

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

Godrej Properties Limited

Godrej Centre, 3rd Cross Road, Krishnamurti Nagar,
Old Baiyyappanahalli, Maruthi Sevanagar,
Bengaluru, Karnataka

September 26, 2025

TITLE REPORT

I. Description of the Composite Property:

- A. All that piece and parcel of immovable property being converted for commercial purposes and bearing Survey No. 106/9 (earlier Survey No. 106/7), measuring 02 Acres 20 $\frac{3}{4}$ Guntas (excluding 04 $\frac{1}{4}$ Guntas of Kharab), situated at Kogilu Village, Yalahanka Hobli, Yalahanka Taluk, Bangalore Urban District (**'Property-A'**) and bounded as follows:

East by : Road and property bearing Survey No. 106/1;
West by : Property bearing Survey No. 107;
North by : Property bearing Survey No. 100; and
South by : Property bearing Survey No. 106/10.

[The aforementioned boundaries to the Property-A are as per the Sale Deed dated 29.06.2024 executed in favour of Godrej Properties Limited, detailed hereinafter];

- B. All that piece and parcel of immovable property being converted for commercial purposes and bearing Survey No. 106/10 (earlier Survey No. 106/6), measuring 04 Acres 15 $\frac{1}{4}$ Guntas, (excluding 1 $\frac{1}{2}$ Guntas of Kharab), situated at Kogilu Village, Yalahanka Hobli, Yalahanka Taluk, Bangalore Urban District (**'Property-B'**) and bounded as follows:

East by : Road and property bearing Survey 106/1;
West by : Property bearing Survey No. 107;
North by : Property bearing Survey No. 106/9; and
South by : Properties bearing Survey No. 106/11 & Survey No. 106/22.

[The aforementioned boundaries to the Property-B are as per the Sale Deed dated 29.06.2024 executed in favour of Godrej Properties Limited, detailed hereinafter].

The Property-A and Property-B are hereinafter collectively referred to as **'Composite Property'**.

II. List of Documents Reviewed:

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

Sl. No.	Particulars of Documents
1.	Partition Deed dated 23.12.1976 (Registered on 24.12.1976 as Document No. 1477/1976-77, Book I, Volume No. 3027, at pages 37 to 40, at the Office of Sub-Registrar Bangalore North Taluk);
2.	Endorsement dated 08.04.2024 bearing no. ULC/CR/01/24-25 issued by Deputy Commissioner Office, Bengaluru;
3.	Endorsement dated 17.05.2024 bearing No. RK/CR/955/2-23-24 issued by the Office of the Tahsildar, Bangalore;
4.	Sale Deed dated 30.05.1980 (Registered on 30.09.1980 as Document No. 2519/1980-81, Book I, Volume No. 3286, at pages 141 to 146, at the Office of Sub-Registrar Bangalore North Taluk) executed by Mr. Biligiri Iyengar, son of Late G. K. Setlur & Others in favour of Mrs. Radha V. A., wife of Late P. Aravindakshan;
5.	Extract of Entry bearing RR No. 1428 made in the Record of Rights Register;
6.	Extract of Index of Lands issued in respect of the land bearing Survey No. 106/7 measuring 02 Acres 23 Guntas;
7.	Sale Deed dated 30.11.1983 (Registered on 30.12.1983 as Document No. 4342/1983-84, Book I, Volume No. 3731, at pages 75 to 80, at the Office of Sub-Registrar Bangalore North Taluk) executed by Mrs. Radha V. A, wife of Late P. Aravindakshan in favour of Mr. S. Sathyanarayana Gupta, son of Mr. Bysani Seetharama Setty;
8.	Endorsement dated 16.07.1983 bearing RRT.No.PR.201/1983-84 issued by the Office of Tahsildar, Bengaluru North Taluk, Bengaluru;
9.	Extract of Entry bearing RR No. 1466 made in the Record of Rights Register;
10.	Release Deed dated 20.06.2008 (Registered as Document No. YAN-1-00751-2008-09, Book I, stored in C.D. No. YAND306, at the Office of Sub-Registrar Yalahanka, Bengaluru) executed by Mrs. Annapoornamma and along with children namely: (i) Mr. S. Viswanathan; (ii) Dr. Gupta S. Pandarinath; (iii) Dr. Gokul Kris Bysani; (iv) Mrs. R. Sowbhagyalakshmi; (v) Mrs. Vijaya; (vi) Mrs. Gayathri; and (vii) Mrs. Vidya in favour of (i) Mr. S. Raghunath; (ii) Mr. Ramnath Gupta Bysani; and (iii) Mr. S. Badrivishal;
11.	Extract of entry made in Inheritance Register bearing IHR No.6/1997-98;
12.	Genealogical Tree of Late S. Sathyanarayana Gupta issued by the Village Panchayat, Bangalore;

13.	Sale Deed dated 31.05.1980 (Registered as Document No. 2518/1980-81 in Book-1) executed by Mr. Biligiri Iyengar along with his sons viz., Mr. S. Vasantha Kumar and Mr. S. Shyama Sunder conveying a portion of the property bearing Survey No. 106 measuring 05 Acres 12.25 Guntas in favour of T. A. Taylor @ Thomas Andrew Taylor, son of Late G. K. Taylor;
14.	Sale Deed dated 09.08.1984 (Registered as Document No. 1608/1984-85, Book I, Volume No. 3773, at Pages 175-182, at the Office of the Sub-Registrar Bangalore North Taluk) by Mr. T. A. Taylor @ Thomas Andrew Taylor, son of Late G. K. Taylor represented by his General Power of Attorney Holder, Mr. Rudolph J. Stanley @ R. J. Stanley in favour of Mr. C. Raghunatha Rao, son of Late Dr. C. Narayana Rao;
15.	Notarised General Power of Attorney dated 21.12.1982 executed by Mr. Thomas Andrew Taylor @ T. A. Taylor, son of Late G.K. Taylor in favour of Mr. Rudolph J. Stanley;
16.	Extract of entry made in the Mutation Register bearing M. R. No. 8/1985-86;
17.	Order dated 13.07.1984 bearing No. LRF. CR 31/ 84-85 passed by the Assistant Commissioner, Bangalore, Sub-Division, Bangalore;
18.	Extract of entry made in Record of Rights Register bearing RR No. 427;
19.	Extract of entry made in the Inheritance Register bearing IHC No. 13/1998-99;
20.	Genealogical Tree of Mr. C. Raghunatha Rao attested by the Deputy Tahsildar, Bangalore South Taluk;
21.	Extract of entry made in Mutation Register bearing M. R. No. 77/2005-06;
22.	Endorsement dated 17.05.2024 bearing No. RK/CR/955 of 2023-24 issued by the Tahsildar, Yalahanka Taluk;
23.	Relinquishment Deed dated 24.05.2010 (Registered on 08.06.2010 as Document No. YAN-1-00745-2010-11, stored in C. D. No. YAND333, at the Office of the Sub-Registrar Yalahanka, Bengaluru) by Mr. C. Phanindra, son of Late C. Raghunath (represented by his General Power of Attorney holder, Mrs. Sandhya Phanindra) in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP);
24.	Notarised Power of Attorney dated 13.05.2010 executed by Mr. C. Phanindra in favour of Mrs. Sandhya Phanindra;
25.	Power of Attorney dated 17.05.2024 (Registered as Document No. 83 of 2024-25) executed by Mr. C. Phanindra in favour of Mrs. Sandhya Phanindra;

26.	Extract of entry made in Mutation Register bearing M. R. No. T6/2011-12;
27.	Official Memorandum dated 24.06.2022 bearing No. 344406 issued by the Deputy Commissioner, Bangalore District to Mr. Ramnath G Bysani, son of Late S. Sathyanarayana & Others;
28.	Official Memorandum dated 27.06.2022 bearing No. 344403 issued by the Deputy Commissioner, Bangalore District to Mr. C. Phanindra son of Late C. Raghunath;
29.	Order dated 08.01.2024 bearing No. TPA 147 BDA 2023, Bangalore issued by the Government of Karnataka;
30.	Order dated 27.12.2023 bearing Appeal No. 102/2023-24 passed by the office of the Deputy Commissioner, Bangalore;
31.	Extract of entry made in Mutation Register bearing M. R. No. T63/2023-24;
32.	Order dated 02.02.2024 passed in proceeding bearing No. ADLR/Y/PR/679/2023-24 passed by the Deputy Director of Land Records, Bangalore;
33.	Extract of entry made in Mutation Register bearing M. R. No. T72/2023-24;
34.	Official Memorandum dated 16.04.2024 bearing No. ALN(NAY)SR/32/22-23 (No. 10524) issued by the Deputy Commissioner, Bangalore District to Mr. Ramnath G Bysani, son of Late S. Sathyanarayana & Others;
35.	Conversion Sketch issued by office of the Land Surveyor, Yalahanka Taluk;
36.	Official Memorandum dated 16.04.2024 bearing No. ALN(NAY)SR/33/22-23 (no. 10525) issued by the Deputy Commissioner, Bangalore District to Mr. C. Phanindra, son of Late C. Raghunath;
37.	Conversion Sketch issued by office of the Land Surveyor, Yalahanka Taluk;
38.	Sale Deed dated 29.06.2024 (Registered as Document No. BYP-1-04391-2024-25 at the Office of the Sub-Registrar, Byatarayanapura) executed by (i) Mr. S. Raghunath (ii) Mr. Ramnath Gupta Bysani (iii) Mr. Sathyanarayana Gupta Badri Vishal @ Badri Vishal S in favour of Godrej Properties Limited;
39.	Sale Deed dated 29.04.2024 (Registered as Document No. BYP-1-04392-2024-25 at the Office of the Sub-Registrar, Byatarayanapura) executed by Dr. Channagiri Phanindra in favour of Godrej Properties Limited;
40.	Khata Certificate and Khata Extract both dated 26.07.2024 issued by the BBMP in relation to Survey No. 106/9;

41.	Receipt dated 25.07.2024 issued by the BBMP evidencing payment of improvement charges in relation to Survey No. 106/9;
42.	Khata Certificate and Khata Extract both dated 26.07.2024 issued by the BBMP in relation to Survey No. 106/10;
43.	Receipt dated 25.07.2024 issued by the BBMP evidencing payment of improvement charges in relation to Survey No. 106/10;
44.	Receipt issued by the BBMP evidencing payment of property taxes in relation to Survey No. 106/9;
45.	Receipt issued by the BBMP evidencing payment of property taxes in relation to Survey No. 106/10;
46.	Order dated 03.07.2024 bearing No. L.N.D (Y)CR:67/2024-25 passed by the Deputy Commissioner, Bangalore;
46A.	Sketch issued by the Additional Director of Lands Records, Yalahanka, Bangalore;
47.	Work Order bearing No. BDA/TPA/DLP-49/24-25/1009/2025-26 dated 29.05.2025 issued by the Bangalore Development Authority (' BDA ');
47A.	Development Plan issued on 30.05.2025 in relation to the Composite Property;
48.	Record of Rights, Tenancy and Crops Inspection Certificates (' RTCs ') issued with respect to Survey No. 106/6 for the period: (i) 1982-83 to 1984-85; (ii) 1986-87 to 1995-96; (iii) 1999-00;
49.	RTCs issued with respect to Survey No.106/7 for the period: (i) 1982-83 to 1983-84; (ii) 1985-86 to 1986-87; (iii) 1987-88 to 1991-92; (iv) 1992-93 to 1995-96; (v) 1997-98; and (vi) 2001-02;
50.	RTCs issued with respect to Survey No.106/1 for the period: (i) 2006-07; and (ii) 2009-10;
51.	RTCs issued with respect to Survey No.106/9 for the period 2011-12 to 2023-24;
52.	RTCs issued with respect to Survey No.106/10 for the period 2012-13 to 2023-24;
53.	Village Map of Kogilu Village;
54.	Extract of the Hissa Survey Pakka Book, issued with respect to the Survey No. 106;

55.	Extract of the Hissa Survey Pakka Book, issued with respect to the Survey No.106/1 measuring 12 Acres 20 Guntas (excluding 10 Guntas of Kharab);
56.	Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to Survey No.106/1, measuring 12 Acres 20 Guntas (excluding 10 Guntas of 'B' Kharab);
57.	Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to property bearing Survey No.106/9 and property bearing Survey No. 106/10; and
58.	Extract of Atlas issued in respect of the land bearing Survey No. 106/1;
59.	Extract of RR Pakka Book issued in respect of the land bearing Survey No. 106/1;
60.	Endorsement dated 16.01.2016 issued by the Assistant Commissioner to the effect that no proceedings have been initiated with respect to the Property B under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
61.	Endorsement dated 04.06.2024 issued by the Assistant Commissioner to the effect that no proceedings have been initiated with respect to the Property A under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
62.	Endorsement dated 30.05.2024 issued by the jurisdictional Tahsildar to the effect that no tenancy 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 Composite Property;
63.	Endorsement dated 14.06.2024 from the Karnataka Housing Board to the effect that the Composite Property has not been acquired for any scheme of the said authority;
64.	Endorsement dated 04.03.2016 from the Bangalore Development Authority to the effect that the Composite Property has not been notified for any acquisition for any scheme of the said authority;
65.	Endorsement dated 01.06.2024 bearing No.LAQ/NH-44(Old No. 7)/RTI/CR/19/2024-25 issued by the Special Land Acquisition Officer and the Competent Authority, NHAI;
66.	Endorsement dated 18.06.2024 bearing No. Bangalore/ SLAQ-2/679/2024-25 issued by the Karnataka Industrial Areas Development Board;
67.	Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Survey No. 106 for the period: (i) 01.07.1924 to 31.05.1989; (ii) 01.05.1960 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; and (iv) 01.04.2004 to 31.07.2020;

68.	Encumbrance Certificate issued in respect of Survey No. 106/1 for the period from 01.04.2009 to 16.01.2025;
69.	Encumbrance Certificate issued for the period 01.04.2004 to 10.01.2025 in relation to Composite Property;
70.	Encumbrance Certificate issued for the period 01.01.2025 to 26.09.2025 in relation to Property-A;
71.	Encumbrance Certificate issued for the period 01.01.2025 to 26.09.2025 in relation to Property-B.

III. Title Flow:

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

1. In terms of Partition Deed dated 23.12.1976 (Registered on 24.12.1976 as Document No. 1477/1976-77, Book I, Volume No. 3027, at Pages 37 to 40, at the Office of Sub-Registrar Bangalore North Taluk) (**Document No. 01**), we observe that: (i) Mr. Biligiri Iyengar, son of Late G.K. Setlur; (ii) Mr. Sunitha Gopal, wife of Late S. Gopal (son of Late G. K. Setlur); and (iii) Mr. S. G. K Murthy, son of Late G. K. Setlur partitioned their family properties including property bearing Survey No. 106, measuring 30 Acres 26 Guntas, situated at Kogilu Village, Yalahanka Hobli, Bangalore North Taluk (**Survey No. 106**), whereunder we observe that portion of property bearing Survey No. 106 measuring 19 Acres 24 Guntas was allotted to the share of Mr. Biligiri Iyengar; Survey No. 106 measuring 05 Acres 21 Guntas was allotted to the share of Mrs. Sunitha Gopal; Survey No. 106 measuring 05 Acres 21 Guntas was allotted to the share of Mr. S. G. K Murthy.

We have not been provided with the following documents:

- (i) Title document evidencing the manner in which Mr. Biligiri Iyengar, son of Late G.K. Setlur and his family members acquired right, title and interest over the property bearing Survey No. 106;
- (ii) Genealogical Tree of Late G.K. Setlur issued by the Village Accountant/ Tahsildar;
- (iii) Genealogical Tree of Late S. Gopal, son of Late G.K. Setlur issued by the Village Accountant/ Tahsildar

We have been informed that the aforementioned documents are not available due to antiquity. We have been further represented by the present owner of the Composite Property that there are no claims from any person claiming to be the family members of Late G.K. Setlur and Late S. Gopal.

2. We observe that the Partition Deed dated 23.12.1976 confirms that permission was obtained by the parties for entering into partition under Order bearing No. ULC(M)49/76-77 dated 09.12.1976. We have been provided with an Endorsement dated 08.04.2024 bearing No.

ULC/CR/01/24-25 issued by the Office of the Deputy Commissioner, Bengaluru confirming that the Order bearing No. ULC(M)49/76-77 is not available (**Document No. 02**).

3. We have not been provided with the extract of Index of Lands and Record of Rights Register with respect to property bearing Survey No. 106. We have been provided with an Endorsement dated 17.05.2024 bearing No. RK/CR/955/2-23-24 issued by the Office of the Tahsildar (**Document No. 03**) stating that the Index of Lands & Record of Rights in relation to Survey No. 106 are not available.

A. Title Flow with respect to Property-A:

4. We observe from the Sale Deed dated 30.05.1980 (Registered on 30.09.1980 as Document No. 2519/1980-81, Book I, Volume No. 3286, at Pages 141 to 146, at the Office of Sub-Registrar, Bangalore North Taluk) (**Document No. 04**), that Mr. Biligiri Iyengar, son of Late G. K. Setlur along with his sons viz., Mr. S. Vasantha Kumar and Mr. S. Shyama Sunder conveyed a portion of the property bearing Survey No. 106 measuring 03 Acres 32.25 Guntas in favour of Mrs. Radha V. A., wife of Late P. Aravindakshan.
5. Pursuant to the aforementioned Sale Deed, it appears that the land measuring 02 Acres 23 Guntas in Survey No. 106 held by Mrs. Radha V.A. was sub-divided and allotted Survey No. 106/7. We have not been provided with an extract of entry bearing MR No. 66 of 1982-83 made in the Mutation Register. We have been informed that the said document is not available. Nevertheless, the extract of Entry bearing RR No. 1428 made in the Record of Rights Register (**Document No. 05**) shows Mrs. Radha as the holder of the land bearing Survey No. 106/7 measuring 02 Acres 23 Guntas.
6. We have been provided with an extract of Index of Lands issued in respect of the land bearing Survey No. 106/7 measuring 02 Acres 23 Guntas (excluding 02 Guntas Kharab) (**Document No. 06**). The said extract shows Mrs. V.A. Radha as the previous holder of the said land and Mr. Sathyanarayana Gupta as the present holder of the said land.
7. Thereafter, in terms of the Sale Deed dated 30.11.1983 (Registered on 30.12.1983 as Document No. 4342/1983-84 in Book I, Volume No. 3731, at Pages 75 to 80, at the Office of Sub-Registrar Bangalore North Taluk) (**Document No. 07**), we observe Mrs. Radha V. A, wife of Late P. Aravindakshan conveyed property bearing Survey No. 106/7 (Old Survey No. 106), measuring 02 Acres 25 Guntas (including 02 Guntas of Kharab) in favour of Mr. S. Sathyanarayana Gupta, son of Mr. Bysani Seetharama Setty. We have been provided with an Endorsement dated 16.07.1983 bearing RRT.No.PR.201/1983-84 issued by the Office of Tahsildar, Bengaluru North Taluk, Bengaluru (**Document No. 08**) whereunder, Mrs. V.A. Radha was permitted under Section 5 of the Karnataka Prevention of Fragmentation and Consolidation of Holding Act, 1946 to convey the said property in favour of Mr. S. Sathyanarayana Gupta.
8. Pursuant to the aforementioned Sale Deed, Entry bearing RR No. 1466 was made in the Record of Rights Register (**Document No. 09**) which reflects Mr. S. Sathyanarayana Gupta as the holder of the land bearing Survey No. 106/7 measuring 02 Acres 23 Guntas. The said Entry

bearing RR No. 1466 refers to Entry bearing MR No. 24 of 1983-84. We have been informed that the said document is not available. Nevertheless, the RTCs issued in relation to Survey No. 106/7 thereafter consistently record the name of Mr. S. Sathyanarayana Gupta as the holder of the said land.

9. We observe from the Release Deed dated 20.06.2008 (Registered as Document No. YAN-1-00751-2008-09, Book 1, stored in C.D. No. YAND306, at the Office of Sub-Registrar Yalahanka, Bengaluru) (**Document No. 10**), that upon the death of Mr. S. Sathyanarayana Gupta, son of Mr. Bysani Seetharama Setty, his wife Mrs. Annapoornamma and along with children namely: (i) Mr. S. Viswanathan; (ii) Dr. Gupta S. Pandarinath; (iii) Dr. Gokul Kris Bysani; (iv) Mrs. R. Sowbhagyalakshmi; (v) Mrs. Vijaya; (vi) Mrs. Gayathri; and (vii) Mrs. Vidya released all their right, title and interest over property bearing Survey No. 106/7, measuring 02 Acres 25 Guntas in favour of (i) Mr. S. Raghunath; (ii) Mr. Ramnath Gupta Bysani; and (iii) Mr. S. Badrivishal, all sons of Late S. Sathyanarayana Gupta. In this regard, we have been provided with the Extract of entry made in Inheritance Register bearing IHC No. 6/1997-98 recording the names of (i) Mr. S. Raghunath; (ii) Mr. Ramnath Gupta Bysani; and (iii) Mr. S. Badrivishal as the owners of the said property (**Document No. 11**).
10. We have been provided with the Genealogical Tree dated 18.04.2024 issued by the Deputy Tahsildar, Bangalore North Taluk (**Document No. 12**) setting out the names of the family members of Late S. Sathyanarayana Gupta to be as follows: Mrs. Annapoornamma (wife of Late S. Sathyanarayana Gupta); and children viz., (i) Mr. S. Viswanathan; (ii) Dr. Gupta S. Pandarinath; (iii) Dr. Gokul Kris Bysani; (iv) Mrs. R. Sowbhagyalakshmi; (v) Mrs. Vijaya; (vi) Mrs. Gayathri; and (vii) Mrs. Vidya; (viii) Mr. S. Raghunath; (ix) Mr. Ramnath Gupta Bysani; and (x) Mr. S. Badrivishal.

B. Title Flow with respect to Property-B:

11. Mr. Biligiri Iyengar along with his sons viz., Mr. S. Vasantha Kumar and Mr. S. Shyama Sunder conveyed a portion of the property bearing Survey No. 106 measuring 05 Acres 12.25 Guntas in favour of T. A. Taylor @ Thomas Andrew Taylor, son of Late G. K. Taylor under the Sale Deed dated 31.05.1980 (Registered as Document No. 2518/1980-81 in Book 1) (**Document No. 13**).
12. Thereafter, in terms of the Sale Deed dated 09.08.1984 (Registered as Document No. 1608/1984-85, Book I, Volume No. 3773, at Pages 175-182, at the Office of the Sub-Registrar Bangalore North Taluk) (**Document No. 14**), we observe that Mr. T. A. Taylor @ Thomas Andrew Taylor, son of Late G. K. Taylor represented by his General Power of Attorney Holder, Mr. Rudolph J. Stanley @ R. J. Stanley conveyed the property bearing Survey No. 106/6, measuring 04 Acres 25 Guntas (including 4 Guntas of Kharab) in favour of Mr. C. Raghunatha Rao, son of Late Dr. C. Narayana Rao. In this regard, we have been provided with: (i) Notarised General Power of Attorney dated 21.12.1982 executed by Mr. Thomas Andrew Taylor @ T. A. Taylor, son of Late C. K. Taylor in favour of Mr. Rudolph J. Stanley; (ii) Extract of entry made in the Mutation Register bearing M. R. No. 8/1985-86 recording the mutation of khata to the name of Mr. C. Raghunatha Rao in relation to Survey No. 106; and (iii) Order dated 13.07.1984 bearing No. LRF. CR 31/ 84-85 passed by the Assistant Commissioner, Bangalore, Sub-Division,

Bangalore, whereunder we observe that the said authority granted permission to Mr. C. Raghunatha Rao to purchase the said agricultural land under Section 80 of the Karnataka Land Reforms Act, 1961 (**Document Nos. 15, 16 & 17**).

13. We observe from the extract of entry made in Record of Rights Register bearing RR No. 427 (**Document No. 18**), that property bearing Survey No. 106 was bifurcated and the portion of property bearing Survey No. 106 acquired by Mr. T.A Taylor (discussed above) was assigned new Survey No. 106/6.
14. We note from the extract of Inheritance Certificate bearing IHC No. 13/1998-99 (**Document No. 19**), that upon the death of Mr. C. Raghunatha Rao, son of Late Dr. C. Narayana Rao, the khata with respect to property bearing Survey No. 106/6, measuring 04 Acres 21 Guntas was mutated in the name of his son Mr. C. Phanindra. In this regard, we have been provided with the Genealogical Tree of Mr. C. Raghunatha Rao issued by the Village Accountant, Bengaluru. In terms of the Genealogical Tree, we observe that Mr. C. Raghunatha Rao is married to Mrs. Draupadi R. Rao and they have son Mr. C. Phanindra. We further observe that Mr. C. Phanindra is married to Mrs. Sandya Phanindra and they have three children namely (i) Mrs. Rashmi Rao married to Mr. Santosh Rao and three children namely Mr. Shaan Rao, Mr. Kavan Rao, Mr. Thalin Rao; (ii) Mrs. Rajani Sethi married to Mr. Amar Sethi and have two children namely Mrs. Amara Kaur Sethi and Mrs. Siana Kaur Sethi (iii) Mr. Rahul Phanindra (**Document No. 20**).
15. We observe from the extract of entry made in Mutation Register bearing M. R. No. 77/2005-06 (**Document No. 21**), that subsequent to an Order dated 27.01.2006 passed in M.P.R./C.R.398/ 2005-06 by the Tahsildar, it was ordered to: (i) remove the extent and the names of the individuals from the mutation entry appearing in relation to Survey No. 106/1 to Survey No. 106/8; (ii) rectify the extents in the RTCs based on the physical extent of the land available and held by the owners in Survey No. 106/1 to Survey No. 106/8.
16. We have not been provided with the Order dated 27.01.2006 bearing No. M.P.R./C.R.398/ 2005-06 passed by the Tahsildar. In this regard, we have been provided with an Endorsement dated 17.05.2024 bearing No. RK/CR/955 of 2023-24 issued by the Tahsildar, Yalahanka Taluk (**Document No. 22**) to the effect that entry of the Order dated 27.01.2006 is not in the catalogue and hence a copy of the same cannot be issued.
17. In terms of the Relinquishment Deed dated 24.05.2010 (Registered as Document No. YAN-1-00745-2010-11, stored in C. D. No. YAND333, at the Office of the Sub-Registrar Yalahanka, Bengaluru) (**Document No. 23**) we observe that Mr. Phanindra, son of Late C. Raghunath (represented by his General Power of Attorney holder, Mrs. Sandhya Phanindra) has relinquished his right, title, interest over a portion of the property bearing Survey No. 106/1, measuring 835.94 Square Meters (i.e., 8 ¼ Guntas) for the purpose of widening of 40 feet road into 100 feet double road connecting Bellahalli Cross and Bagalur Road in favour of the Commissioner, BBMP.
18. We have been provided with: (i) Notarised Power of Attorney dated 13.05.2010; and (ii) Power of Attorney dated 17.05.2024 (Registered as Document No. 83 of 2024-25) (**Document Nos. 24 & 25**) executed by Mr. C. Phanindra in favour of Mrs. Sandhya Phanindra; whereunder

certain powers were conferred on the attorney (including the power to undertake development of the land bearing Survey No. 106/6 measuring 04 Acres 22 Guntas and to borrow funds by creating security on the said land).

We have been informed by the Godrej Properties Limited that Mrs. Sandhya has not acted upon the above mentioned Powers of Attorney (except for executing the Relinquishment Deed dated 24.05.2010 as referred above).

19. In terms of extract of entry made in Mutation Register bearing M. R. No. T6/2011-12 (**Document No. 26**), we observe that subsequent to an Order dated 23.05.2012 passed in TQBNM MPR 470/2011-12 by the Tahsildar the property bearing Survey No. 106/1 measuring 12 Acres 30 Guntas was bifurcated into: (a) Survey No. 106/1 measuring 05 Acres 19 ½ Guntas; (b) Survey No. 106/9 measuring 02 Acres 23 Guntas (excluding 2 Guntas of Kharab land) [acquired by: (i) Mr. S. Raghunath; (ii) Mr. Ramnath Gupta Bysani; and (iii) Mr. S. Badrivishal viz., 1/3rd share each] (**i.e., 'Property-A'**); and (c) Survey No. 106/10 measuring 04 Acres 22 Guntas (acquired by Mr. C. Phanindra) (excluding 3 ½ Guntas of Kharab land) both situated at Kogilu Village, Yalahanka Hobli, Yalahanka Taluk, Bangalore Urban District. Godrej Properties Limited has informed us that a copy of the Order dated 23.05.2012 referred hereinabove is not available.
20. We note from the Sale Deed dated 09.08.1984 executed in favour of Mr. C. Raghunatha Rao that Mr. Raghunatha Rao acquired title to the land bearing Survey No. 106/6 measuring 04 Acres 25 Guntas (including 4 Guntas of kharab land). Inheritance Certificate bearing IHC No. 13/1998-9 also reflects the extent of the land held by Mr. C. Phanindra to be 04 Acres 21 Guntas. However, upon phodi and bifurcation (as detailed in paragraphs 15 and 19 hereinabove), the cultivable extent in Survey No. 106/10 (earlier Survey No. 106/6) increased by 01 Gunta to 04 Acres 22 Guntas. Mr. C. Phanindra was in continuous possession of 01 Gunta without any interruption and has acquired title to the said 01 Gunta by prescription of time. We have been informed by Godrej Properties Limited that there are no claims from any person in relation to the aforementioned land measuring 01 Gunta in Property B.
21. We note that Property-A was converted from agricultural purpose to Educational Institutions (School/College)- Agricultural purpose vide Official Memorandum dated 24.06.2022 bearing No. 344406 issued by the Deputy Commissioner, Bangalore District (**Document No. 27**).
22. We note from Official Memorandum dated 27.06.2022 bearing No. 344403 issued by the Deputy Commissioner, Bangalore District (**Document No. 28**) that Property-B was converted from agricultural purpose to Educational Institutions (School/College)- Agricultural purpose vide.
23. In terms of Order dated 08.01.2024 bearing No. NAE 147 BOMASE 2023, issued by the Urban Development Department (**Document No. 29**), we note that permission was accorded for change of land use of Property-A and Property-B from agricultural use to commercial use.
24. In terms of Order dated 27.12.2023 bearing Appeal No. 102/2023-24 passed by the office of the Deputy Commissioner (**Document No. 30**), we observe that the said authority ordered

- to cancel all the bifurcation/phodi of properties bearing Survey Nos. 106/1,9,10,11 to 22 and restore it to property bearing Survey No. 106/1 and further directed the Additional Director of Land Records and Tahsildar to conduct re survey of the said properties and assign new survey numbers.
25. We observe from the extract of entry made in Mutation Register bearing M. R. No. T63/2023-24 (**Document No. 31**) that subsequent to an Order dated 02.02.2024 passed in proceeding bearing No. ADLR/Y/PR/679/2023-24, the properties bearing Survey Nos. 106/1, 9, 10, 11 to 22 were amalgamated and assigned with new Survey No. 106/1. In this regard we have also been provided with the Order dated 02.02.2024 passed in proceeding bearing No. ADLR/Y/PR/679/2023-24 passed by the Deputy Director of Land Records, Bangalore (**Document No. 32**).
26. Further, it appears from the extract of entry made in Mutation Register bearing M. R. No. T72/2023-24 (**Document No. 33**) that subsequent to an Order dated 11.03.2024 passed in proceedings bearing No. ADLR/Y/PR/679/2023-24 by the Additional Director of Land Records, Bangalore, we observe that property bearing Survey No. 106/1 has been again bifurcated into Survey No. 106/1, Survey Nos. 106/9 to 106/22. We observe that Mr. Ramanath G. Bysani and others are reflected as holders of property bearing Survey No. 106/9, measuring 02 Acres 23 Guntas (excluding 02 Guntas of kharab land) i.e., Property-A and Mr. C. Phanindra is reflected as the holder of property bearing Survey No. 106/10, measuring 04 Acres 22 Guntas (excluding 04 Guntas of kharab land) i.e., Property-B.
27. We have been provided with the Official Memorandum bearing No. ALN(NAY)SR/32/22-23 dated 16.04.2024 issued by the Deputy Commissioner, Bangalore District (**Document No. 34**) whereunder the land bearing Survey No. 106/9 measuring 02 Acres 23 Guntas has been converted for commercial purposes. We note from the Conversion Sketch issued by the Office of the Land Surveyor, Yalahanka Taluk, in relation to Property-A (**Document No. 35**) that 'Pathway' measuring 02 Guntas is passing through the said land.
28. In terms of the Official Memorandum bearing No. ALN(NAY)SR/33/22-23 dated 16.04.2024 issued by the Deputy Commissioner, Bangalore District (**Document No. 36**) we note that the land bearing Survey No. 106/10 measuring 04 Acres 22 Guntas has been converted for commercial purposes. We note from the Conversion Sketch issued by the Office of the Land Surveyor, Yalahanka Taluk, in relation to Property-B (**Document No. 37**) that 'Pathway' measuring 04 Guntas is passing through the said land.
29. Mr. S. Raghunath, Mr. Ramanath Gupta Bysani and Mr. Sathyanarayana Gupta Badri Vishal @ Badri Vishal S executed Sale Deed dated 29.06.2024 (Registered as Document No. BYP-1-04391-2024-25 at the Office of the Sub-Registrar, Byatarayanapura) (**Document No. 38**) conveying Property A in favour of Godrej Properties Limited.
30. In terms of the Sale Deed dated 29.04.2024 (Registered as Document No. BYP-1-04392-2024-25 at the Office of the Sub-Registrar, Byatarayanapura) (**Document No. 39**) executed by Dr. Channagiri Phanindra, we note that the land bearing Survey No. 106/10 measuring 04 Acres 14 Guntas was conveyed in favour of Godrej Properties Limited. We note from the

aforementioned Sale Deed that though Dr. Channagiri Phanindra had title to land measuring 04 Acres 13 $\frac{3}{4}$ Guntas (after portion of land measuring 8 $\frac{1}{4}$ Guntas being relinquished to the BBMP), land measuring 04 Acres 14 Guntas has been conveyed in favour of Godrej Properties Limited. Nevertheless, we note that the Khata Certificate dated 26.07.2024 (detailed below) issued in relation to Property B shows the extent of the land held by Godrej Properties Limited to be 04 Acres 13 $\frac{3}{4}$ Guntas.

31. We have been provided with the Khata Certificate and Khata Extract both dated 26.07.2024 (**Document No. 40**) issued by the BBMP showing Godrej Properties Limited as the owner of Survey No. 106/9 measuring 02 Acres 23 Guntas. The khata number issued for Property B is 323.
32. In terms of the Receipt dated 25.07.2024 issued by the BBMP (**Document No. 41**), we note that improvement charges of a sum of Rs. 26,05,150 (Rupees Twenty Six Lakhs Five Thousand and One Hundred and Fifty) has been paid in relation to Survey No. 106/9.
33. We have been provided with the Khata Certificate and Khata Extract both dated 26.07.2024 (**Document No. 42**) issued by the BBMP showing Godrej Properties Limited as the owner of Survey No. 106/10 measuring 04 Acres 13 $\frac{3}{4}$ Guntas (i.e., 1,89,200 square feet). The khata number issued for Property B is 322.
34. Godrej Properties Limited has informed us that it is in the process of making payment of property taxes and obtaining E-khata from the BBMP for the Composite Property.
35. In terms of the Receipt dated 25.07.2024 issued by the BBMP (**Document No. 43**), we note that improvement charges of a sum of Rs. 46,04,990 (Rupees Forty Six Crores Four Thousand Nine Hundred and Ninety) has been paid in relation to Survey No. 106/10.
36. We have been provided with the Receipt issued by the BBMP evidencing payment of property taxes in relation to Property A for 2024-25 (**Document No. 44**). We have not been provided with the latest tax paid receipt in relation to Property A for the year 2025-26.
37. We have been provided with the Receipt issued by the BBMP evidencing payment of property taxes in relation to Property B for 2024-25 (**Document No. 45**). We have not been provided with the latest tax paid receipt in relation to Property B for the year 2025-26.
38. We have been provided by the Order dated 03.07.2024 bearing No. L.N.D (Y)CR:67/2024-25 passed by the Deputy Commissioner (**Document No. 46**) sanctioning realignment of the Pathway in the lands including Property A and Property B. Pursuant to the said realignment of the Pathway, the extent of the Kharab land in Survey No. 106/9 has increased by 02 $\frac{1}{4}$ Guntas. The extent of kharab land in Survey No. 106/10 has reduced by 1 $\frac{1}{2}$ Guntas. We have also been provided with the Sketch issued by the Additional Director of Lands Records (**Document No. 46A**) showing the location of the realigned Pathway in Property A and Property B.

We have not been provided with the Exchange Deed / Relinquishment Deed (as the case may be) executed by and between the Landowner and the Government

in relation to the realignment in the extent of the kharab land. We have been informed by Godrej Properties Limited that aforementioned Exchange Deed will be executed in due course.

39. We have been provided with the Work Order bearing No. BDA/TPA/DLP-49/24-25/1009/2025-26 dated 29.05.2025 issued by the Bangalore Development Authority (**Document No. 47**) sanctioning development plan for the development of the Composite Property into a residential apartment complex. We have also been provided with the Development Plan issued on 30.05.2025 (**Document No. 47A**) in relation to the Composite Property.

We note from the aforementioned Work Order that the extent of the land area in Survey No. 106/10 is specified as 04 Acres 23 ½ Guntas. It appears that the Work Order has been issued including for additional extent of 01 ½ Guntas in Survey No. 106/10 which arises from the re-alignment of kharab land.

We have been informed by Godrej Properties Limited that the relinquishment deed for relinquishment of parks, roads & open spaces in the Composite Property will be executed in due course.

40. We have been provided with the Record of Rights, Tenancy and Crops Inspection Certificates ('**RTCs**') issued with respect to Survey No. 106/6 measuring 04 Acres 25 Guntas (including 04 Guntas of B Kharab Land) for the period: (i) 1982-83 to 1984-85; (ii) 1986-87 to 1995-96; (iii) 1999-2000 (**Document No. 48**).

The RTCs issued with respect to property bearing Survey No. 106/6 for the period 1996-97 to 1998-99 & 2000-01 to 2005-06 are stated to be not available. Nevertheless, the RTCs provided to us are consistent and reflect the names of all the holders of the said land. Further, the land bearing Survey No. 106/6 (presently 106/10) has been presently converted for non-agricultural purposes.

41. We have been provided with the RTC's issued with respect to Survey No. 106/7 measuring 02 Acres 25 Guntas (including 02 Guntas of B Kharab Land) for the period: (i) 1982-83 to 1983-84; (ii) 1985-86 to 1986-87; (iii) 1987-88 to 1991-92; (iv) 1992-93 to 1995-96; (v) 1997-98; and (vi) 2001-02 (**Document No. 49**).

We have not been provided RTCs with respect to property bearing Survey No. s Nevertheless, the RTCs provided are consistent and reflect the names of all the holders of the said land. Further, the land bearing Survey No. 106/7 (presently 106/9) has been presently converted for non-agricultural purposes.

42. We have been provided with the RTCs issued with respect to Survey No. 106/1, measuring 12 Acres 20 Guntas (excluding 10 Guntas of 'A' Kharab) for the period: (i) 2006-07; and (ii) 2009-10 (**Document No. 50**).

43. We have been provided with the RTCs issued with respect to Survey No. 106/9 for the period 2011-12 to 2023-24 (**Document No. 51**). We note observe that the name of the holder and cultivator reflected in the RTCs are in consonance with the title flow of the Survey No. 106/9.
44. We have been provided with the RTCs issued with respect to Survey No. 106/10 for the period 2012-13 to 2023-24 (**Document No. 52**). We note observe that the name of the holder and cultivator reflected in the RTCs are in consonance with the title flow of the Survey No. 106/10. The extent of the land reflected in the RTCs for the aforementioned period is 04 Acres 25.08 Guntas (including 3.08 Guntas of B Kharab land).
45. In terms of the Village Map of Kogilu Village (**Document No. 53**), we observe the shape and location of property bearing Survey No. 106. The Village Map shows pathway passing through the land bearing Survey No. 106.
46. In terms of the Hissa Survey Pakka Book, issued with respect to the Survey No. 106 (**Document No. 54**), we observe that property bearing Survey No. 106 has been bifurcated into four sub-numbers Viz., properties bearing Survey Nos. 106/1 to 106/4.
47. We observe from the extract of Hissa Survey Pakka Book, issued with respect to the Survey No. 106/1 measuring 12 Acres 20 Guntas (excluding 10 Guntas of Kharab) (**Document No. 55**), that property bearing Survey No. 106/1 has been bifurcated into fifteen sub-numbers i.e., properties bearing Survey Nos. 106/1, 106/9 to 106/22.
48. In terms of extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to property bearing Survey No. 106/1 (**Document No. 56**), we observe that property bearing Survey No. 106/1 admeasures 12 Acres 20 Guntas (excluding 10 Guntas of 'B' Kharab).
49. In terms of extract of Karnataka Revision Settlement Akarband (Utharu) with respect to property bearing Survey No. 106/9 and property bearing Survey No. 106/10 (**Document No. 57**), we observe that property bearing Survey No. 106/9 admeasures 02 Acres 23 Guntas (excluding 03 Guntas of 'B' Kharab) and property bearing Survey No.106/10 admeasures 04 Acres 22 Guntas (excluding 04 Guntas of 'B' Kharab)
50. We have been provided with the Atlas (**Document No. 58**) issued in respect of the land bearing Survey No. 106/1 which shows the shape of the Property-A and Property-B. Further, an extract of RR Pakka Book (**Document No. 59**) issued in respect of the land bearing Survey No. 106/1 shows Mr. S. Raghunath, Mr. Ramanath Gupta Bysani and Mr. Sathyanarayana Gupta Badri Vishal as owners of Property-A and Dr. Channagiri Phanindra as the owner of Property-B.
51. We have been provided with Endorsement dated 16.01.2016 issued by the jurisdictional Assistant Commissioner (**Document No. 60**) to the effect that no proceedings have been initiated with respect to the Property B under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

52. We have been provided with Endorsement dated 04.06.2024 issued by the jurisdictional Assistant Commissioner (**Document No. 61**) to the effect that no proceedings have been initiated with respect to the Property A under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
53. We have been provided with an Endorsement dated 30.05.2024 issued by the jurisdictional Tahsildar (**Document No. 62**) to the effect that no tenancy 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 Composite Property.
54. We have been provided with an Endorsement dated 14.06.2024 from the Karnataka Housing Board (**Document No. 63**) to the effect that the Composite Property has not been acquired for any scheme of the said authority.
55. We have been provided with an Endorsement dated 04.03.2016 from the Bangalore Development Authority (**Document No. 64**) to the effect that the Composite Property has not been notified for any acquisition for any scheme of the said authority.
56. We have been provided with an Endorsement dated 01.06.2024 bearing No.LAQ/NH-44(Old No. 7)/RTI/CR/19/2024-25 issued by the Special Land Acquisition Officer and the Competent Authority, NHAI (**Document No. 65**) confirming that Property A and Property B are not acquired by National Highways Authority of India.
57. In terms of the Endorsement dated 18.06.2024 bearing No. Bangalore/ SLAQ-2/679/2024-25 issued by the Karnataka Industrial Areas Development Board (**Document No. 66**), we note that the Composite Property has not been acquired by the KIADB for any of its projects.
58. We have been provided with the Encumbrance Certificates issued by the jurisdictional Sub Registrar with respect to Survey No. 106 for the period: (i) 01.07.1924 to 31.05.1989; (ii) 01.05.1960 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; and (iv) 01.04.2004 to 31.07.2020(**Document No. 67**).
59. We have been provided with the Encumbrance Certificate issued in respect of Survey No. 106/1 for the period from 01.04.2009 to 16.01.2025 (**Document No. 68**). In terms of the said Encumbrance Certificate, we note that there are no registered transactions in relation to the said Composite Property.
60. We have been provided with the Encumbrance Certificate issued for the period 01.04.2004 to 10.01.2025 in relation to Composite Property (**Document No. 69**). The said Encumbrance Certificate reflects the Sale Deeds (referred above) executed in favour of Godrej Properties Limited.
61. We have verified the Encumbrance Certificate in relation to Property A for the period 01.01.2025 till 26.09.2025 (available online at Kaveri 2.0) (**Document No. 70**). The said encumbrance certificate does not reflect any transaction for the said period.

62. We have verified the Encumbrance Certificate in relation to Property B for the period 01.01.2025 till 26.09.2025 (available online at Kaveri 2.0) (**Document No. 71**). The said encumbrance certificate does not reflect any transaction for the said period.
63. We have been informed by Godrej Properties Limited that there are no litigation filed in relation to the Composite Property.
64. We have been informed by Godrej Properties Limited that the Composite Property is free of any encumbrance / mortgage.
65. This Title Report does not comment on the developability of the Composite Property.
66. We have been informed by Godrej Properties Limited that it is in the custody of the original title documents in relation to the Composite Property.

IV. Conclusion:

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

- (i) Godrej Properties Limited is the absolute owner having clear and marketable title over immovable properties being the lands bearing: **(a)** Survey No. 106/9, measuring 02 Acres 20 $\frac{3}{4}$ Guntas (excluding 04 $\frac{1}{4}$ Guntas of Kharab); **(b)** Survey No. 106/10 measuring 04 Acres 16 $\frac{1}{4}$ Guntas (excluding 1 $\frac{1}{2}$ Guntas of Kharab); both situated at Kogilu Village, Yalahanka Hobli, Yalahanka Taluk, Bangalore Urban District;
- (ii) Godrej Properties Limited has obtained Development Plan dated 30.05.2025 from the Bangalore Development Authority, for development of the Composite Property into a residential apartment complex;
- (iii) Godrej Properties Limited must relinquish a portion of the Composite Property for parks, roads and open spaces by executing Relinquishment Deed in favour of the jurisdictional planning authority;
- (iv) Godrej Properties Limited must execute an Exchange Deed with the Government of Karnataka, to acquire title to the land measuring 1 $\frac{1}{2}$ Guntas in Survey No. 106/10, pursuant to the re-alignment of kharab land in Survey No. 106/10.



Mr. Srinivas BR,
Partner
DSK Legal, Bangalore

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

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