

19th February, 2018

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

Dear Sirs,

Attn: Mr. Ashok Kumar N.B.

We act as legal advisors to M/s. Sobha Limited, who have furnished to us the photocopies of documents of title relating to all that piece and parcel of residentially converted lands bearing (a) Survey No.50, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 5 Acres 10 Guntas (“**Item No.1**”) and (b) Survey No.51, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 8 Acres 30 Guntas (“**Item No.2**”) and (c) Survey No.54, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 3 Acres 21 Guntas (“**Item No.3**”) in all measuring about 17 Acres 21 Guntas (“**Property**” or “**Said Land**”) which are detailed in Para III below for scrutiny of title.

I.

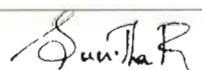
DOCUMENTS FURNISHED:

Sl. No.	Date	Particulars
1.		Form VIII Extract in case bearing No.27/1960-61, issued by office of the Tahsildar, Bangalore North Taluk, to Syed Budhan alias Nawab son of Patel Syed Mustafa with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
2.		Mutation Register Extract bearing MR No.12/1980-81, issued by office of the Tahsildar, (Sheristedar), Bangalore North Taluk (Additional), Yelahanka, Bangalore, to Syed Budhan alias Nawab son of Syed Mustafa with regard to Survey No.50 measuring about 5 Acres 10 Guntas;

Sl. No.	Date	Particulars
3.	25.02.1965	Copy of Order in case bearing No.19/1960-61, on the file of Additional Special Deputy Commissioner for Inams Abolition, Bangalore, issued by office of the Tahsildar, (Sheristedar), Bangalore North Taluk (Additional), Yelahanka, Bangalore to Syed Basha son of Syed Dewan Saheb with regard to Survey No.51 measuring about 10 Acres 26 Guntas and Survey No.54 measuring about 3 Acres 12 Guntas;
4.	15.04.1965	Endorsement in case bearing No.19/1960-61, on the file of Additional Special Deputy Commissioner for Inams Abolition, Bangalore, issued by office of the Tahsildar, (Sheristedar), Bangalore North Taluk (Additional), Yelahanka, Bangalore to Syed Basha son of Syed Dewan Saheb with regard to Survey No.51 measuring about 10 Acres 26 Guntas and Survey No.54 measuring about 3 Acres 12 Guntas;
5.		Form VIII Register Extract in case bearing No.19/1960-61, issued by office of the Tahsildar, Bangalore North Taluk, to Syed Basha son of Syed Dewan Saheb with regard to Survey No.51 measuring about 10 Acres 26 Guntas and Survey No.54 measuring about 3 Acres 12 Guntas;
6.		Mutation Register Extract bearing MR No.71/1979-80, issued by office of the Tahsildar (Sheristedar), Bangalore North Taluk (Additional), Yelahanka, Bangalore, to Syed Basha son of Dewan Saheb with regard to Survey No.51;
7.		Mutation Register Extract bearing MR No.5/1980-81, issued by office of the Tahsildar (Sheristedar), Bangalore North Taluk (Additional), Bangalore, to Syed Basha son of Syed Nawab Saheb with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
8.	29.01.1981	Sale Deed executed by Syed Basha Saheb son of late Syed Dewan Saheb and Syed Budhan alias Nawab Saheb son of late Syed Mustafa Saheb in favour of Mariam Hussain wife of Zahed Hussain (registered as Document No.15314/1980-81 in Book-I, Volume 3409 at Pages 187 SF to 193, in office of the Sub-Registrar, Bangalore North Taluk), with regard to Survey No.54 measuring about 3 Acres 21 Guntas;

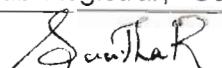
Sl. No.	Date	Particulars
9.	08.06.1981	Sale Deed executed by Syed Budhan alias Nawab son of late Patel Syed Mustafa in favour of Mariam Hussain wife of Zahed Hussain (registered on 09.09.1981 as Document No.1295/1981-82 in Book-I, Volume 3445 at Pages 244 to 248, in office of the Sub-Registrar, Bangalore North Taluk), with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
10.		Mutation Register Extract bearing MR No.1/1981-82, issued by office of the Tahsildar, Bangalore North Taluk (Additional), Bangalore, to Mariam Hussain wife of Zahed Hussain with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
11.	18.08.1982	Sale Deed executed by Syed Basha Saheb son of late Syed Dewan Saheb in favour of Mariam Hussain wife of Zahed Hussain (registered as Document No.2113/1982-83 in Book-I, Volume 3589 at Pages 246 to 249, in office of the Sub-Registrar, Bangalore North Taluk), with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
12.		Mutation Register Extract bearing MR No.5/1982-83, issued by office of the Tahsildar, Bangalore North Taluk (Additional), Yelahanka to Mariam Hussain wife of Zahed Hussain with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
13.	16.07.1986	Copy of Order in Writ Petition bearing No.35983/1982 on file of the High Court of Karnataka, Bangalore, filed by Syed Mohammed against the State of Karnataka, the Land Tribunal, Bangalore North Taluk, the Karnataka Wakf Board, Syed Basha and Mariam Hussain;
14.	10.12.2007	Memorandum of Understanding entered into by and between Mariam Hussain wife of Zahed Hussain and M.R.Seetharam son of M.S.Ramaiah, with regard to Survey No.50, measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas;
15.	02.02.2009	Copy of Order bearing No. RRT (Y): CR: 343/2008-09, on the file of Tahsildar, Bangalore North (Additional) Taluk, Yelahanka Sub-Division, issued by office of the Special Tahsildar,

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		Bangalore North (Additional) Taluk, Yelahanka, Bangalore, to Mariam Hussain with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
16.		Mutation Register Extract bearing MR No.11/2008-09, issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, to Mariam Hussain with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
17.	20.06.2012	Death Certificate of Mariam Hussain issued by office of the Chief Registrar of Birth and Death, (East Range), Dr. Ambedkar Statute, Austin Town, Shanthi Nagar, Bruhat Bengaluru Mahanagara Palike, Bangalore;
18.	19.07.2012	Confirmation Deed executed by Sosan Hussain wife of Mir Ameen Hussain and Dr. Shahid Hussain son of Zahed Hussain in favour of Zahed Hussain son of late Baquir Hussain (registered as Document No.1279/2012-13 in Book-I, stored in CD No.GAND 138, in office of the Senior Sub-Registrar, Gandhinagar, Bangalore), with regard to Survey Nos.50, 51 and 54;
19.		Mutation Register Extract bearing MR No.H2/2012-13, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, to Zahed Hussain son of late Baquir Hussain with regard to Survey No.50 measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas;
20.	21.01.2014	Public Notice published in both English and Kannada editions in the Times of India and Vijaya Karnataka daily newspapers;
21.	26.02.2013	Family tree of Zahed Hussain by way of an affidavit sworn by Zahed Hussain in the presence of M.R.Suvarna, Advocate & Notary Public, Bangalore;
22.	20.06.2015	Proceedings in case bearing No.L.N.D (NA): CR: 74/2015-16, under Section 71 of the Karnataka Land Revenue Act, 1964



Sl. No.	Date	Particulars
		and Order of the Deputy Commissioner, Bangalore District, Bangalore along with the sketch disclosing road in Survey No.55;
23.	07.08.2015	Demand Notice bearing No. BDA: TPM: CLU: 264/2013-14, issued by office of the Town Planning Member, Town Planning Division, Bangalore Development Authority, Bangalore, to Zahed Hussain, with regard to Survey Nos.50, 51 & 54, in all measuring about 17 Acres 21 Guntas;
24.	12.08.2015	Receipt acknowledging the payment of betterment charges issued by the Canara Bank, Longford Town, Bangalore to Zahed Hussain;
25.	20.08.2015	Commencement Certificate bearing No.BDA: TPM: CLU: 264/2013-14: 2011/2015-16, issued by office of the Commissioner, Bangalore Development Authority, Bangalore, with regard to change of land use of Survey Nos.50, 51 & 54, in all measuring about 17 Acres 21 Guntas from industrial use to residential use;
26.	10.06.2016	Demand Notice bearing No.ALN (NAY): SR: 43/2014-15, issued by office of the Deputy Commissioner, Bangalore District, Bangalore, with regard to Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas;
27.	13.06.2016	Receipt acknowledging the payment of conversion fine issued by State Bank of Mysore, Bangalore, with regard to Survey No.51, measuring 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas;
28.	27.06.2016	Official Memorandum bearing No.ALN (NAY): SR: 43/2014-15, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore, to Zahed Hussain son of late Baqir Hussain, with regard to Survey No. 51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas from agricultural to non-agricultural residential use;

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29.	03.04.2017	Demand Notice bearing No.ALN (NAY): SR: 43/2014-15, issued by office of the Deputy Commissioner, Bangalore District, Bangalore, with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
30.	05.04.2017	Receipt acknowledging the payment of conversion fine issued by State Bank of Mysore, Bangalore, with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
31.	07.04.2017	Official Memorandum bearing No. ALN (NAY): SR: 43/2014-15, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore, to Zahed Hussain son of late Baqir Hussain with regard to Survey No.50 measuring about 5 Acres 10 Guntas from agricultural to non-agricultural residential use;
32.		Mutation Register Extract bearing M.R.No.T5/2016-17, issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
33.	06.12.2017	Joint Development Agreement executed by and between Zahed Hussain son of late Baqir Hussain and M/s. Sobha Limited (formerly Sobha Developers Limited) represented by its authorized signatory N.B.Ashok Kumar duly consented by M.R.Seetharam (registered as Document No.4329/2017-18 in Book-I, stored in C.D.No.GAND 301, in office of the Sub-Registrar, Gandhinagar, Bangalore) with regard to Survey No.50, measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas, in all measuring about 17 Acres 21 Guntas;
34.	06.12.2017	Power of Attorney executed by Zahed Hussain son of late Baqir Hussain in favour of M/s. Sobha Limited (formerly Sobha Developers Limited) represented by its authorized signatory N.B.Ashok Kumar (registered as Document No.274/2017-18 in Book-IV, stored in C.D.No.GAND 301, in office of the Sub-Registrar, Gandhinagar, Bangalore), with



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		regard to Survey No.50, measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas, in all measuring about 17 Acres 21 Guntas;
35.	06.12.2017	Power of Attorney executed by M.R.Seetharam son of late M.S.Ramaiah in favour of M/s. Sobha Limited (formerly Sobha Developers Limited) represented by its authorized signatory N.B.Ashok Kumar (registered as Document No.275/2017-18 in Book-IV, stored in C.D.No. GAND 301, in office of the Sub-Registrar, Gandhinagar, Bangalore), with regard to Survey No.50, measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas, in all measuring about 17 Acres 21 Guntas;
36.	06.12.2017	Confirmation Deed executed by Zahed Hussain son of late Baqir Hussain in favour of his son Shahid Hussain (registered as Document No.4345/2017-18 in Book-I, stored in C.D.No.GAND 301, in office of the Sub-Registrar, Gandhinagar, Bangalore), with regard to Survey No.50, measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas, in all measuring about 17 Acres 21 Guntas;
37.	09.02.2018	Rectification Deed executed by Zahed Hussain son of late Baqir Hussain in favour of his son Dr.Shahid Hussain (registered as Document No.5704/2017-18 in Book-I, stored in C.D.No.GAND 304, in office of the Sub-Registrar, Gandhinagar, Bangalore), with regard to Survey No.50, measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas, in all measuring about 17 Acres 21 Guntas;
Re: Documents relating to suits filed with regard to Survey No.51:		
38.	06.01.1997	Certified copy of the Judgement passed in suit bearing O.S. No.835/1980 on the file of Principal Civil Judge (Junior Division) Bangalore, filed by Syed Mustafa son of Dewansab (since deceased represented by his legal representatives

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		namely Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer) (Plaintiffs) against Syed Basha (since deceased represented by his legal representatives) Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb) (Defendant No.1) and Mariam Hussain wife of Zahed Hussain (Defendant No.2);
39.	10.02.2004	Judgement passed in appeal bearing R.A. No.30/97 on the file of Additional Civil Judge, Bangalore Rural District, Bangalore, filed by Mariam Hussain wife of Zahed Hussain (Appellant) against Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer and Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb (Respondents);
40.	01.03.2007	Certified copy of the Judgement passed in appeal bearing R.S.A No.305/2004 on the file of High Court of Karnataka, Bangalore, filed by Mariam Hussain wife of Zahed Hussain (Appellant) against Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer and Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb (Respondents);
41.	05.07.2007	Memorandum of appeal bearing Special Leave Petition (Civil) No.11400/2007 on the file of the Supreme Court of India, filed by Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer (Appellants) and Mariam Hussain and Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb (Respondent);



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42.	11.12.2007	Compromise Petition filed in appeal bearing Special Leave Petition (Civil) No.11400/2007 on the file of the Supreme Court of India, filed by Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer (Appellants) and Mariam Hussain and Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb (Respondent);
43.	13.12.2007	Certified copy of the Order passed in appeal bearing Special Leave Petition (Civil) No.11400/2007 on the file of the Supreme Court of India, filed by Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer (Appellants) and Mariam Hussain and Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb (Respondent);
44.	16.09.2015	Opinion issued by Justice Shivaraj V.Patil, Former Judge, Supreme Court of India;
Re: Documents relating to suit filed by Wakf Board:		
45.	05.04.2011	Certified copy of Judgement passed in writ bearing W.P No. 21376-77/2010 on the file of High Court of Karnataka, Bangalore, filed by Karnataka State Board of Wakfs and Hazarath Manick Sha Dargha (Petitioners) against 1) State of Karnataka, 2) Department of Revenue, Government of Karnataka, 3) Department of Minority Affairs, Ministry of Hajj and Wakfs, 4) The Deputy Commissioner, Revenue Bangalore Urban District, 5) The Assistant Commissioner, Bangalore North Taluk, 6) The Tahsildar, Bangalore North Taluk, 7) The Sub-Registrar of Assurances, Yelahanka New Town, 8) Naseer Subhan son of late B.Abdul Subhan, 9) Syed Gulzar Ali, 10) Syed Akbar Ali, 11) Syed Hyder Ali, 12) Syed Hussain Ali, 13) Syed Azheer Ali, 14) Syed Wazeer Ali, 15) Syed Basheer Ali, 16) Syed Mohaboob Ali, all sons of late Syed Murtuza Saheb, 17) Salma Begum wife of Syed Hussain Ali,

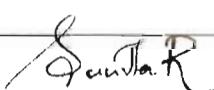
Sl. No.	Date	Particulars
		18) Gawar Banu, 19) Belkis Begum, both daughters of late Syed Murtuza Saheb, 20) Mariam Hussain wife of Zahed Hussain, 21) Fahimary Taj daughter of Mariam Hussain, 22) Aga Abbas Ali Shirazi son of late Aga Mohammed Hussain Saheb (represented by his attorney holder Mohsin Ali Shirazi) (Respondents) ;
46.	05.11.2012	Judgement passed in appeal bearing W.A No.5591/2011 and 379/2012 on the file of the High Court of Karnataka, Bangalore, filed by Karnataka State Board of Wakfs and Hazarath Manick Sha Dargha (Appellants) against 1) State of Karnataka, 2) Department of Revenue, Government of Karnataka, 3) Department of Minority Affairs, Ministry of Hajj and Wakfs, 4) Deputy Commissioner, Revenue Bangalore Urban District, 5) Assistant Commissioner, Bangalore North Taluk, 6) The Tahsildar, Bangalore North Taluk, 7) The Sub-Registrar of Assurances, Yelahanka New Town, 8) Naseer Subhan son of late B.Abdul Subhan, 9) Syed Gulzar Ali, 10) Syed Akbar Ali, 11) Syed Hyder Ali, 12) Syed Hussain Ali, 13) Syed Azheer Ali, 14) Syed Wazeer Ali, 15) Syed Basheer Ali, 16) Syed Mahaboob Ali, all sons of late Syed Murtuza Saheb, 17) Salma Begum wife of late Syed Murtuza Saheb, 18) Gawar Banu, 19) Belkis Begum, both daughters of late Syed Murtuza Saheb, 20) Mariam Hussain, since dead by legal heirs 20a) Zahed Hussain son of late Baqir Hussain, 21) Fahimary Taj daughter of Mariam Hussain, 22) Aga Abbas Ali Shirazi son of late Aga Mohammed Hussain Saheb (represented by his attorney holder Mohsin Ali Shirazi) (Respondents) ;
47.	04.03.2013	Certified copy of Appeal bearing Special Leave Petition (Civil) No(S).19701-19702/2013 on the file of the Supreme Court of India, filed by Karnataka State Board of Wakfs and Hazarath Manick Sha Dargha (Appellants) against 1) State of Karnataka, 2) Department of Revenue, Government of Karnataka, 3) Department of Minority Affairs, Ministry of Hajj and Wakfs, 4) Deputy Commissioner, Revenue Bangalore Urban District, 5) Assistant Commissioner, Bangalore North Taluk, 6) The Tahsildar, Bangalore North Taluk, 7) The Sub-Registrar of Assurances, Yelahanka New Town, 8) Naseer Subhan son of late B.Abdul Subhan, 9) Syed Gulzar Ali, 10)

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		Syed Akbar Ali, 11) Syed Hyder Ali, 12) Syed Hussain Ali, 13) Syed Azheer Ali, 14) Syed Wazeer Ali, 15) Syed Basheer Ali, 16) Syed Mahaboob Ali, all sons of late Syed Murtuza Saheb, 17) Salma Begum wife of late Syed Murtuza Saheb, 18) Gawar Banu, 19) Belkis Begum, both daughters of late Syed Murtuza Saheb, 20) Mariam Hussain, since dead by legal heirs 20a) Zahed Hussain son of late Baqir Hussain, 21) Fahimary Taj daughter of Mariam Hussain, 22) Aga Abbas Ali Shirazi son of late Aga Mohammed Hussain Saheb (represented by his attorney holder Mohsin Ali Shirazi) (Respondents);
48.	19.08.2013	Certified copy of Interim Order passed in appeal bearing Special Leave Petition (Civil) No(S).19701-19702/2013 on the file of the Supreme Court of India, filed by Karnataka State Board of Wakfs and Another (Petitioners) against the State of Karnataka Vidhana Soudha and others (Respondent);
Re: Endorsements relating to Survey Nos.50, 51 & 54:		
49.	20.08.2015	Endorsement bearing No.BDA: AC: LAQ: 468/2015-16, issued by office of the Assistant Commissioner, (Land Acquisition) Bangalore Development Authority, Mini Vidhan Soudha, Bangalore, with regard to Survey No.50, measuring 5 Acres 10 Guntas, Survey No.51 measuring 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas;
50.	02.05.2017	Endorsement bearing RK: CR: 71/2018-19, issued by office of the Tahsildar, (Sheristedar), Bangalore North (Additional) Taluk, Bangalore, with regard to Survey Nos.50, 51 & 54;
51.	12.05.2017	Endorsement bearing No.LRF: (B.N.A): CR: 83/2017-18, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No.50, measuring 5 Acres 10 Guntas, Survey No.51 measuring 8 Acres 30 Guntas and Survey No.54 measuring 3 Acres 21 Guntas;
52.	15.05.2017	Endorsement bearing No.PTCL: (B.N.A): CR: 97/2017-18, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No.50, measuring 5 Acres 10 Guntas, Survey No.51 measuring 8

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		Acres 30 Guntas and Survey No.54 measuring 3 Acres 21 Guntas;
53.	16.05.2017	Nil Tenancy Certificate bearing No.RD0038078057838, issued by office of the Tahsildar, Bangalore North (Additional) Taluk, Bangalore District, with regard to Survey No.50, measuring 5 Acres 10 Guntas, Survey No.51 measuring 8 Acres 30 Guntas and Survey No.54 measuring 3 Acres 21 Guntas;
54.	18.05.2017	Endorsement bearing No.Bangalore:SLAO-2:597/2017-18 issued by office of the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.50, Survey No.51 and Survey No.54;
55.	18/22.05.2017	Endorsement bearing No.KHB: LAQ: 21/2016-17 issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore, with regard to Survey No.50 measuring 5 Acres 10 Guntas, Survey No.51 measuring 8 Acres 30 Guntas and Survey No.54 measuring 3 Acres 21 Guntas;

Re: Record of Tenancy and Crops (RTC/Pahani) relating to Survey No.50:

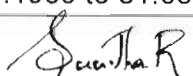
56.		Record of Tenancy and Crops (RTC/Pahani) for the period 1968-69 to 1975-76, 1986-87 to 2001-02 issued by office of the Tahsildar (Sheristedar), Bangalore North (Additional) Taluk, Yelahanka, Bangalore with regard to Survey No.50 having total and actual extent as 5 Acres 10 Guntas, there being no kharab;
57.		Record of Tenancy and Crops (RTC/Pahani) for the period 2002-03 to 2013-14 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore North (Additional) Taluk, Yelahanka, Bangalore with regard to Survey No.50 having total and actual extent as 5 Acres 10 Guntas, there being no kharab;



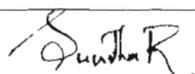
Sl. No.	Date	Particulars
Re: Record of Tenancy and Crops (RTC/Pahani) relating to Survey No.51:		
58.		Record of Tenancy and Crops (RTC/Pahani) for the period 1968-69 to 1975-76, 1981-82 to 1984-85, 1986-87 to 1993-94, 1997-98 to 2001-02 issued by office of the Tahsildar (Sheristedar), Bangalore North (Additional) Taluk, Yelahanka, with regard to Survey No.51 having total and actual extent as 8 Acres 30 Guntas, there being no kharab;
59.		Record of Tenancy and Crops (RTC/Pahani) for the period 2002-03 to 2013-14 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore North (Additional) Taluk, Yelahanka, Bangalore with regard to Survey No.51 having the total and actual extent as 8 Acres 30 Guntas, there being no kharab;
Re: Record of Tenancy and Crops (RTC/Pahani) relating to Survey No.54:		
60.		Record of Tenancy and Crops (RTC/Pahani) for the period 1968-69 to 1975-76, 1979-80 to 1984-85, 1988-89 to 99-2000 and 2001-02 issued by office of the Tahsildar (Sheristedar), Bangalore North (Additional) Taluk, Yelahanka with regard to Survey No.54 having the total and actual extent as 3 Acres 21 Guntas, there being no kharab;
61.		Record of Tenancy and Crops (RTC/Pahani) for the period 2002-03 to 2010-11, 2012-13 & 2013-14 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore North (Additional) Taluk, Yelahanka, Bangalore with regard to Survey No.54 having the total and actual extent as 3 Acres 21 Guntas, there being no kharab;
Re: Common Survey Records relating to Survey No.50, 51 & 54:		
62.		Village Map of Bellahalli Village issued by office of the Tahsildar, Bangalore North(Additional), Bangalore;
63.		Hudbust Nakal issued by office of the Village Accountant, Venkatala Range, with regard to Survey No.50, Survey No.51 and Survey No.54;

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Sl. No.	Date	Particulars
64.		Karnataka Revision Settlement Akarband issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.50, Survey No.51 and Survey No.54;
Re: Survey Records relating to Survey No.50:		
65.		Moola Tippni Nakal issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.50;
66.		Moola Prathi Book issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.50;
Re: Survey Records relating to Survey No.51:		
67.		Moola Tippni Nakal issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.51;
68.		Moola Prathi Book issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.51;
Re: Survey Records relating to Survey No.54:		
69.		Moola Tippni Nakal issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.54;
70.		Moola Prathi Book issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore, with regard to Survey No.54;
Re: Search Reports relating to Survey No.50:		
71.	26.04.2017	Search Report bearing S.A. No.2336/2017-18, for the period covering from 01.04.1960 to 31.03.1980, issued by office of the



Sl. No.	Date	Particulars
		Sub-Registrar, Peenya, Bangalore, with regard to Survey No.50, measuring about 5 Acres 10 Guntas;
72.	09.11.1994	Search Report bearing S.A. No.7141/1994-95, for the period covering from 01.04.1980 to 31.05.1989, issued by office of the Sub-Registrar, Bangalore North Taluk, Bangalore, with regard to Survey No.50, measuring about 5 Acres 10 Guntas;
73.	21.04.2017	Search Report bearing S.A. No.576/2017-18, for the period covering from 01.06.1989 to 14.11.1994, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore, with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
74.	22.09.2007	Search Report bearing S.A. No.7060/2007-08, for the period covering from 15.11.1994 to 31.03.2004, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
75.	18.09.2007	Search Report bearing S.A. No.5835/2007-08, for the period covering from 01.04.2004 to 17.09.2007, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
76.	13.04.2010	Search Report bearing S.A. No.343/2010-11, for the period covering from 17.09.2007 to 12.04.2010, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
77.	05.07.2011	Search Report bearing S.A. No.3210/2011-12, for the period covering from 01.04.2010 to 04.07.2011, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
78.	19.04.2017	Search Report bearing S.A. No.809/2017-18, for the period covering from 04.07.2011 to 18.04.2017, issued by office of the Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
79.	06.05.2017	Search Report bearing S.A. No.1472/2017-18, for the period covering from 01.01.2014 to 04.05.2017, issued by office of the



Sl. No.	Date	Particulars
		Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No.50 measuring about 5 Acres 10 Guntas;
80.	16.12.2017	Search Report bearing S.A. No.12664/2017-18, for the period covering from 05.05.2017 to 15.12.2017, issued by office of the Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No.50, measuring about 5 Acres 10 Guntas;
Re: Search Reports relating to Survey No.51:		
81.	26.04.2017	Search Report bearing S.A. No.2333/2017-18, for the period covering from 01.04.1960 to 31.03.1970, issued by office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.51 measuring about 10 Acres 26 Guntas;
82.	26.04.2017	Search Report bearing S.A. No.2322/2017-18, for the period covering from 01.04.1970 to 31.05.1989, issued by office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
83.	22.09.2007	Search Report bearing S.A. No.7053/2007-08, for the period covering from 01.06.1989 to 31.03.2004, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
84.	18.09.2007	Search Report bearing S.A. No.5833/2007-08, for the period covering from 01.04.2004 to 17.09.2007, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
85.	13.04.2010	Search Report bearing S.A. No.344/2010-11, for the period covering from 17.09.2007 to 12.04.2010, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
86.	04.07.2011	Search Report bearing S.A. No.3187/2011-12, for the period covering from 01.04.2010 to 03.07.2011, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.51 measuring about 8 Acres 30 Guntas;

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Sl. No.	Date	Particulars
87.	27.12.2012	Search Report bearing S.A. No.14938/2012-13, for the period covering from 01.04.2011 to 26.12.2012, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.51;
88.	06.01.2014	Search Report bearing S.A. No.19420/2013-14, for the period covering from 26.12.2012 to 04.01.2014, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
89.	06.05.2017	Search Report bearing S.A. No.1470/2017-18, for the period covering from 01.01.2014 to 04.05.2017, issued by office of the Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No.51 measuring about 8 Acres 30 Guntas;
90.	16.12.2017	Search Report bearing S.A. No.12666/2017-18, for the period covering from 05.05.2017 to 15.12.2017, issued by office of the Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No.51, measuring about 8 Acres 30 Guntas;

Re: Search Reports relating to Survey No.54:

91.	30.05.2017	Search Report bearing S.A. No.2321/2017-18, for the period covering from 01.04.1960 to 31.03.1980, issued by office of the Sub-Registrar, Peenya, Bangalore, with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
92.	30.05.2017	Search Report bearing S.A. No.2320/2017-18, for the period covering from 01.04.1980 to 31.05.1989, issued by office of the Sub-Registrar, Peenya, Bangalore, with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
93.	18.11.1994	Search Report bearing S.A. No.2865/1994-95, for the period covering from 01.06.1989 to 14.11.1994, issued by office of the Sub-Registrar, Yelahanka, with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
94.	22.09.2007	Search Report bearing S.A. No.7059/2007-08, for the period covering from 15.11.1994 to 31.03.2004, issued by office of the

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Sl. No.	Date	Particulars
		Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
95.	18.09.2007	Search Report bearing S.A. No.5834/2007-08, for the period covering from 01.04.2004 to 17.09.2007, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
96.	13.04.2010	Search Report bearing S.A. No.345/2010-11, for the period covering from 17.09.2007 to 12.04.2010, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
97.	04.07.2011	Search Report bearing S.A. No.3186/2011-12, for the period covering from 01.04.2010 to 03.07.2011, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
98.	27.12.2012	Search Report bearing S.A. No.14864/2012-13, for the period covering from 01.04.2011 to 24.12.2012, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.54;
99.	06.01.2014	Search Report bearing S.A. No.19479/2013-14, for the period covering from 26.12.2012 to 04.01.2014, issued by office of the Senior Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
100.	06.05.2017	Search Report bearing S.A. No.1469/2017-18, for the period covering from 01.01.2014 to 04.05.2017, issued by office of the Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No.54 measuring about 3 Acres 21 Guntas;
101.	16.12.2017	Search Report bearing S.A. No.12665/2017-18, for the period covering from 05.05.2017 to 15.12.2017, issued by office of the Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No.54, measuring about 3 Acres 21 Guntas;



Sl. No.	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an acre or 121 square yards or 1089 square feet;
6.	Hisse / Hissa	Portions formed in survey numbers after phoddi / sub-division by the Survey Department;
7.	Hissedar	Co-owner / Co-sharer of the sub-divided portion of a Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hissa Survey Tippani/Phoddi	Bifurcation of a Survey Number into sub survey numbers or sub-dividing of fields;
10.	Hobli	The sub-division of a taluk;
11.	Index of Land	A revenue document which records the survey number, the extent of land along with kharab, assessment, the transfer of ownership of the land along with the names of the transferees, the details of transactions and the record of right entries. (The Government of Karnataka has since the last almost 9 years discontinued to maintain the Index of Land Register);

Sl. No.	Term	Description
12.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
13.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
14.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
15.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number and there are two classifications of kharab i.e., 'A' Kharab :- 'A' Kharab is convertible and can be declassified from Phut karab to agricultural or non-agricultural status; 'B' Kharab :- Land withdrawn and reserved for public purpose;
16.	Record of Rights	A Revenue document which records the Rights, survey number, the transfer of ownership of the land along with the names of the transferees, the details of transactions and the respective mutation entries;
17.	RR Balabagadha Nakal	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
18.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

Sl. No.	Term	Description
20.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;

III. PROPERTY DETAILS:

All that piece and parcel of residentially converted lands bearing (a) Survey No. 50, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 5 Acres 10 Guntas (**“Item No.1”**) and (b) Survey No.51, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 8 Acres 30 Guntas (**“Item No.2”**) and (c) Survey No.54, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 3 Acres 21 Guntas (**“Item No.3”**) in all measuring about 17 Acres 21 Guntas and bounded as follows:-

Item Nos	Sy No	Extent		Boundaries			
		A	G	East	West	North	South
1	50	05	10	Survey No.51	Survey No. 55	Survey No. 54	Survey No. 49
2	51	08	30	Survey No.45 & 39	Survey No.50	Survey Nos. 52 & 53	Survey No.48
3	54	03	21	Survey No.53	Survey No.55	Survey No.55 & Road	Survey No.50

IV. NOTE:

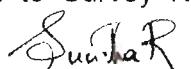
This Report has been prepared for our client M/s.Sobha Limited, formerly Sobha Developers Limited (**‘Client’**) in the context of their joint development with the Owner and should not be relied upon for any other purpose. The contents of this Report shall not without our express written be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. This Report is not issued nor should be construed to have been issued or

deemed to be issued under any provisions of any State or Central statutes. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information. To the extent that this Report, if it contains or refers to, reports, memoranda, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, opinions or advice. Any change in legislation or any judicial pronouncement or finding in any inquiry may have impact on our finding and therefore would necessitate a review of our observation on title contained in report on title.

V.

FLOW OF TITLE:

1. All that piece and parcel of agricultural lands situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk bearing Survey No.50 measuring about 5 Acres 10 Guntas ("Survey No.50"), Survey No.51, measuring about 8 Acres 30 Guntas ("Survey No.51") and Survey No.54, measuring about 3 Acres 21 Guntas ("Survey No.54") were all originally inam lands.
2. Syed Budhan alias Nawab son of Patel Syed Mustafa was registered as occupant of Survey No.50 by virtue of the order of Additional Special Deputy Commissioner for Inams Abolition, Bangalore in case bearing No.27/1960-61, on the file of the Special Deputy Commissioner, Inams Abolition, Bangalore as may be gathered from the Form VIII Register Extract issued by office of the Tahsildar, Bangalore North Taluk. (Document No. 1). Pursuant to the order of the Special Deputy Commissioner, Inams Abolition, Bangalore in case bearing No.27/1960-61, on an application made by Syed Budhan alias Nawab son of Patel Syed Mustafa was registered as khatedar of Survey No.50 measuring about 5 Acres 10 Guntas in the revenue records by way of Mutation Register Extract bearing M.R. No.12/1980-81 (Document No. 2).
3. On an application made by Syed Basha son of Syed Dewan Saheb, before the Additional Special Deputy Commissioner for Abolition of Inams, Bangalore for grant of occupancy rights with regard to Survey Nos.51 and 54, the Additional



Special Deputy Commissioner, Bangalore vide an Order in case bearing No.19/1960-61 dated 25.02.1965, registered Syed Basha son of Syed Dewan Saheb as an occupant under Section 5 of Mysore (Religious and Charitable) Inams Abolition Act, 1955 of Survey No.51 measuring about 10 Acres 26 Guntas & Survey No.54 measuring about 3 Acres 12 Guntas (Document No. 3), which is corroborated and confirmed by the Endorsement dated 15.04.1965 of office of the Additional Special Deputy Commissioner, Inams Abolition, Bangalore and Form VIII Register Extract issued by office of the Tahsildar (Sheristedar), Bangalore North Taluk, Bangalore Document Nos. 4 & 5). On an application made by the said Syed Basha, he was registered as the kathedar of Survey No.51 and 54 in the revenue records by way of Mutation Register Extracts bearing MR No.71/1979-80 and MR No.5/1980-81 (Document Nos. 6 & 7).

4. The land available in Survey No.51 and 54 which are contiguous lands as per the revenue and survey records is 8 Acres 30 Guntas and 3 Acres 21 Guntas respectively. It is observed that the extents of Survey No.51 and 54 are given in the order for grant of occupancy in favour of Syed Basha son of late Syed Dewan Saheb as 10 Acres 26 Guntas and 3 Acres 12 Guntas in Survey No.54. Keeping in mind the antiquity of the documents it would not be possible for the extent mention in the said order to be rectified. As Syed Basha has been registered as the owner and occupant of entire Survey No.51 and 54 in all subsequent revenue and survey records, we have not sought for any further clarifications.

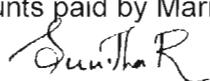
5. Syed Basha Saheb son of late Syed Dewan Saheb joined by Syed Budan alias Nawab Saheb son of late Syed Mustafa Saheb for the better assurance of title, by a Deed of Sale dated 29.01.1981 (Document No. 8), sold Survey No.54 measuring 3 Acres 21 Guntas in favour of Mariam Hussain wife of Zahed Hussain.

6. Syed Budhan alias Nawab son of Patel Syed Mustafa by a Deed of Sale dated 08.06.1981 (Document No. 9), sold Survey No.50 in favour of Mariam Hussain wife of Zahed Hussain. The khata with regard to Survey No.50 stood transferred in the name of Mariam Hussain in the revenue records vide Mutation Register Extract bearing MR No.1/1981-82 (Document No. 10). *Sunita R*

7. Syed Basha Saheb son of Syed Dewan Saheb by a Deed of Sale dated 18.08.1982 (Document No. 11), sold Survey No.51 in favour of Mariam Hussain wife of Zahed Hussain. The khata with regard to Survey No.51 stood transferred in the name of Mariam Hussain in the revenue records vide Mutation Register Extract bearing MR. No.5/1982-83 (Document No. 12).

8. Syed Mustafa son of Dewan saheb, the brother of Syed Basha (since deceased represented by his legal representatives namely Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer) ("**Syedani and Others**") filed a suit bearing O.S. No.835/1980 before Principal Munsiff at Bangalore against Syed Basha (since deceased represented by his legal representatives) namely Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb ("**Syed Ali and Others**") and Mariam Hussain wife of Zahed Hussain seeking specific performance of agreement dated 18.11.1978 and for declaring that the sale deed executed in favour of Mariam Hussain with regard to Survey No.51, is not binding on him. The said suit was decreed in his favour on 06.01.1997 (Document No. 38).

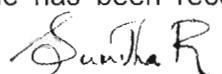
9. An appeal was filed by Mariam Hussain against Syedani and Others and Syed Ali and Others on the file of the First Additional Civil Judge, Bangalore Rural District in Regular Appeal bearing No. RA 30/1997 which appeal was dismissed by an Order dated 10.02.2004 (Document No. 39). On Mariam Hussain going in an appeal against the order and judgement dated 10.02.2004 in RA No. 30/1997 before the High Court of Karnataka at Bangalore in Regular Second Appeal No. 305/2004 the Hon'ble High Court allowed the Appeal by an Order dated 01.03.2007 (Document No. 40). The aforesaid Syedani and others preferred a Special Leave Petition No. 11400/2007 before the Supreme Court of India seeking for leave to appeal against the Order of the High Court of Karnataka dated 01.03.2007 in RSA No. 305/2004. In the meanwhile the parties arrived at a compromise and filed a Memo of Compromise dated 12.12.2007 before the Supreme Court of India wherein the Syedani and others agreed to withdraw their Special Leave Petition and give up their rights in respect of Survey No.51 in consideration of certain amounts paid by Mariam Hussain.



10. The Judgment in RSA No.305/2004 was challenged by the legal heirs Syed Mustafa, who by then had died, namely Syedani wife of late Syed Mustafa and her children Syed Sharfuddin, Syed Sirajuddin, Syed Rafee, Syed Muneer, Syed Nazeer, Syed Shabbir, Syed Zameer in SLP (Civil) No.11400/2007 before the Supreme Court of India (Document No. 41). The legal heirs of Syed Mustafa and the respondents in the SLP being Mariam Hussain and Syed Ali alias Anwar, Akram, Ansar, Asraf, Assthar, Syed Kammar, all sons of late Basha Saheb, Sartaj and Shahaju both daughters of late Basha Saheb eventually entered into a compromise with Mariam Hussain, wherein the said legal heirs of late Syed Mustafa received Rs.3.50 crores and the parties filed a Compromise Petition dated 11.12.2007 before the Supreme Court of India seeking for disposal of suit in terms of the compromise (Document No. 42). Accordingly, the petition for special leave was disposed of by the Supreme Court on 13.12.2007, in terms of the said compromise petition thereby confirming the decree passed in RSA No.305/2004 (Document No. 43 read with Document No. 42).

11. We gather from the Order dated 01.03.2007 (Document No. 40), that prior to the suit bearing O.S No.835/1997 being filed by Syed Mustafa, Syed Basha had obtained a decree against Syed Mustafa in O.S No. 672/1973 which was challenged by Syed Mustafa in Misc Case No.180/1978. In the view of the compromise wherein the legal heirs of late Syed Mustafa have given up their rights to Survey No.51 as discussed herein above we have not found it necessary to go in to details of the same.

12. It is gathered that tenancy claims were also filed by Syed Basha, Syed Mohammed and Syed Johni brothers of Syed Basha son of Dewan Sab in Form 7 with regard to Survey No.51 which was rejected by the Land Tribunal. Challenging the order of the Land Tribunal. A Writ Petition No.35983/1982 on the file of the High Court of Karnataka was filed by Syed Mohammed against the State of Karnataka and others seeking to quash the order dated 30.06.1982 of the Land Tribunal in Case No.LRF 2258/75-76 (Document No.13) which was subsequently transferred to the Karnataka Land Appellate Tribunal, Bangalore District wherein it came to be dismissed. The copy of the order of the Karnataka Land Appellate Tribunal is not furnished, however the details of the same has been recorded in the order and



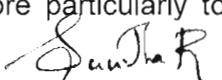
Judgment dated 01.03.2007 of the Hon'ble High Court of Karnataka in in RSA No.305/2004 (Document No. 40).

13. Mariam Hussain wife of Zahed Hussain by a Memorandum of Understanding dated 10.12.2007 (Document No. 14), entered into an understanding for the joint development of Survey Nos.50, 51 and 54 with M.R.Seetharam.

14. It is gathered from the family tree of Zahed Hussain son of late Baquir Hussain sworn by Zahed Hussain in the presence of M.R.Suvarna, Advocate and Notary Public, (Document No. 21) that Zahed Hussain and his wife Mariam Hussain have three daughters namely Sosan Hussain, Fahimay Taj Naqvi and Farhanay Taj Naqvi and a son namely Shahid Hussain.

15. Mariam Hussain during her lifetime made an oral Hiba on 04.06.2012 wherein she gifted Survey No.50, 51 and 54 to her husband Zahed Hussain as could be gathered from the Confirmation Deed dated 19.07.2012 executed by Sosan Hussain wife of Mir Ameen Hussain and Dr. Shahid Hussain son of Zahed Hussain, being the witnesses to the oral Hiba made by Mariam Hussain to her husband Zahed Hussain (Document No. 18), wherein said Sosan Hussain and Dr.Shahid Hussain confirmed the Hiba (Oral Gift) dated 04.06.2012 made by their mother Mariam Hussain in favour of their father Zahed Hussain son of late Baquir Hussain in their presence with regard to lands bearing Survey Nos.50, 51 and 54. It is recommended that confirmation of Oral Hiba may be obtained from Fahimay Taj Naqvi and Farhanay Taj Naqvi also being the remaining of the legal heirs of late Mariam Hussain.

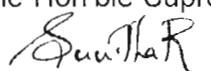
16. The Karnataka State Board of Wakfs ("**Wakf Board**") and Hazrath Manik Sha Dargah ("**Dargah**") filed writ petitions bearing WP Nos. 23176-77/2010 before the High Court of Karnataka against (1) The State of Karnataka represented by Chief Secretary, (2) Department of Revenue represented by Principal Secretary, (3) Department of Minority Affairs, Ministry of Haj and Wakfs by Secretary, (4) The Deputy Commissioner, (5) Assistant Commissioner, (6) Tahsildar, and (7) The Sub-Registrar, ("**State of Karnataka and others**") seeking for (a) a writ of declaration that the Mysore (Religious and Charitable) Inams Abolition, Act 1955 ("**Inams Abolition Act**") does not apply to Wakf lands and more particularly to the entire village of



Bellahalli, Yelahanka Hobli, Bangalore North Taluk comprising 602 acres 29 guntas of land ("Entire Bellahalli Village"), (b) writ of certiorari seeking to quash notification bearing No. RD 15 MIN 57 dated 01.01.1960 issued under the Inams Abolition Act and also (c) declaration that the grant of occupancy rights and regularization of unauthorized cultivation under the Inams Abolition Act and the Karnataka Land Revenue Act, 1961 were both null and void and finally to make appropriate entries in the revenue records for the Entire Bellahalli Village lands as being wakf in nature (Document No. 45). In the said Writ Petition, Mariam Hussain got impleaded as Respondent No.20 by filing an impleading application. Mariam Hussain along with owners of other survey numbers in Bellahalli Village, jointly filed statement of objections to the Memorandum of Writ Petition. After hearing the parties, the Hon'ble High Court by an Order dated 05.04.2011 (Document No. 45) dismissed the writ petition, inter alia, on the ground that the writ petition was filed after a lapse of 50 years and in the meantime third party rights had been created. It was also observed in the said order that Inams Abolition Act had come into force much prior to the issuance of the notification under the Wakfs Act.

17. Mariam Hussain wife of Zahed Hussain died intestate on 09.06.2012 as may be gathered from the Death Certificate dated 20.06.2012 (Document No. 17). On an application made by Zahed Hussain son of late Baquir Hussain, the khata with regard to lands bearing Survey Nos.50, 51 and 54 stood transferred to his name in the revenue records vide Mutation Register Extract bearing M.R.No.H2/2012-13 (Document No. 19).

18. The Wakf Board and Dargah aggrieved by the Order dated 05.04.2011 in WP Nos. 23176-77/2010 before the High Court of Karnataka, filed an appeal bearing W.A. No.5591/2011 before the High Court of Karnataka wherein the Hon'ble High Court by an Order dated 05.11.2012 the order made in the said writ petition was affirmed and dismissed the writ appeal (Document No. 46). Against the said Order dated 05.11.2012, the Wakf Board and Dargah filed SLP (Civil) No. 19701-19702/2013 (SLP) before the Supreme Court (Document No. 47) seeking to set aside the order dated 05.11.2012 of the Hon'ble High Court of Karnataka in Writ Appeal bearing Nos.5591/2011 and 379/2012 and the Hon'ble Supreme Court by an



Order dated 19.08.2013 (Document No. 48) based on the submission made by the learned Senior Counsel for the special leave petitioners, deleted the names of respondents Nos. 8 to 22 from the array of respondents and ordered that the rights and interest created in favour of such persons who have legally been allotted the lands shall not be disturbed and order notice to be issued to the rest of the respondents being State of Karnataka and Others. On an opinion being sought as regards the implication of such deletion of the name of Mariam Hussain since dead by legal heirs Zahed Hussain and Fahimay Taj Naqvi (Respondent 20) in the SLP, Justice Shivaraj V.Patil, Former Judge, Supreme Court of India, by his opinion dated 16.09.2015 (Document No. 44) has opined as under:

- i) At an undisputed point of time, the lands in question were treated by the State authorities as Inam lands, noted as such in Government records and dealt accordingly.
- ii) Upon coming into force of Inams Abolition Act, the same were notified as vested in the State Government and were re-granted to the occupants under the said enactment. Several extents which were under unauthorised cultivation were also regularised under the Land Revenue Act.
- iii) Any challenge to the status of the land as being Inam land, its vesting in the State Government and the orders of re-grant to the occupants could not lie without impleading the beneficiaries of the re-grants or their successors in title and affording them opportunity.
- iv) Further, the grant of occupancy rights or the regularization of unauthorized occupation by the State, could not be ignored by unilaterally labelling the same to be nullity, unless the same were challenged and set aside, after hearing all the effected parties.
- v) The subsequent notification dated 07.06.1965, which is stated to have been issued under the Wakf Act, by itself could not have changed the status of the land from being an Inam land and/or reversed its vesting in the State under the Inams Abolition Act.
- vi) The challenge to the treatment of the land in question as Inams land, its vesting and the re-grants, having been laid by Wakf Board in writ petition without impleading the beneficiaries of re-grant or their successors in title,



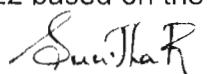
eventually the High Court having found that the decision in writ petition would adversely impact the interest of such persons, impleaded them.

- vii) The impleading of the beneficiaries of re-grants/their successors was not opposed by the Wakf Board.
- viii) The writ petitions were dismissed on merits as well as on the grounds of delay and latches.
- ix) In appeal, the Division Bench of the High Court having raised specific points, while affirming the order in writ petition held that the lands in question were not Wakf land but Inam lands and the Inams Abolition Act was applicable to them.

19. It was further opined by Justice Shivaraj V.Patil, Former Judge, Supreme Court of India, in his opinion dated 16.09.2015 (Document No. 44) that the Wakf Board having challenged the order made in the writ appeal before Supreme Court by filing SLPs, deleted the respondent Nos. 8 to 22 by making a submission that their right and interest shall not be disturbed. With that, the decision of the High Court in writ appeal became final and the issues/controversies between the special leave petitioners and respondent Nos. 8 to 22 (private parties), settled and concluded.

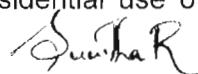
20. A Public Notice was issued by us in Times of India and also in Prajavani on 21.01.2014 being local daily newspapers seeking for objections if any, from the general public, to the development of lands bearing Survey Nos.50, 51 and 54 belonging to Zahed Hussain son of late Baqir Hussain (Document No. 20), and in response to such public notice, the following objections have been received by us.

1. Objections from the Chief Executive Officer, Karnataka State Board of Wakfs, Bangalore on 30.02.2014 and again on 28.02.2014, stating that the said lands were Gazette notified Wakf lands and that the SLA No.19701-19702/2013 was admitted by the Hon'ble Supreme Court of India and admitted as renumbered as Special Leave Petition No.(civil) No.11032-11033 of 2013 which was pending consideration before the court. In light of the Order of the Hon'ble Supreme Court of India for deletion of respondent Nos. 8 to 22 based on the submission that their



right and interest shall not be disturbed and as opined by Justice Shivaraj Patil in his Opinion dated 16.09.2015 (Document No. 44), with such deletion, the decision of the High Court in writ appeal became final and the issues/controversies between the special leave petitioners and respondent Nos. 8 to 22 (private parties), being settled and concluded, the objections raised by Wakf Board are without any substance and of no consequence.

2. Objections from Bipin Hegde, Advocate on behalf of his client Syed Akram son of late Syed Basha (original grantee of Survey No.51 and 54), claiming that he along with his brother and sisters are the owners of the remaining portion of Survey No.51 pursuant to the sale of 8 Acres 30 Guntas from and out of 10 Acres 36 Guntas to Mariam Hussain under the Sale Deed 18.08.1982. No further objections were raised by Syed Akram in response to the reply given that the actual and physical extent available in Survey No.51 being only 8 Acres 30 Guntas as evident from the revenue and survey records. It is our view that the extent in the inam order was erroneous, which error was repeated in Sale Deed dated 18.08.1982.
21. On an application being made by Zahed Hussain son of late Baquir Hussain to the Deputy Commissioner, Bangalore District, Bangalore, under Section 71 of the Karnataka Land Revenue Act, 1964, requesting to set aside 6 ½ Guntas (90 x 80 feet) from and out of Survey No.55 of Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk for use of public road, the Deputy Commissioner, Bangalore District, Bangalore vide an Order dated 20.06.2015 in proceedings bearing No.LND (NA): CR: 74/2015-16 permitted to use 6 ½ Guntas (90 x 80 feet) from and out of Survey No.55 as per the sketch prepared by the Taluk Land Surveyor, Bangalore North (Additional) Taluk, Yelahanka and issued by office of the Tahsildar, Bangalore North (Additional) Taluk, Bangalore, to be used as public road to reach the lands bearing Survey Nos.50, 51, 54 and other neighbouring lands (Document No. 22).
22. On an application made by Zahed Hussain son of late Baquir Hussain for change of land use from industrial use to residential use of lands bearing Survey



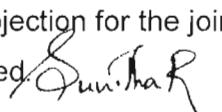
Nos.50, 51 & 54 in all measuring about 17 Acres 21 Guntas or 70920.56 square metres, pursuant to the deposit of requisite charges (Document Nos. 23 to 25), the Commissioner, Bangalore Development Authority, Bangalore under Section 14-A(3) of Karnataka Town and Country Planning Act, 1961 vide Commencement Certificate bearing No.BDA: TPM: CLU: 264/2013-14: 2011/2015-16 dated 20.08.2015 issued by office of the Commissioner, Bangalore Development Authority, Bangalore granted permission for change of land use of Survey No.50, 51 and 54 from industrial to residential use.

23. During the pendency of the SLP (Civil) No. 19701-19702/2013 (SLP) before the Supreme Court of India, Zahed Hussain son of late Baquir Hussain made an application to the Deputy Commissioner, Bangalore District, Bangalore for the conversion of Survey Nos. 51, 54 and 50 and on such application being made, the Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion fines, by way of an Official Memorandum bearing Nos. ALN (NAY): SR: 43/2014-15 dated 27.06.2016 and ALN (NAY): SR: 43/2014-15 dated 07.04.2017 converted the lands bearing Survey No.51 measuring about 8 Acres 30 Guntas, Survey No.54 measuring about 3 Acres 21 Guntas and Survey No.50 measuring about 5 Acres 10 Guntas respectively to non-agricultural residential purposes (Document Nos. 26 to 31). The conversion of Survey No.50 has been recorded in the revenue records vide Mutation Register Extract bearing M.R.No.T5/2016-17 (Document No. 32).

24. All that piece and parcel of residentially converted lands bearing (a) Survey No.50, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 5 Acres 10 Guntas (**“Item No.1”**) and (b) Survey No.51, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 8 Acres 30 Guntas (**“Item No.2”**) and (c) Survey No.54, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 3 Acres 21 Guntas (**“Item No.3”**), in all measuring about 17 Acres 21 Guntas hereinafter referred to as **“Said Land”**.



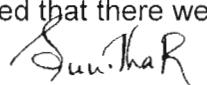
25. The Memorandum of Understanding between Mariam Hussain and M.R.Seetharam son of late M.S.Ramaiah was cancelled by mutual consent by the parties; thereafter Zahed Hussain son of late Baquir Hussain duly consented by the said erstwhile agreement holder M.R.Seetharam son of late M.S.Ramaiah, entered into a Joint Development Agreement dated 06.12.2017 with Sobha Limited (formerly Sobha Developers Limited) for the development of the Said Land (Document No. 33 read with Document No. 14). As per the terms of the Said Joint Development Agreement, Sobha Limited would develop the Said Lands into residential apartment buildings ("**Said Project**") and on completion of construction of the Said Project and delivering to Zahed Hussain son of late Baquir Hussain, 33% of built-up-area upto 13,00,000 square feet and 20% of built-up-area beyond 13,00,000 square feet of overall built-up-area constructed in the Said Land ("**Zahed's Constructed Area**"), Sobha Limited would become entitled to the remaining 67% of built-up-area up to 13,00,000 square feet and 80% of the built-up-area beyond 13,00,000 square feet of overall built-up-area constructed in the Said Land ("**Sobha's Constructed Area**"), and to take conveyance of undivided share in Said Land corresponding to Sobha's Constructed Are ("**Sobha's Undivided Share**"). Zahed Hussain was entitled to retain the remaining undivided share in the Said Land ie., Said Lands less Sobha's Undivided Share ("**Zahed's Undivided Share**") towards his share.

26. Zahed Hussain son of late Baquir Hussain in terms of the said Joint Development Agreement dated 06.12.2017 also authorized Sobha Limited interalia to sell and dispose of Sobha's Undivided Share by way of a Power of Attorney dated 06.12.2017 (Document No. 34). M.R.Seetharam son of late M.S.Ramaiah by a Power of Attorney dated 06.12.2017 (Document No. 35), appointed and nominated Sobha Limited as his attorney to represent him as consenting witness or the confirming party in any documents, deeds, agreements etc. executed by Zahed Hussain son of late Baquir Hussain and Sobha Limited with regard to the Said Land confirming the cancellation of the memorandum of understanding entered by him with Mariam Hussain and confirming his no-objection for the joint development of the Said Land by Zahed Hussain with Sobha Limited. 

27. Zahed Hussain son of late Baqir Hussain made an oral Hiba on 06.12.2017 to his son Dr. Shahid Hussain in the presence of Syed Mohamed Ibrahim and Mir Zaheer Abbas, wherein Zahed Hussain gifted 42.28% share out of Zahed's Constructed Area alongwith proportionate undivided share in Said Lands ie., 42.28% share for and out Zahed's Undivided Share. The said Hiba/ oral gift has been confirmed by Zahed Hussain by way of a registered Confirmation Deed dated 06.12.2017 (Document No. 36) read with Deed of Rectification dated 09.02.2018 (Document No.37) executed in favour of Zahed Hussain. We observe that Zahed Hussain had erroneously described in the Confirmation Deed dated 06.12.2017 (Document No. 36), the undivided share in Said Lands that was gifted by him to Shahid Hussain as 42.28% out of the Said Land instead of 42.28% out of Zahed's Undivided Share; subsequently however on realizing the aforesaid error, the said Zahed Hussain and Shahid Hussain by a Deed of Rectification dated 09.02.2018 (Document No.37) set right the error that crept in the Confirmation Deed dated 06.12.2017 (Document No. 36). It is observed that the aforesaid gift is that of an undivided share in proposed construction and the corresponding undivided share in land in the Said Land. It is our view that as the gift of a property that is still not in existence, the Hiba or oral gift would be void on account of the basic requirement for a valid Hiba not being met. It is also observed as the aforesaid gift does not pertain to Sobha's Constructed Area or Sobha's Undivided Share or in any manner affect the entitlement of Sobha Limited to Sobha's Constructed Area or Sobha's Undivided Share.

28. The Said Land has now come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike and the present owner is required to get the Said Land assessed to tax and obtain khata in his name from the Bruhat Bangalore Mahanagara Palike, which is the jurisdictional authority.

29. Nil Tenancy Certificate bearing No.RD0038078057838 dated 16.05.2017, issued by office of the Tahsildar, Bangalore North (Additional) Taluk, Bangalore District (Document No. 53), confirms that no applications have been filed with regard to Survey Nos.50, 51 & 54 in Form 7 and 7A under the provisions of the Karnataka Land Reforms Act, 1961. It is observed that there were tenancy claims with regard to



Survey No.51 which is not reflected in the Nil Tenancy Certificate dated 16.05.2017 (Document No. 53). It is therefore recommended that fresh Nil Tenancy Certificate to be obtained confirming that there are no tenancy claims in Form 7 and 7A with regard to Survey No.51.

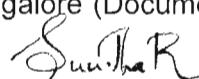
30. The Endorsement bearing No.BDA: LAQ: 468/2015-16 dated 20.08.2015 issued by office of the Assistant Commissioner, (Land Acquisition), Bangalore Development Authority, Bangalore (Document No. 49), confirms that the lands bearing Survey Nos.50, 51 & 54 are not notified for any of its project or layout by the Bangalore Development Authority.

31. The Endorsement bearing No. PTCL: (BNA): CR: 97/2017-18 dated 15.05.2017, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 52), confirms that no proceedings are pending with regard to Survey No.50, measuring 5 Acres 10 Guntas, Survey No.51, measuring 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

32. The Endorsement bearing Nos. LRF: (B.N.A): CR: 83/2017-18 dated 12.05.2017, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 51), confirms that no proceedings have been initiated with regard to Survey Nos.50, 51 and 54 under Section 79 (A) and (B) of Karnataka Land Reforms Act, 1961.

33. The Endorsement bearing No.KHB: LAO: 21/2016-17 dated 18/22.05.2017, issued by office of the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (Document No. 55), confirms that no acquisition proceedings have been initiated with regard to Survey Nos.50, 51 & 54 by the Karnataka Housing Board for any of its projects.

34. The Endorsement bearing No.Bangalore: SLAO-2: 597/2017-18 dated 18.05.2017 issued by office of the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board, Bangalore (Document No. 54), confirms that no



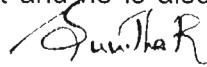
acquisition proceedings have been initiated with regard to Survey Nos.50, 51 & 54 by the Karnataka Industrial Area Development Board for any of its projects.

35. The Record of Tenancy and Crops (RTC/Pahani) for the period set out below with regard to Survey No.50, disclose the total and actual extent as 5 Acres 10 Guntas, there being no kharab (Document Nos. 56 & 57). The RTC/Pahani further disclose the following owners and occupants: -

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1968-69 to 1975-76	Manik Sha Dargah	RR No.93	Syed Salab son of Syed Mustafa	Syed Salab
1986-87 to 2001-02	Manik Sha Dargah	RR No.93	-	Mariam Hussain
	Mariam Hussain w/o of Zahed Hussain	MR No.1/81-82		
2002-03 to 2007-08	Manik Sha Dargah	RR No.93	-	Mariam Hussain
	Mariam Hussain w/o Zahed Hussain	MR No.1/81-82		
2008-09 to 2010-11	Mariam Hussain w/o Zahed Hussain (5A 10G)	MR No.1/81-82	-	Mariam Hussain
2011-12 to 2016-17	Zahed Hussain s/o late Baquir Hussain	MR No.H2/12-13	-	Zahed Hussain
2017-18	Zahed Hussain s/o late Baquir Hussain	MR No.T5/16-17 Residential	-	Zahed Hussain

36. Mariam Hussain made an application to the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka Upanagara, Bangalore, for removal of the entry "Manik Sha Dargah" in Column 9 of the RTC/Pahani reflected for the period covering from 1968-69 to 1975-76 and 1986-87 to 2001-02 and 2002-03 to 2008-09. The Special Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore by an Order dated 02.02.2009 in case bearing No.R.R.T: (U): CR: 343/2008-09 based on the Mazhar and report of the Revenue Inspector, directed removal of the name of "Manik Sha Dargah" from Column 9 and also directed Mariam Hussain wife of Zahed Hussain be recorded in Column 9 of the RTC as occupant of 5 Acres 10 Guntas in Survey No.50. Accordingly, by virtue of the Mutation Register Extract bearing M.R.No.11/2008-09 (Document Nos. 15 & 16), the RTC/Pahani was rectified.

37. The RTC/Pahani for the period 1968-69 to 1975-76 discloses one Syed Salab son of Syed Mustafa as the occupant and he is also reflected in column 11 of the



RTC/Pahani. The RTC/Pahani for the period 1985-86 onwards however disclose Mariam Hussain as the occupant. The Record of Tenancy and Crops (RTC/Pahani) subsequent to the aforesaid missing period, have been furnished to us and the same corroborate with the documents of title furnished, and do not disclose any change or deviation either in the ownership or occupancy. Keeping in mind that there are no contrary claims or proceedings till date or objections received in response to the public notice issued and that if any claims made now would be barred by limitation, we have not sought for any further clarification.

38. The Record of Tenancy and Crops (RTC/Pahani) for the period 1976-77 to 1985-86 with regard to Survey No.50 has not been made available to us. On requisition being made for the production of the same, we have been furnished with an Endorsement bearing No. RK: CR: 71/2017-18, dated 02.05.2017 (Document No. 50), which discloses that the RTC/Pahani for the aforesaid period are mutilated and hence the same cannot be issued.

39. The Record of Tenancy and Crops (RTC/Pahani) for the period set out below with regard to Survey No.51, disclose the total and actual extent as 8 Acres 30 Guntas, there being no kharab (Document No. 58 & 59). The RTC/Pahani further disclose the following owners and occupants: -

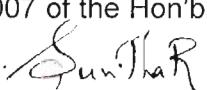
Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1968-69 to 1970-71	Manik Sha Dargah	RR No.95	Syed Basha Saheb s/o Syed Dewan Saheb	
	Syed Basha Saheb s/o Syed Dewan Saheb	RR No.178	Gulab s/o Budan Sabi Syed Baji Sabi s/o Imam Sabi, Mohadeen Sabi	Syed Basha
1971-72 to 1975-76	Manik Sha Dargah	RR No.95	Syed Basha Saheb s/o Syed Dewan Saheb	
1981-82	Syed Basha Saheb s/o Syed Dewan Saheb	RR No.178	Gulab s/o Budan Sabi Syed Baji Sabi s/o Imam Sabi, Mohadeen Sabi	Syed Basha Syed Mustafa
1982-83 to 1984-85	Mariam Hussain w/o Zahed Hussain	RR No.334	Syed Basha Saheb s/o Syed Dewan Saheb	Mariam Hussain

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Period Column 9	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant00 Column 12
			Gulab s/o Budan Sabi	
			Syed Baji Sabi s/o Imam Sabi, Mohadeen Sabi	
1986-87 to 1992-93	Mariam Hussain w/o Zahed Hussain	RR No.334	-	Mariam Hussain
1993-94 to 2011-12	Mariam Hussain w/o Zahed Hussain	RR No.334	-	Mariam Hussain
2012-13 to 2016-17	Zahed Hussain s/o late Baqir Hussain	MR No.H2/12-13	-	Zahed Hussain
2017-18	Zahed Hussain s/o late Baqir Hussain	MR No.T1/16-17 Residential	-	Zahed Hussain

40. We observe that "Manik Sha Dargah" is shown as the khatedars in Column 9 of the RTC/Pahani reflected for the period covering from 1968-69 to 1975-76. We have not been furnished the Order of the Special Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore directing the removal of the name of "Manik Sha Dargah" from Column 9. However, it is also observed that Syed Basha Saheb and his successors in title have been shown as kathedars of the lands in Survey No.51 since 1981-82.

41. We have not been furnished with Record of Tenancy and Crops (RTC/Pahani) for the period 1976-77 to 1980-81 and 1985-86, with regard to Survey No.51. On requisition being made for the production of the same, we have been furnished with an Endorsement bearing No. RK: CR: 71/2017-18, dated 02.05.2017 (Document No. 50), which discloses that the RTC/Pahani for the aforesaid period are mutilated and hence the same cannot be issued.

42. It is gathered that tenancy claims were filed by Syed Mustafa, Syed Mohammed and Syed Johni brothers of Syed Basha son of Dewan Sab in Form 7 with regard to Survey No.51 which came to be dismissed as may be gathered from the Order and Judgment dated 01.03.2007 of the Hon'ble High Court of Karnataka in RSA No.305/2004 (Document No. 40). 

43. We observe that Gulab son of Budan Sabi, Syed Baji Sabi son of Imam Sabi and Mohadeen Sabi are reflected in the RTC/Pahani for the period 1968-69 to 1975-76, 1981-82 upto the period 1984-85 are reflected in Column 11 but they are however not reflected in either Column 9 or 12 of the RTC/Pahani. It is observed that no tenancy claims could be made by Gulab son of Budan Sabi, Syed Baji Sabi son of Imam Sabi and Mohadeen Sabi as they are not occupants of Survey No.51 and further keeping in mind that no objections were received in response to the Public Notice dated 21.01.2014 issued by us in Times of India and Vijaya Karnataka (Document No. 20), no clarifications has been sought.

44. The Record of Tenancy and Crops (RTC/Pahani) for the the period 1986-87 to 2016-17 corroborate with the documents of title furnished, and do not disclose any change or deviation either in the ownership or occupancy.

45. The Record of Tenancy and Crops (RTC/Pahani) for the period set out below with regard to Survey No.54, disclose the total and actual extent as 3 Acres 21 Guntas, there being no kharab (Document No. 60 & 61). The RTC/Pahani further disclose the following owners and occupants: -

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1968-69 to 1970-71	Manik Sha Dargah	RR No.101	Syed Basha Saheb s/o Syed Dewan Saheb	
	Syed Basha Saheb s/o Syed Dewan Saheb (3A 12G)	RR No.180		Basha
1971-72 to 1975-76, 1979-80	Manik Sha Dargah	RR No.101	Syed Basha Saheb s/o Syed Dewan Saheb	
	Syed Basha Saheb s/o Syed Dewan Saheb	RR No.180		Nawab
1980-81	Mariam Hussain w/o Zahed Hussain	MR No.1/81-82	Syed Basha Saheb s/o Syed Dewan Saheb	Syed Basha Sab
1981-82 to 1984-85, 1988-89 to 2001-02	Mariam Hussain w/o Zahed Hussain	MR No.1/81-82	Syed Basha Saheb s/o Syed Dewan Saheb	Mariam Hussain
2002-03 to 2011-12	Mariam Hussain w/o Zahed Hussain	RR No.318	-	Mariam Hussain

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Period Column 9	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2012-13 to 2015-16	Zahed Hussain s/o late Baquir Hussain	MR No.H2/12-13	-	Zahed Hussain
2016-17 to 2017-18	Zahed Hussain s/o late Baquir Hussain	MR No.T1/16-17 Converted	-	Zahed Hussain

46. We have not been made available with the Record of Tenancy and Crops (RTC/Pahani) for the period 1976-77 to 1978-79 and 1985-86 to 1987-88 with regard to Survey No.54. On requisition being made for the production of the same, we have been furnished with an Endorsement bearing No.RK: CR: 71/2017-18, dated 02.05.2017 (Document No. 50), which discloses that the RTC/Pahani for the aforesaid period are mutilated and hence the same cannot be issued. Taking into consideration the fact that the Record of Tenancy and Crops (RTC/Pahani), both prior to and subsequent to the aforesaid missing period, have been furnished to us and that the same corroborate with the documents of title furnished, and do not disclose any change or deviation either in the ownership or occupancy nor are there any contrary claims or proceedings, we have presumed that there would not be any adverse rights recorded.

47. The Village map of Bellahalli Village issued by office of the Tahsildar, Bangalore North (Additional) Taluk, Bangalore (Document No. 62), discloses the location, shape and boundaries of Survey Nos.50, 51 & 54. As per the Village Map (a) Survey No.50, is bounded on the East by Survey No.51, on the West by Survey No.55, on the North by Survey No.54 and on the South by Survey No.49 and (b) Survey No.51 is bounded on the East by Survey Nos.45 & 39, on the West by Survey No.50, on the North by Survey Nos.52 & 53 and on the South by Survey No.48 and (c) Survey No.54 is bounded on the East by Survey No.53, on the West by Survey No.55, on the North by Survey No.55 and thereafter road and on the South by Survey No.50.

48. Moola Tippani and Moolaprathi Book, both issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore with regard to Survey Nos.50, 51 & 54 (Document Nos. 65 to 70), disclose the kardadar and extent as on date 06.10.1964. Moolaprathi further disclose Manik Sha Dargah and thereafter


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Privileged & Confidential

Syed Budhan alias Nawab son of late Patel Syed Mustafa as Kardadar of Survey No.50 measuring about about 5 Acres 10 Guntas & Survey No.51 measuring about 8 Acres 30 Guntas and Dargah and thereafter Syed Basha son of Syed Dewan Saheb as Kardadar of Survey No.54 measuring about 3 Acres 21 Guntas.

49. The Karnataka Revision Settlement Akarband, issued by office of the Supervisor, Bangalore North (Additional) Taluk, Yelahanka, Bangalore (Document No. 64), discloses the measurement of Survey Nos.50, 51 & 54 as follows:-

Survey No.	Total Extent		Kharab		Actual Extent	
	Acres	Guntas	Acres	Guntas	Acres	Guntas
50	05	10	-	-	05	10
51	08	30	-	-	08	30
54	03	21	-	-	03	21

50. The Hudbust Nakal issued by office of the Village Accountant, Venkatala Range (Document No. 63) disclose the boundaries of Survey Nos.50, 51 & 54 as follows:-

Sy No	Extent		Boundaries			
	A	G	East	West	North	South
50	05	10	Syed Basha	Bibijan	Mariam Hussain	Syed Mohammed
51	08	30	Syed Basha	Mariam Hussain	Abbas Ali Mirji	Syed Mohammed
54	03	21	Survey No.53	Survey No.55	Road	Survey No.50

51. The Search Reports with regard to Survey No.50, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk, in all measuring about 5 Acres 10 Guntas, issued by the concerned Sub-Registrar (Document Nos. 71 to 80) disclose the following transactions: -

Sunil Thakur

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
2336/17-18	01.04.1960	31.03.1980	Nil	05	10	-	-	-
7141/94-95	01.04.1980	31.05.1989	Sale Deed dated 08.06.1981	05	10	Syed Budhan	Mariam Hussain	1295
576/17-18	01.06.1989	14.11.1994	Nil	05	10	-	-	-
7060/07-08	15.11.1994	31.03.2004	Nil	05	10	-	-	-
5835/07-08	01.04.2004	17.09.2007	Nil	05	10	-	-	-
343/10-11	17.09.2007	12.04.2010	Nil	05	10	-	-	-
3210/11-12	01.04.2010	04.07.2011	Nil	05	10	-	-	-
809/17-18	04.07.2011	18.04.2017	Consent Deed dated 19.07.2012	05	10	Sosan Hussain & Dr.Shahid Hussain	Zahed Hussain	1279
1472/17-18	01.01.2014	04.05.2017	Nil	05	10	-	-	-
12664/17- 18	05.05.2017	15.12.2017	Confirmation Deed dated 06.12.2017	05	10	Zahed Hussain	Dr.Shahid Hussain	4345

52. The Search Reports covering the period from 01.04.1960 to till 15.12.2017 with regard to Survey No.50 which are made available to us, do not disclose any transactions other than those discussed herein above.

53. The Search Reports with regard to Survey No.51, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk measuring in all about 8 Acres 30 Guntas, issued by the concerned Sub-Registrar (Document Nos. 81 to 90) disclose the following transactions:- *SunThar*

SA. No.	From	To	Transactio n	Extent		By	In favour of	Doc. No.
				A	G			
2333/17-18	01.04.1960	31.03.1970	Nil	10	26	-	-	-
2322/17-18	01.04.1970	31.05.1989	Sale Deed dated 18.08.1982	08	30	Syed Basha	Marriam Hussain	2113
7053/07-08	01.06.1989	31.03.2004	-	08	30	-	-	-
5833/07-08	01.04.2004	17.09.2007	-	08	30	-	-	-
344/10-11	17.09.2007	12.04.2010	-	08	30	-	-	-
3187/11-12	01.04.2010	03.07.2011	-	08	30	-	-	-
14938/12- 13	01.04.2011	26.12.2012	Consent Deed dated 19.07.2012	08	30	Sosan Hussain & Dr.Shahid Hussain	Zahed Hussain	1279
19420/13- 14	26.12.2012	04.01.2014	-	08	30	-	-	-
1470/17-18	01.01.2014	04.05.2017	Nil	08	30	-	-	-
12666/17- 18	05.05.2017	15.12.2017	Confirmatio n Deed dated 06.12.2017	08	30	Zahed Hussain	Dr.Shahid Hussain	4345

54. Search Reports covering the period from 01.04.1960 to till 15.12.2017 with regard to Survey No.51 which are made available to us, do not disclose any transactions other than those discussed herein above.

55. The Search Reports with regard to Survey No.54, situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk measuring in all about 3 Acres 21 Guntas, issued by the concerned Sub-Registrar (Document Nos. 91 to 101) disclose the following transactions:- *Sunil R*

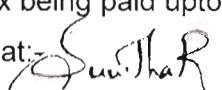
SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	C			
2321/17-18	01.04.1960	31.03.1980	Nil	03	21	-	-	0
2320/17-18	01.04.1980	31.05.1989	Sale Deed dated 13.02.1981	03	21	Syed Basha Saheb	Mariam Hussain	15314
2865/94-95	01.06.1989	14.11.1994	Nil	03	21	-	-	-
7059/07-08	15.11.1994	31.03.2004	Nil	03	21	-	-	-
5834/07-08	01.04.2004	17.09.2007	Nil	03	21	-	-	-
345/10-11	17.09.2007	12.04.2010	Nil	03	21	-	-	-
3186/11-12	01.04.2010	03.07.2011	Nil	03	21	-	-	-
14864/12-13	01.04.2011	24.12.2012	Consent Deed dated 19.07.2012	03	21	Sosan Hussain & Dr. Shahid Hussain	Zahed Hussain	1279
19479/13-14	26.12.2012	04.01.2014	-	03	21	-	-	-
1469/17-18	01.01.2014	04.05.2017	Nil	03	21	-	-	-
12665/17-18	05.05.2017	15.12.2017	Confirmation Deed dated 06.12.2017	03	21	Zahed Hussain	Dr. Shahid Hussain	4345

56. The Search Report covering the period from 01.04.1960 to till 15.12.2017 with regard to Survey No.54 which are made available to us, do not disclose any transactions other than those discussed herein above.

VI.

OBSERVATION AND SUGGESTIONS:

Taking into consideration the documents and information furnished and subject to observations made herein above, tax being paid upto date and khata being transferred in their name, we are of the view that:



(A) The residentially converted lands bearing Survey No.50 measuring about 5 Acres 10 Guntas, Survey No.51 measuring about 8 Acres 30 Guntas and Survey No.54 measuring about 3 Acres 21 Guntas, all situated at Bellahalli Village, Yelahanka Hobli, Bangalore North Taluk (**Said Land**) presently vests with Zahed Hussain son of late Baquir Hussain subject however to the rights of Sobha Limited (formerly Sobha Developers Limited) who have acquired development rights with regard to Said Land from the Zahed Hussain son of late Baquir Hussain, by virtue of the Joint Development Agreement dated 06.12.2017 to develop the Said Land and is entitled to take conveyance of corresponding undivided 67% share in land comprised in the Said Lands and also the constructed area agreed as per the terms of the Joint Development Agreement.

(B) Zahed Hussain son of late Baquir Hussain has authorised M/s. Sobha Limited (formerly Sobha Developers Limited) under a General Power of Attorney dated 06.12.2017 to sell and dispose off their share of constructed portion and undivided share in the Said Land in terms of the Joint Development. M.R Seetharam, the earlier agreement holder has also authorised Sobha Limited to attest the sale deeds as confirming party or consenting witness in confirmation of his assent to the joint development and sale of the Said Lands.

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

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

Thanking you,

Yours faithfully,
Anup S Shah Law Firm,


(R. Sunitha)
Advocate.