquired all that piece and parcel of immovable properties being: (a) converted for layout- residential purposes and bearing: (i) Survey No. 60/1 (Old Survey No. 60), measuring 05 Acres (excluding 01 Gunta

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of 'A' kharab land & 04 Guntas of 'B' kharab land) Viz., Property-A; (ii) Survey No. 61/1 (Old Survey No. 61), measuring 08 Acres 20 Guntas (excluding 08 Guntas of kharab land) Viz., Property-B; (iii) Survey No. 67, measuring 04 Acres 18 Guntas (excluding 05 Guntas of kharab land Viz., Property-D; and (iv) Survey No. 78, measuring 04 Acres 27 Guntas (excluding 1 Gunta of Kharab land) Viz., Property-F; (b) being agricultural lands and bearing: (i) Survey No. 66, measuring 04 Acres 25 Guntas (excluding 5 Guntas of Kharab land) Viz., Property-C; and (ii) Survey No. 68/1, measuring 02 Acres 24 ½ Guntas (excluding 1 Gunta of Kharab land) Viz., Property-E, all situated at Hegganahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District;

- (ii) We observe that the suit bearing O.S. No. 362/2023 filed before the Court of the Senior Civil Judge and JMFC, Devanahalli is pending and the title of the present owner over the Property-A and Property-B is subject to the outcome of the said pending litigation; and
- (iii) We observe that Property-C and Property-E are not converted. The said Property-C and Property-E will be required to be converted from agricultural to non-agricultural purpose, before carrying out any development in the Composite Property.



**Ms. Brijita Prakash,**  
**Partner,**  
**J. Sagar Associates,**  
**Advocates & Solicitors**

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

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