

**Writers' Name: Mr. Srinivas BR, Partner,
Ms. Smitha Pavan, Associate Partner, &
Mr. Joel Peter Varghese, Associate.**

Southmade Realty & Retail Private Limited,
Sy. No.158, Sumadhura Capitol Towers Building,
Pattanduru Agrahara Village, K.R Puram Hobli,
Bangalore East Taluk.

June 3, 2025

TITLE REPORT

I. Description of the Subject Property:

All that piece and parcel of immovable property converted for industrial purposes bearing Survey No.172/2 measuring 01 Acre 01 Gunta, situated at Naduvathi Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District ('**Subject Property**'). The Subject Property bounded as follows:

On the East by : Land in Survey No.173;
On the West by : Land in Survey No.172/1 and 172/3;
On the North by : Railway Road & Land in Survey No. 172/3; and
On the South by : Road and Land in Survey No. 89.

[The boundaries stated hereinabove, are as per the Sale Deed dated May 02, 2025 (Registered as Document No. DBP-1-01401-2025-26) executed in favour of Southmade Realty & Retail Private Limited.]

II. List of documents provided:

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

Sl. No.	Particulars of the documents
1.	Endorsement dated 31.05.2015 bearing no. RKCR319/2024-25 issued by the Office of the Tahsildar, Hoskote Taluk, Bengaluru Rural District;
2.	Extract of the Saguvali Chit issued for the period 1938-39;
3.	Extract of Re-Survey Pakka Book with respect to Survey No. 89;
4.	Entry under Sl. No. 318 of the Record of Rights Register;
5.	Sale Deed dated 12.10.1964 (Registered as Document No. 2240/64-65);
6.	Entry under Sl. No. 738 of the Record of Rights Register;

Sl. No.	Particulars of the documents
7.	Endorsement dated 25.03.2024 bearing No. 369/2024-25 issued by the Tahsildar, Hoskote;
8.	Sale Deed dated 18.02.1991 (Registered as Document No. 2448/1990-91);
9.	Entry made in the Mutation Register bearing M.R. No. 1/1991-92;
10.	Hissa Survey Pakka Book issued with respect to Survey Nos. 172;
11.	Release Deed dated 12.02.2004 (Registered as Document No. 3970/2003-04);
12.	Extract of entry made in the Mutation Register bearing MR No. 15/2003-04;
13.	Genealogical Tree of Mr. R. Dasharath Reddy;
14.	Hissa Survey Pakka Book issued with respect to Survey Nos. 172/2;
15.	Entry made in mutation register bearing MR No. T12/2016-17;
16.	Sale Deed dated 02.05.2025 (Registered as Document No. DBP-1-01401-2025-26);
17.	Official Memorandum issued by the Deputy Commissioner dated 03.08.2022, bearing No. 351643;
18.	Extract of entry made in the Mutation Register bearing MR No. T6/2022-23;
19.	Rectified Official Memorandum dated 11.08.2023, bearing No. 351643 issued by the Deputy Commissioner;
20.	RTCs issued for the period 1969-70 to 1972-73 with respect to Survey No. 172;
21.	RTCs issued for the period: (i) 1989-90 to 1993-94; and (ii) 1995-96 to 2001-02 with respect to Survey No. 172;
22.	Endorsement dated 17.02.2025 bearing No. R.K./CR/225/2024-25 issued by the office of the Tahsildar, Grade-II;
23.	RTC issued for the period of 2002-03 with respect to Survey No. 172/2;
24.	RTC issued for the period of 2003-04 to 2008-09 with respect to Survey No. 172/2;
25.	RTC for the period of 2009-10 to 2016-17 with respect to Survey No. 172/2;
26.	RTC for the period of 2020-21 to 2024-25 with respect to Survey No. 172/2;
27.	Revision Settlement Akarbandh issued by the Surveyor of Land Records with respect to Survey No. 172/2;

Sl. No.	Particulars of the documents
28.	Village Map of Nadavathi Village;
29.	Form 11-B Khatha issued by the office of Sametanahalli Gram Panchayath;
30.	Receipt dated 26.06.2024 bearing No. 00805/1503004025/2024-25 issued by the Sametanahalli Village Panchayat;
31.	Endorsement dated 22.12.2023 bearing No. LAQ/NH-207/CR/10/2023-24 issued by the Special Land Acquisition Officer, National Highway Authority, Bangalore;
32.	Endorsement dated 15.05.2025 bearing No. PTCL (HO) CR (Endorsement): 82/2025 issued by the office of Assistant Commissioner, Doddaballapur Division, Doddaballapur;
33.	Endorsement dated 28.12.2023 bearing No. KHB/Bhusvavi/Naduvathi/50/2023-2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;
34.	Endorsement dated 30.12.2023 bearing No. KIADB/LAQ/13/2023-24 issued by the issued by the Special Land Acquisition Officer-1, Karnataka Industrial Area Development Board, Bangalore;
35.	Nil Tenancy Certificate dated 05.01.2024 bearing No. RD0038569282964 issued by the Tahsildar, Hoskote Taluk, Bangalore;
36.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: 01.04.1950 to 31.03.2004;
37.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.2004 to 06.08.2016; (ii) 01.04.2016 to 19.04.2025; and (iv) 01.04.2025 to 13.05.2025.

III. Title Flow:

Our observations upon review of the above listed documents are as follows:

A. Devolvement of Title:

- The land in Survey No. 89 of Naduvathi Village, being 'Gomala' (pasture land) in nature, was granted to various individuals.
- We have been provided with an Endorsement dated 31.05.2015 bearing no. RKCR319/2024-25, issued by the Office of the Tahsildar, Hoskote Taluk, Bengaluru Rural District (**Document No. 1**), confirming that the Grant Order dated 05.05.1939 bearing D.D.72/1938-39 under which land in Survey No. 172 (old Survey No. 89) was granted to Mr. Munivenkatappa is not available; however, the copy of the extract of the Saguvali Chit is available. Further, the Extract of the Saguvali Chit issued for the period 1938-39 (**Document No. 2**) reflects that the land measuring 2 Acres in Survey No. 89 is granted to Mr. Munivenkatappa in terms of an Order bearing D.D.72/1938-39.

In the absence of the Grant Order and the Grant Certificate issued by the competent authority, evidencing the grant of land measuring 02 Acres in Survey No. 89 of Naduvathi Village in the name of Mr. Munivenkatappa, we have corroborated the grant of the said land parcel to Mr. Munivenkatappa from the extract of the Saguvali Chit.

3. The extract of Re-Survey Pakka Book (**Document No. 3**), issued with respect to Survey No. 89 of Naduvathi Village reflects that the land allotted to Mr. Munivenkatappa in Survey No. 89 has been re-surveyed, upon such re-survey it is assessed that the extent of land in possession of Mr. Munivenkatappa measures 02 Acres 02 Gunta; and further that, the land measuring 02 Acres 02 Guntas in possession of Mr. Munivenkatappa is allotted with a new survey number, i.e., Survey No. 172 of Naduvathi Village (**'Larger Land in Survey No. 172'**). The extract of Re-Survey Pakka Book, which also reflects the name of the *Karda* of the said land parcel as Mr. Munivenkatappa (son of Mr. Muniyappa).
4. The entry under Sl. No. 318 of the Record of Rights Register (**Document No. 4**) records that the Larger Land in Survey No. 172 is in possession of Mr. Munivenkatappa (son of Mr. Muniyappa), having acquired the same under a '*Haraaju*' (public auction sale). It is pertinent to note that the entry Sl. No. 318 of the Record of Rights Register does not detail the extent of land in possession of the said Mr. Munivenkatappa (son of Mr. Muniyappa). It is also pertinent to note, that while Record of Rights reflects mutation of title to the land in Survey No. 172 in the name of Mr. Munivenkatappa (son of Mr. Muniyappa), the Re-Survey Pakka Book with respect to the land in Survey No. 172 reflects the name of one Mr. Yalla (son of Thoti Muniga) as the *Karda*.
5. Thereafter, the sons of Late Munivenkatappa, viz., (i) Mr. Venkatasamappa, and (ii) Mr. Muniyappa, have executed a Sale Deed dated 12.10.1964 (Registered as Document No. 2240/64-65) (**Document No. 5**), conveying the land bearing Survey No. 172 of Naduvathi Village measuring 01 Acre 01 Gunta out of 02 Acres 02 Guntas in favour of Mr. Munishamappa (son of Mr. Madappa). In this regard, the entry made under Sl. No. 738 of the Record of Rights Register (**Document No. 6**) records the said conveyance in favour of Mr. Munishamappa (son of Mr. Madappa) under Sale Deed dated 12.10.1964.

We have not been provided with the extract of entry made in the Inheritance Register or Mutation Register recording the inheritance and mutation of title with respect to the Larger Land in Survey No. 172 in the names of the said Mr. Venkatasamappa and Mr. Muniyappa.

6. We note from the RTCs (defined below) for the period 1989-90, records the extract of entry made in Mutation Register bearing MR No. 9/1964-65 reflects the mutation of title in the name of Mr. Munishamappa (son of Mr. Madappa). In this regard, we have been provided with the Endorsement dated 25.03.2024 bearing No. 369/2024-25 issued by the Tahsildar, Hoskote (**Document No. 7**), which reflects that the extract of entry made in the Mutation Register bearing MR No. 9/1964-65 is dilapidated and the same is not available.
7. Subsequently, Mr. Munishamappa (son of Mr. Madappa) along with his children namely, (i) Mr. N.M. Gopala, (ii) Mr. N.M. Krishnappa, (iii) Mr. N.M. Subramani, (iv) Mr. N.M. Aswatha, (v) Mr. Venkatapathi, (vi) Mr. N.M. Vatal Nagaraju and (vii) Mr. N.M. Srinivasa (being a minor represented by his father and natural guardian, Mr. Munishamappa) executed a Sale Deed dated 18.02.1991 (Registered as Document No. 2448/1990-91 at the office of Sub-Registrar,

Hoskote) (**Document No. 8**) conveying the land bearing Survey No. 172 of Naduvathi Village measuring 01 Acre 01 Gunta in favour of (i) Mr. R. Raghava Reddy and (ii) Mr. R. Dasharatha *alias* Dasharath (both (i) and (ii) are sons of Mr. G. Ramaiah Reddy *alias* G. Ramaiya Reddy). In this regard, the extract of entry made in the Mutation Register bearing M.R. No. 1/1991-92 (**Document No. 9**) records the said conveyance in favour of (i) Mr. R. Raghava Reddy and (ii) Mr. R. Dasharatha *alias* Dasharath under Sale Deed dated 18.02.1991.

8. In the year 2002, the land bearing Survey No. 172 of Naduvathi Village measuring 02 Acres 03 Guntas was phodied/bifurcated into two sub-divisions bearing Survey Nos. 172/1 and 172/2 as noted in the Hissa Survey Pakka Book (**Document No. 10**) whereby (i) Mr. R. Raghava Reddy and (ii) Mr. R. Dasharatha [both (i) and (ii) are sons of Mr. Ramaiah Reddy] were recorded as joint-holders in possession of land measuring 01 Acre 01 ½ Guntas in Survey No. 172/2 of Naduvathi Village.

The Hissa Survey Pakka Book records the total extent of land in Survey No. 172 as 02 Acres 03 Guntas. However, the revenue record as discussed above reflects an extent of 02 Acres 02 Guntas in Survey No. 172. We have not been provided with title document with respect to the excess 01 Gunta in Survey No. 172. In this regard, it is pertinent to note that Larger Land in Survey No. 172 is bifurcated into two blocks i.e., 172/1 (01 Acre 01.08 Gunta) and 172/2 (01 Acre 01.08 Guntas); and that Survey No. 172/2 in the year 2016 has been further bifurcated into two blocks i.e., 172/2 (01 Acre 01 Gunta- being the Subject Property) and 172/3 (0.08 Gunta/ ½ Gunta).

9. Thereafter, Mr. R. Raghava Reddy (son of Mr. G. Ramaiah Reddy) under a Release Deed dated 12.02.2004 (Registered as Document No. 3970/2003-04) (**Document No. 11**), executed in favour of Mr. R. Dasharath (son of Mr. G. Ramaiah Reddy) has released all his right, title and interest in the land measuring 01 Acre 01 Gunta in Survey No. 172. It is pertinent to note, that the wife and children of Mr. Raghav Reddy, *viz.*, (i) Mrs. Varalakshmi (wife), (ii) Mr. Ashok (son), (iii) Mr. Sandeep (son), and (iv) Ms. Veena (daughter), have signed the said Release Deed as *Witnesses*. The extract of entry made in the Mutation Register bearing MR No. 15/2003-04 (**Document No. 12**) reflects the aforementioned release of rights under the Release Deed dated 12.02.2004 and records Mr. R. Dasharath Reddy as the sole owner of the land in Survey No. 172/2, being the Subject Property.

It is pertinent to note that the Larger Land in Survey No. 172 was bifurcated in the year 2002 into Survey Nos. 172/1 and 172/2 and reflects: (i) Mr. R. Raghava Reddy, and (ii) Mr. R. Dasharatha as the joint owners thereof. However, the Schedule of the Release Deed dated 12.02.2004 details the land as Survey No. 172 and not as Survey No. 172/2; and further recites Mr. Dasharath Reddy as the sole owner of the subject land of the Release Deed dated 12.02.2004.

10. The Genealogical Tree dated 20.06.2022 of Mr. R. Dasharath Reddy issued by the office of the Deputy Tahsildar, Bangalore North (**Document No. 13**) reflects that Mr. R. Dasharath Reddy was married to Mrs. Asha Ramu and they have only one son *viz.*, Mr. D. Abhishek Reddy.
11. Thereafter, in the year 2016, the land bearing Survey No. 172/2 of Naduvathi Village was phodied/bifurcated into two sub-divisions bearing Survey Nos. 172/2 and 172/3 as noted in the Hissa Survey Pakka Book (**Document No. 14**), whereby Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) was recorded as the holder of land bearing Survey No. 172/2 of Naduvathi Village measuring 01 Acre 01 Gunta and Mr. R. Raghava Reddy (son of Mr. Ramaiah Reddy) was recorded as the holder of land bearing Survey No. 172/3 of Naduvathi Village measuring

½ Gunta. The extract of entry made in mutation register bearing MR No. T12/2016-17 (**Document No. 15**) reflects the bifurcation as discussed above.

12. Thereafter, Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) along with his son Mr. Abhishek Reddy as the Consenting Witness, under a Sale Deed dated 02.05.2025 (Registered as Document No. DBP-1-01401-2025-26) (**Document No. 16**), have conveyed the Subject Property along with other land parcels in favour of Southmade Realty & Retail Private Limited having its registered office at Sy. No.158, Sumadhura Capitol Towers Building, Pattanduru Agrahara Village, K.R Puram Hobli, Bangalore East Taluk, represented by its Authorized Signatory Mr. Gunda Satvik.

B. Conversion of the Subject Property:

13. In the year 2022, the land measuring 01 Acre 01 Gunta in Survey No. 172/2 of Naduvathi Village was converted from agricultural purpose to industrial purpose under an Official Memorandum issued by the Deputy Commissioner dated 03.08.2022, bearing No. 351643 (**Document No. 17**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T6/2022-23 (**Document No. 18**) which reflects conversion.
14. Thereafter, a Rectified Official Memorandum dated 11.08.2023, bearing No. 351643 is issued by the Deputy Commissioner (**Document No. 19**) with respect to the Subject Property wherein the western, northern and southern boundaries of the said land were rectified.

C. Revenue Records:

15. The Record of Rights, Tenancy and Crops for Inspection Certificates ('RTC') pertaining to Survey No.172 of Naduvathi Village measuring 02 Acres 02 Guntas for the period from 1969-70 to 1972-73 under Column 9 reflects that Munivenkatappa (son of Mr. Muniyappa) is the holder and in possession of the said land (**Document No. 20**).

Under the Sale Deed dated 18.02.1991 the land measuring 01 Acre 01 Gunta out of 02 Acres 02 Guntas in Survey No. 172 of Naduvathi Village was conveyed by (i) Mr. Venkatasamappa; and (ii) Mr. Muniyappa (both (i) & (ii) sons of Mr. Munivenkatappa) in favour of Mr. Munishamappa (son of Mr. Madappa), however, the RTCs for the period from 1979-80 to 1983-84 reflect the name of one Mr. Sampangappa (son of Mr. Thimarayappa) (who has acquired the western portion of the land in Survey No. 172 measuring 01 Acre 01 Gunta) as the holder with respect to the entire land on Survey No.172 of Naduvathi Village. We have not been provided with RTCs for the period from 1987-88 to 1988-89 with respect to the Larger Land in Survey No. 172. They are stated to be unavailable. Since the RTCs prior to and subsequent to the missing period are provided, and they do not indicate any discrepancy in the ownership and occupancy, we have not insisted on production of RTCs for the missing period.

16. RTCs pertaining to Survey No. 172 of Naduvathi Village measuring 02 Acres 02 Guntas for the period: (i) 1989-90 to 1993-94; and (ii) 1995-96 to 2001-02, reflect the names of: (i) Mr. Sampangappa (son of Mr. Thimarayappa) with respect to land measuring 01 Acre 01 Gunta; (ii) Mr. Raghava Reddy and (iii) Mr. R. Dasharatha [(ii) and (iii) both sons of Mr. G. Ramaiah Reddy] with respect to land measuring 01 Acre Gunta, and the transaction recorded are in consonance with the title flow set out hereinabove (**Document No. 21**). It is pertinent to note

that, while the land acquired by Mr. Raghava Reddy and Mr. R. Dasharatha Reddy is 01 Acre 01 Gunta, the RTC for the period 1995-96 to 2001-02.

We have been provided with an Endorsement dated 17.02.2025 bearing No. R.K./CR/225/2024-25 issued by the office of the Tahsildar, Grade-II (**Document No. 22**) stating that the RTCs for the period from 1972-73 to 1986-87 and 1994-95 are mutilated.

17. RTCs pertaining to Survey No. 172/2 of Naduvathi Village measuring 01 Acre 01 ½ Guntas for the period 2002-03 reflect the names of Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) and Mr. R. Raghava Reddy as the holders and cultivators for the aforementioned period are in consonance with the title flow set out hereinabove (**Document No. 23**).
18. RTCs pertaining to Survey No. 172/2 of Naduvathi Village measuring 01 Acre 01 ½ Guntas for the period 2003-04 to 2008-09 reflect the names of (i) Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) as the holder and cultivator of portion measuring ½ Gunta in land bearing Survey No. 172/2 of Naduvathi Village and (ii) Mr. R. Raghava Reddy and Mr. R. Dasharatha [both (i) and (ii) are sons of Mr. Ramaiah Reddy] as the holders and cultivators of portion measuring 1 Acre 01 Guntas in land bearing Survey No. 172/2 of Naduvathi Village (**Document No. 24**).
19. RTCs pertaining to Survey No. 172/2 of Naduvathi Village measuring 01 Acre 01 ½ Guntas for the period 2009-10 to 2016-17 reflect the names of (i) Mr. R. Raghava Reddy and (ii) Mr. R. Dasharatha [both (i) and (ii) are sons of Mr. Ramaiah Reddy] as the holders and cultivators for the aforementioned period are in consonance with the title flow set out hereinabove (**Document No. 25**).

It is pertinent to note that the RTCs for the period from 2002-03 to 2016-17 reflect the total extent of land bearing Survey No. 172/2 of Naduvathi Village as 01 Acre 01 ½ Guntas.

We have not been provided with RTCs for the period from 2017-18 to 2019-20 with respect to land bearing Survey No. 172/2 of Naduvathi Village measuring 01 Acre 01 Guntas. They are stated to be unavailable. Since the RTCs prior to and subsequent to the missing period are provided and they do not indicate any discrepancy in the ownership and occupancy, we have not insisted on production of RTCs for the missing period.

20. RTCs pertaining to Survey No. 172/2 of Naduvathi Village measuring 01 Acre 01 Gunta for the period 2020-21 to 2024-25 (**Document No. 26**), reflects the name of Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) as the holder and cultivator for the aforementioned period are in consonance with the title flow set out hereinabove.

D. Survey Records:

21. The Revision Settlement Akarbandh issued by the Surveyor of Land Records, Hoskote reflects that the extent of land in Survey No. 172/2 measures 01 Acre 01 Gunta, there being no kharab (**Document No. 27**).
22. Village Map of Nadavathi Village (**Document No. 28**) denotes the location of Survey No. 172 in Nadavathi Village.

E. Khatha and Tax Paid Receipts:

23. We have been provided with the Form 11-B Khatha issued by the office of Sametanahalli Gram Panchayath (**Document No. 29**) with respect to land bearing Survey No. 172/2 measuring 4,148.03 sq. mtrs. (approximately 01 Acre 01 Gunta) reflects the name of Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) as the owner.
24. In terms of the Receipt dated 26.06.2024 bearing No. 00805/1503004025/2024-25 issued by the Sametanahalli Village Panchayat (**Document No. 30**), we note that the property tax with respect to Survey No. 172/2 was paid for the year 2024-25.

It is recommended the following be obtained:

- (i) Property Tax Paid Receipts evidencing payment of property tax for the period 2025-26; and
- (ii) Latest E-Khatha recording the name of Southmade Realty & Retail Private Limited as the owner of Subject Property.

F. Endorsements:

25. Endorsement dated 22.12.2023 bearing No. LAQ/NH-207/CR/10/2023-24 issued by the Special Land Acquisition Officer, National Highway Authority, Bangalore (**Document No. 31**) confirms that the Subject Property is not a subject matter of any scheme for acquisition by the said authorities for the road widening/formation of National Highway - 207.

From an online verification we note that the said NH-207 has been re-numbered as NH-648. In this regard, it is recommended to obtain the latest endorsement based on the new number, i.e., NH-648.

26. Endorsement dated 15.05.2025 bearing No. PTCL (HO) CR (Endorsement): 82/2025 issued by the office of Assistant Commissioner, Doddaballapur Division, Doddaballapur (**Document No. 32**) confirming that there are no ongoing proceedings initiated with respect to the Subject Property under the Karnataka Scheduled Castes And Scheduled Tribes (Prohibition of Transfer Of Certain Lands) Act, 1978 and that in the event there are any proceedings initiated under the said Act, the same shall be dealt with in accordance with the provisions of the Act.
27. Endorsement dated 28.12.2023 bearing No. KHB/Bhusvavi/Naduvathi/50/2023-2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (**Document No. 33**) reflects that land measuring 01 Acre 01 Gunta in Survey No. 172/2 situated at Naduvathi Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District has not been subject to any acquisition by the Karnataka Housing Board.
28. Endorsement dated 30.12.2023 bearing No. KIADB/LAQ/13/2023-24 issued by the Special Land Acquisition Officer-1, Karnataka Industrial Area Development Board, Bangalore (**Document No. 34**) confirms that no acquisition proceedings have been initiated with respect to the Subject Property.

29. Nil Tenancy Certificate dated 05.01.2024 bearing No. RD0038569282964 issued by the Tahsildar, Hoskote Taluk, Bangalore (**Document No. 35**) confirming that there are no tenancy proceedings initiated / pending in Forms 7 and 7-A under the provisions of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property.

G. Public Notice:

A Public Notice informing the general public calling upon any claims regarding the Subject Property (along with other land parcels situated in Naduvathi Village) within 10 days from the date of publication was issued by us, and the said Public Notice was published on 03.05.2025, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 03.05.2025 with respect to the Subject Property.

H. Encumbrance Certificates:

30. Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: 01.04.1950 to 31.03.2004 with respect to the Larger Land in Survey No. 172 (**Document No. 36**) reflects all the above transactions.
31. Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.2004 to 06.08.2016; (ii) 01.04.2016 to 19.04.2025; and (iv) 01.04.2025 to 13.05.2025 with respect to the Subject Property (**Document No. 37**), reflects all the above transactions.

IV. Conclusion:

Upon review of the above-mentioned documents and subject to our observations and recommendations, we are of the opinion that **Southmade Realty & Retail Private Limited** is the owner in possession of the Subject Property, having the sole and absolute right, title and interest thereon.

DSK Legal, Bangalore
June 03, 2025



Mr. Srinivas BR,
Partner
DSK Legal
Bangalore

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

**Writers' Name: Mr. Srinivas BR, Partner,
Ms. Smitha Pavan, Associate Partner, &
Mr. Joel Peter Varghese, Associate.**

Southmade Realty & Retail Private Limited,
Sy. No.158, Sumadhura Capitol Towers Building,
Pattanduru Agrahara Village, K.R Puram Hobli,
Bangalore East Taluk.

June 3, 2025

TITLE REPORT

I. Description of the Subject Property:

All that piece and parcel of the immovable property converted for industrial purposes bearing Survey No.173 measuring 02 Acres 02 Guntas, situated at Naduvathi Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District ('**Subject Property**'). The Subject Property bounded as follows:

On the East by : Land bearing Survey No.174;
On the West by : Land bearing Survey No.172/2;
On the North by : Railway Road;
On the South by : Land bearing Survey No. 89 & Road.

[The boundaries stated hereinabove, are as per the Sale Deed dated May 02, 2025 (Registered as Document No. DBP-1-01401-2025-26) executed in favour of Southmade Realty & Retail Private Limited.]

II. List of documents provided:

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

Sl. No.	Particulars of the documents
1.	Endorsement dated 31.05.2015 bearing no. RKCR319/2024-25, issued by the Office of the Tahsildar, Hoskote Taluk, Bengaluru Rural District;
2.	Extract of the Saguvali Chit issued for the period 1938-39;
3.	Extract of Re-Survey Pakka Book issued with respect to Survey No. 89;
4.	Entry under Sl. No. 319 of the Record of Rights Register;
5.	Entry under Sl. No. 992 of the Record of Rights Register;
6.	The Notarized Genealogical Tree dated 09.11.2020 of Mr. Sunkal Yallaga;

Sl. No.	Particulars of the documents
7.	Endorsement dated 25.03.2024-25 bearing No. CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote;
8.	Sale Deed dated 28.01.1976 (Registered as Document No.3749/1975-76);
9.	Entry under Sl. No. 993 of the Record of Rights Register;
10.	Endorsement dated 25.03.2024-25 bearing No.CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote;
11.	Entry under Sl. No. 1002 of the Record of Rights Register;
12.	Sale Deed dated 19.09.1977 (Registered as Document No. 1862/1977-78);
13.	Endorsement dated 25.03.2024-25 bearing No. CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote;
14.	Mortgage Deed dated 29.06.1979 (Registered as Document No.519/1979-80);
15.	Discharge Deed dated 21.11.1988 (Registered as Document No. 1778/1988-89);
16.	Sale Deed dated 17.10.1988 (Registered as Document No.1779/1988-89);
17.	Sale Deed dated 19.05.1988 (Registered as Document No.371/1988-89);
18.	Release Deed dated 12.02.2004 (Registered as Document No. 3970/2003-04);
19.	Extract of entry made in the Mutation Register bearing MR No. 15/2003-04;
20.	Order dated 04.08.2028 in case bearing No. PTCL SR (H) 08/2016-17;
21.	Order dated 27.05.2022 by The Deputy Commissioner;
22.	Writ Petition bearing W.P. No. 3311/2022(SC-ST) before the Hon'ble High Court of Karnataka, Bangalore;
23.	Affidavit dated 19.03.2022 produced before the Hon'ble High Court of Karnataka, Bangalore;
24.	Order dated 21.03.2022 bearing Writ Petition No. 3311/2022(SC/ST);
25.	Memorandum of Plaint dated 09.11.2020 in Original Suit bearing O.S. No. 1313/2020;
26.	Memo for Withdrawal of the Original Suit bearing O.S. No. 1313/2020;
27.	Special Power of Attorney dated 08.09.2020 (Registered as Document No. 368/2020-21);

Sl. No.	Particulars of the documents
28.	Deed of Confirmation dated 13.07.2022 (Registered as Document No. 5308/22-23);
29.	Deed of Confirmation dated 30.06.2022 (Registered as Document No. 4570/22-23);
30.	Deed of Confirmation dated 28.06.2022 (Registered as Document No. 4550/22-23);
31.	Deed of Confirmation dated 21.06.2022 (Registered as Document No. 4118/22-23);
32.	Deed of Confirmation dated 14.06.2022 (Registered as Document No. 3638/22-23);
33.	Deed of Confirmation dated 08.06.2022 (Registered as Document No. 3308/22-23);
34.	Deed of Confirmation dated 04.06.2022 (Registered as Document No. 3254/22-23);
35.	The Genealogical Tree of Mr. R. Dasharath Reddy issued by the office of the Deputy Tahsildar;
36.	Sale Deed dated 02.05.2025 (Registered as Document No. DBP-1-01401-2025-26);
37.	Official Memorandum issued by the Deputy Commissioner dated 03.08.2022, bearing No. 353600
38.	Extract of entry made in the Mutation Register bearing MR No. T7/2022-23;
39.	Rectified Official Memorandum dated 11.08.2023, bearing No. 353600 issued by the Deputy Commissioner
40.	RTCs pertaining to Survey No.173 of Naduvathi Village measuring 02 Acres 02 Guntas issued for the period 1979-80 to 1983-84;
41.	Endorsement dated 10.01.2024 bearing No. R.K. Mahithi. C.R/2022-23, issued by the Grade-2, Tahsildar, Hoskote
42.	Endorsement dated 25.04.2025 bearing No. R.K. Mahithi. C.R/489/2022-23, issued by the Grade-2, Tahsildar, Hoskote
43.	RTC issued for the period of 1989-90 to 1993-94 and 1995-96 to 2002-03 with respect to Survey No. 173;
44.	Endorsement dated 25.03.2024-25 bearing No. RK/CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote;
45.	RTCs pertaining to Survey No. 173 of Naduvathi Village measuring 02 Acres 02 Guntas for the period 2003-04 to 2024-25;

Sl. No.	Particulars of the documents
46.	Revision Settlement Akarbandh issued by the Surveyor of Land Records with respect to Survey No. 173;
47.	Village Map of Nadavathi Village;
48.	Form 11-B Khatha issued by the office of Gram Panchayat;
49.	Receipt dated 20.06.2024 bearing No. 00806/1503004025/2024-25 issued by the Sametanahalli Village Panchayat;
50.	Endorsement dated 22.12.2023 bearing No. LAQ/NH-207/CR/10/2023-24 issued by the Special Land Acquisition Officer. National Highway Authority, Bangalore;
51.	Endorsement dated 15.05.2025 bearing No. PTCL (HO) CR (Endorsement): 82/2025 issued by the office of Assistant Commissioner, Doddaballapur Division, Doddaballapur;
52.	Endorsement dated 28.12.2023 bearing No. KHB/Bhusvavi/Naduvathi/50/2023-2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;
53.	Endorsement dated 30.12.2023 bearing No. KIADB/LAQ/13/2023-24 issued by the Special Land Acquisition Officer-1, Karnataka Industrial Area Development Board, Bangalore;
54.	Nil Tenancy Certificate dated 05.01.2024 bearing No. RD0038569282964 issued by the Tahsildar, Hoskote Taluk, Bangalore;
55.	Encumbrance Certificates issued for the period: (i) 01.04.2004 to 10.08.2022; (ii) 11.08.2022 to 06.02.2024;(iii) 01.02.2024 to 07.02.2025;(iv) 01.02.2025 to 19.04.2025; and (v) 01.04.2025 to 13.05.2025;
56.	Extract of Form of Index issued by the Sub-Registrar.

III. Title Flow:

Our observations upon review of the above listed documents are as follows:

A. Devolvement of Title:

1. The land in Survey No. 89 of Naduvathi Village, being 'Gomala' (pasture land) in nature was granted to various individuals.
2. We have been provided with an Endorsement dated 31.05.2015 bearing no. RKCR319/2024-25, **(Document No. 1)** issued by the Office of the Tahsildar, Hoskote Taluk, Bengaluru Rural District, confirming that the Grant Order dated 05.05.1939 bearing D.D.72/1938-39 under which land in Survey No. 173 (old Survey No. 89) was granted to Mr. Yallaga is not available; however, the copy of the extract of the Saguvali Chit is available. Further, the Extract of the Saguvali Chit issued for the period 1938-39 **(Document No. 2)** reflects that the land

measuring 2 Acres in Survey No. 89 is granted to Mr. Yalla in terms of an Order bearing D.D.72/1938-39.

In the absence of the Grant Order and the Grant Certificate issued by the competent authority evidencing the grant of land measuring 02 Acres in Survey No. 89 of Naduvathi Village in the name of Mr. Yallaga, we have corroborated the grant of the said land parcel to Mr. Yallaga from the extract of the Saguvali Chit.

3. The extract of Re-Survey Pakka Book (**Document No. 3**), issued with respect to Survey No. 89 of Naduvathi Village reflects that the land allotted to Mr. Yallaga in Survey No. 89 has been re-surveyed, upon such re-survey it is assessed that the extent of land in possession of Mr. Yallaga measures 02 Acres 02 Guntas; and further that, the land measuring 02 Acres 02 Guntas in possession of Mr. Yallaga is allotted with a new survey number, i.e., Survey No. 173 of Naduvathi Village ('**Larger Land in Survey No. 173**'). The extract of Re-Survey Pakka Book, which also reflects the name of the *Karda* of the said land parcel as Mr. Yallaga (son of Mr. Thotti Muniga).
4. The entry under Sl. No. 319 of the Record of Rights Register (**Document No. 4**) reflects that the Larger Land in Survey No. 173 is in possession of Mr. Yallaga (son of Mr. Thotti Muniga), having acquired the same under a '*Haraaju*' (public auction sale). It is also pertinent to note that the entry in Sl. No. 319 of the Record of Rights Register does not detail the extent of land in possession of the said Mr. Yallaga (son of Mr. Thoti Muniga).
5. Thereafter, we note from the entry under Sl. No. 992 of the Record of Rights (**Document No. 5**) records that upon the demise of the said Mr. Yallappa *alias* Yallaga, the title of the Larger Land in Survey No. 173 has been mutated in the name of his legal heir, *viz.*, Mr. Sunnandakallu Munishamappa (son of Mr. Yallappa), based on the MR No. 9/1986-87 (Pavathi Khata).
6. The Notarized Genealogical Tree dated 09.11.2020 of Mr. Sunkal Yallaga sworn by Mr. Sunkal Munishamappa (**Document No. 6**) reflects that Mr. Sunkal Yallaga was married to Mrs. Muniyamma and they have five children namely, (i) Mrs. Yallamma; (ii) Mrs. Chikkathayamma; (iii) Mr. Doddayallappa *alias* Mr. Doddamuniyappa; (iv) Mr. Sunkal Muniswamappa *alias* Munishamappa and (v) Mrs. Muniyamma.

We have not been provided with the extract of entry made in the Mutation Register bearing MR No. 9/1986-87. In this regard, we have been provided with the Endorsement dated 25.03.2024-25 bearing No. CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote (**Document No. 7**) stating that the extract of entry made in the Mutation Register bearing MR No. 9/1986-87 is in a dilapidated condition and the same is not available.

7. Subsequently, Mr. Sunnandakallu Munishamappa (son of Mr. Yallappa) executed a Sale Deed dated 28.01.1976 (Registered as Document No.3749/1975-76) (**Document No. 8**), conveyed land measuring 01 Acre 01 Gunta forming portion of Larger Land in Survey No. 173 to Mr. Muniyellappa. The entry under Sl. No. 993 of the Record of Rights Register (**Document No. 9**) records that Mr. Sunnandakallu Munishamappa (son of Mr. Yallappa) had conveyed land measuring 01 Acre 01 Gunta forming western portion of Larger Land in Survey No. 173 to Mr. Muniyellappa *vide* Sale Deed dated 28.01.1976 (Registered as Document No.3749/1975-76).

We have not been provided with the extract of entry made in the mutation register bearing MR No. 4/1976-77 recording mutation of title in the name of Mr. Muniyellappa. In this regard, we have been provided with the Endorsement dated 25.03.2024-25 bearing No.CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote (**Document No. 10**) stating that the extract of entry made in the Mutation Register bearing MR No. 4/1976-77 is in a dilapidated condition and the same is not available.

8. Thereafter, we note from the entry under Sl. No. 1002 of the Record of Rights (**Document No. 11**) that Mr. Muniyellappa conveyed land measuring 01 Acre 01 Gunta forming western portion of the Larger Land bearing Survey No. 173 to Mrs. Puttamma (wife of Mr. Muniyappa) *vide* Sale Deed dated 19.09.1977 (Registered as Document No. 1862/1977-78) (**Document No. 12**). It is pertinent to note that the description of the property under the Sale Deed dated 19.09.1977 details the survey number as 17 instead of 173. In this regard, we are given to understand that no rectification deed has been executed to rectify the said discrepancy; and further that, upon execution of the Sale Deed dated 19.09.1977 the Record of Rights and Tenancy of Crops for the period 1989-90 with respect to Survey No. 173 reflects the name of Mrs. Puttamma as the owner of the land in Survey No. 173 measuring 01 Acre 01 Gunta and also reflects that mutation of title has been recorded as per MR No. 20/1987-88.

We have not been provided with the extract of entry made in the mutation register bearing MR No. 20/1987-88 recording the mutation of title in the name of Mrs. Puttamma. In this regard, we have been provided with the Endorsement dated 25.03.2024-25 bearing No. CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote (**Document No. 13**) stating that the extract of entry made in the Mutation Register bearing MR No. 20/1987-87 is in a dilapidated condition and the same is not available.

9. We note from the Mortgage Deed dated 29.06.1979 (Registered as Document No.519/1979-80) reflects that Mrs. Puttamma (wife of Mr. Muniyappa) has in connection with a loan availed by her mortgaged portion measuring 01 Acre 01 Gunta in land bearing Survey No. 173 of Naduvathi Village in favour of Mrs. Muniyamma, wife of Mr. Govindappa (**Document No. 14**) and the said mortgage/encumbrance has been discharged *vide* Discharge Deed dated 21.11.1988 (Registered as Document No. 1778/1988-89) (**Document No. 15**).
10. Further, we note from the Sale Deed dated 17.10.1988 (Registered as Document No.1779/1988-89 at the office of Sub-Registrar, Hoskote) (**Document No. 16**) records that Mrs. Puttamma (wife of Mr. Muniyappa) conveyed land measuring 01 Acre 01 Gunta forming western portion of the Larger Land in Survey No. 173 in favour of (i) Mr. R. Raghava Reddy and (ii) Mr. R. Dasharatha alias Dasharath Reddy [both (i) and (ii) are sons of Mr. G. Ramaiah Reddy].

The recitals (page no. 3 and lines 12 and 13) of the Sale Deed dated 17.10.1988 erroneously details that Mrs. Puttamma has acquired title with respect to the land bearing Survey No. 173 *vide* Sale Deed dated 19.09.1977 registered as Document No. 1527 in Book I, Volume No. 1862 at pages 170 to 171. In this regard, we have been informed that this is an inadvertent error.

11. Mr. Sunnandakallu Munishamappa (son of Mr. Yallappa) along with his sons, (i) Mr. N.M. Ramamurthy and (ii) Mr. N.M. Yelloji conveyed land measuring 01 Acre 01 Gunta forming the eastern portion of the Larger Land in Survey No. 173 in favour of (i) Mr. R. Raghava Reddy and

(ii) Mr. R. Dasharatha Reddy [both (i) and (ii) are sons of Mr. G. Ramaiah Reddy] *vide* Sale Deed dated 19.05.1988 (Registered as Document No.371/1988-89 at the office of the Sub-Registrar, Hoskote) (**Document No. 17**).

12. Subsequently, Mr. R. Raghava Reddy and Mr. R. Dasharatha Reddy (both sons of Mr. G. Ramaiah Reddy) became the absolute owners of Larger Land in Survey No. 173.
13. Thereafter, Mr. R. Raghava Reddy (son of Mr. G. Ramaiah Reddy) under a Release Deed dated 12.02.2004 (Registered as Document No. 3970/2003-04 at the office of the Sub-Registrar, Hoskote) (**Document No. 18**), executed in favour of his brother, Mr. R. Dasharatha (son of Mr. G. Ramaiah Reddy) has released all his right, title and interest in the land bearing Survey No. 173 of Naduvathi Village measuring 02 Acres 02 Guntas. It is pertinent to note, that the wife and children of Mr. Raghav Reddy, *viz.*, (i) Mrs. Varalakshmi (wife), (ii) Mr. Ashok (son), (iii) Mr. Sandeep (son), and (iv) Ms. Veena (daughter) have signed the said Release Deed as *Witnesses*.
14. The extract of entry made in the Mutation Register bearing MR No. 15/2003-04 (**Document No. 19**) reflects the aforementioned release of rights under the Release Deed dated 12.02.2004 and records Mr. R. Dasharath Reddy as the sole owner of the land in Survey No. 173 measuring 02 Acres 02 Guntas.

B. PTCL Proceedings:

PTCL SR (H) 08/2016-17

15. One, Mr. Sunkal Munishamappa (son of Late Yallaga *alias* Yallappa) along with his son, Mr. Ravikumar filed a petition under Section 5 of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 against: (i) Mrs. Puttamma (wife of Mr. Muniyappa); (ii) Mr. Raghava Reddy R (son of Mr. G. Ramaiah Reddy) and (iii) Mr. Dasharatha Reddy R (son of G. Ramaiah Reddy) stating that the land bearing Survey No. 173 measuring 02 Acres was granted in favour of Mr. Yallaga *alias* Yallappa and that he belongs to the Adi Karnataka Community. The Hon'ble Court of the Assistant Commissioner, Doddaballapura Sub-Division dismissed the said petition under Order dated 04.08.2028 in case bearing No. PTCL SR (H) 08/2016-17 (**Document No. 20**).

LND/SC/ST/2/2020

16. Thereafter, Mr. Sunkal Munishamappa (son of Late Yallaga *alias* Yallappa) along with his son, Mr. Ravikumar appealed before the Hon'ble Court of the Deputy Commissioner, Devanahalli Taluk against: (i) Mrs. Puttamma (wife of Mr. Muniyappa); (ii) Mr. Raghava Reddy R (son of Mr. G. Ramaiah Reddy) and (iii) Mr. Dasharatha Reddy R (son of G. Ramaiah Reddy) wherein the Deputy Commissioner under Order dated 27.05.2022 (**Document No. 21**) rejected the said appeal.

W.P. No.3311/2022

17. Aggrieved by the Order dated 27.05.2022 issued by the Deputy Commissioner, Mr. Sunkal Munishamappa (son of Late Yallaga *alias* Yallappa) along with his son, Mr. Ravikumar and others filed a Writ Petition bearing W.P. No.3311/2022(SC-ST) before the Hon'ble High Court of Karnataka, Bangalore (**Document No. 22**) against: (i) The Deputy Commissioner; (ii) The

Assistant Commissioner; (iii) The Tahsildar; (iv) Mrs. Puttamma (wife of Mr. Muniyappa); (v) Mr. Raghava Reddy R (son of Mr. G. Ramaiah Reddy) and (vi) Mr. Dasharatha Reddy R (son of G. Ramaiah Reddy) wherein they prayed to the Hon'ble Court to issue Writ of Mandamus or any such order as the Hon'ble High Court deems fit.

We note that the petitioners in the Writ Petition No. 3311/2022 who have been impleaded thereafter as additional petitioners have confirmed title to Mr. R. Dasharath Reddy by executing deeds of confirmation as discussed below.

18. Thereafter, Mr. Sunkal Munishamappa (son of Late Yallaga *alias* Yallappa) along with his son, Mr. Ravikumar filed a Memo Producing Affidavit dated 19.03.2022 before the Hon'ble High Court of Karnataka, Bangalore (**Document No. 23**) wherein the parties have withdrawn the petition and confirmed the title over land bearing Survey No.173 measuring 02 Acres 02 Guntas in favour of Mr. Dasharatha Reddy.
19. The Hon'ble High Court of Karnataka, Bangalore passed an Order dated 21.03.2022 bearing Writ Petition No. 3311/2022(SC/ST) (**Document No. 24**) accepting the abovementioned Memo and in this regard, dismissed the said petition.

C. Partition Suit

Original Suit No. 1313/2020

20. We note from the Memorandum of Complaint dated 09.11.2020 in Original Suit bearing O.S. No. 1313/2020 before the Hon'ble Court of the Senior Civil Judge, Bengaluru Rural District, Bengaluru (**Document No. 25**) that one, Mrs. Muniyamma (wife of Late Muniyellappa & daughter of Late Perimuniyappa) had filed a suit for partition against (i) Mr. Munishamappa *alias* Mr. Sunkal Munishamappa (son of Late Yellappa); (ii) Mrs. Puttamma, wife of Mr. Muniyappa; (iii) Mr. Raghava Reddy R (son of Mr. G. Ramaiah Reddy) and (iv) Mr. Dasharatha Reddy R (son of G. Ramaiah Reddy) and prayed to this Hon'ble Court to pass a judgement and decree as follows: (a) to effect the partition of the plaintiff's ½ share in the land bearing Survey No. 173 of Naduvathi Village measuring 02 Acres; (b) to declare the Sale Deed dated 19.19.1977, Sale Deed dated 17.10.1988, Sale Deed dated 19.05.1988 and Release Deed dated 12.02.2004 as not binding on the said land and (c) grant such other relief/s as the Hon'ble Court may deem fit to grant.
21. Thereafter, Mrs. Muniyamma (wife of Late Muniyellappa & daughter of Late Perimuniyappa) filed a Memo for Withdrawal of the Original Suit bearing O.S. No. 1313/2020 before the Hon'ble Court of the Senior Civil Judge, Bengaluru Rural District, Bengaluru (**Document No. 26**) to withdraw the said Suit and further, confirmed that Mr. R. Dasharatha Reddy is the absolute owner with respect to the land bearing Survey No. 173 of Naduvathi Village measuring 02 Acres.
22. Subsequently, the Hon'ble Court of the Principal Senior Civil Judge, Bengaluru Rural, vide Order dated 12.03.2022, referred the matter to the Lok Adalat, wherein the Memo filed by Mrs. Muniyamma was duly accepted, and the suit came to be disposed of in terms thereof.
23. Pursuant to the Writ Petition bearing W.P. No. 3311/2022(SC/ST) before the Hon'ble High Court of Karnataka and the Original Suit bearing O.S. No. 1313/2020 before the Hon'ble Court of the

Senior Civil Judge, Bengaluru Rural District, Bengaluru being withdrawn respectively, the Confirming Parties (as detailed below) have confirmed title to the Subject Property in favour of Mr. R. Dasharath (son of Mr. G. Ramaiah Reddy) [represented by his Special Power of Attorney Holder Mr. D. Abhishek Reddy (son of R. Dasarath Reddy) authorized *vide* Special Power of Attorney dated 08.09.2020 registered as Document No. 368/2020-21 before the office of the Sub-Registrar, Indiranagar (**Document No. 27**)] under the following Confirmation Deeds (**Document Nos. 28 to 34**):

Deed of Confirmation dated 13.07.2022 (Registered as Document No. 5308/22-23 at the Sub-Registrar of Hoskote) (<i>Family members of Late Mrs. Chikkathayamma, daughter of Late Mr. Sunkal Yallaga</i>)	
Confirming Party/s	Mr. Rajesh Kumar (son of Mr. Ravikanth Mani); and Mr. R. Vinod Kumar (son of Mr. Ravikanth Mani)
Deed of Confirmation dated 30.06.2022 (Registered as Document No. 4570/22-23 at the Sub-Registrar of Hoskote) (<i>Family members of Mr. Sunkal Muniswamappa alias Munishamappa, son of Late Mr. Sunkal Yallaga</i>)	
Confirming Party/s	(i) Mr. Ravikumar (son of Mr. Sunkal Munishamappa); (ii) Master Mohit (son of Mr. Ravi Kumar); (iii) Master Manvith (son of Mr. Ravi Kumar); (iv) Ms. Rachitha (daughter of Mr. Ravi Kumar); [[ii) to (iv) are minors represented by their father and natural guardian Mr. Ravi Kumar]
Deed of Confirmation dated 28.06.2022 (Registered as Document No. 4550/22-23 at the Sub-Registrar of Hoskote) (<i>Family members of Mr. Sunkal Muniswamappa alias Munishamappa, son of Late Mr. Sunkal Yallaga</i>)	
Confirming Party/s	(i) Mr. Sunkal Munishamappa (son of Mr. Sunkal Yallaga); (ii) Mrs. Mangamma (daughter of Mr. Chikkathayamma); (iii) Mrs. Rajamma (wife of Late N.M. Murthy); (iv) Mrs. Anitha N.R. (daughter of Late N.M. Ramamurthy); (v) Master Udit. S (son of Mrs. Anitha N.R.) (minor represented by his mother and natural guardian Mrs. Anitha N.R.); (vi) Ms. Thanvish S. (daughter of Mrs. Anitha N.R.) (minor represented by her mother and natural guardian Mrs. Anitha N.R.); (vii) Mrs. Jayasheela N.R. (daughter of Mr. N.M. Ramamurthy); (viii) Master Lehaan Siddharth (son of Mrs. Jayasheela N.R.) (minor represented by his mother and natural guardian Mrs. Jayasheela N.R.); (ix) Mr. N.R. Santosh (son of N.M. Ramamurthy); (x) Mr. M. Vishwanath (husband of Mrs. Sujata); (xi) Mr. Prakash (son of Mrs. Sujatha); (xii) Master Nutan (son of Mr. Prakash V) (minor represented by his father and natural guardian Mr. Prakash V); (xiii) Mr. Sridhar V (son of Mrs. Sujata); (xiv) Mr. N.M. Yelloji (son of Mr. Sunikal Munishamappa); (xv) Ms. Preeti (daughter of Mr. N.M. Yelloji); (xvi) Mr. Manoj Kumar (son of Mr. N.M. Yelloji); (xvii) Mr. Ramakrishnappa (husband of Mrs. Muniratna); (xviii) Mrs. H.R. Shobha (daughter of Mrs. Muniratna); (xix) Ms. Rekha H.R. (daughter of Mrs. Muniratna); (xx) Ms. Madhumala (daughter of Mrs. Muniratna); (xxi) Mr. Suresh (son of Mrs. Muniratna); (xxii) Mr. N.M. Muniyappa <i>alias</i> Muniyallappa (son of Mr. Sunikal Munishammappa); (xxiii) Ms. Priyanka N.M. (daughter of Mr. N.M. Munishamappa); (xxiv) Mr. N.M. Chandu (son of Mr. N.M. Muniyappa); (xxv) Mrs. Mala (daughter of Mr. Sunikal Munishamappa); (xxvi) Mr. Pavan B (son of Mrs. Mala); and (xxvii) Ms. Pooja S. (daughter of Mrs. Mala).

Deed of Confirmation dated 21.06.2022 (Registered as Document No. 4118/22-23 at the Sub-Registrar of Hoskote) *(Family members of Late Mrs. Chikkathayamma, daughter of Late Mr. Sunkal Yallaga)*

Confirming Party/s

(i) Mr. Mahadeva N. (son of Mrs. Yallamma), (ii) Mrs. Chaya (daughter of Mr. Mahadeva), (iii) Master Pruthviraj (son of Mrs. Chaya) (minor represented by his mother and natural guardian Mrs. Chaya), (iv) Mrs. Manjula (daughter of Mrs. Mahadeva N), (v) Mr. Ramakrishnappa (son of Mrs. Chikkathayamma and Mr. T. Muniyappa), (vi) Mrs. Bhagyalakshmi (daughter of Mr. Ramakrishnappa), (vii) Mr. Ravi Raj R (son of Mr. Ramakrishnappa), (viii) Miss Parinita (daughter of Mr. Ravi Raj R) (minor represented by her father and natural guardian Mr. Ravi Raj), (ix) Miss Dhruthi (daughter of Mr. Ravi Raj) (minor represented by her father and natural guardian Mr. Ravi Raj), (x) Mr. Sundar Raj A (son of Mrs. Thayamma), (xi) Mrs. S. Ramya Shree (daughter of Mr. Sundar Raj A), (xii) Master Nirman Vardhan (son of Mrs. S. Ramya Shree) (minor represented by his mother and natural guardian Mrs. S. Ramya Shree), (xiii) Master Thryansu Vardhan (son of Mrs. S. Ramya Shree) (minor represented by his mother and natural guardian Mrs. S. Ramya Shree), (xiv) Mr. Rahul. S (son of Mr. Sundar Raj), (xv) Mrs. Tejeswini B.A. (daughter of Mrs. A. Pramila), (xvi) Mr. Vignesh B.A. (son of Mrs. A. Pramila), (xvii) Mr. Ashok Kumar B.A. (son of Mrs. Thayamma), (xviii) Mrs. Varsha (daughter of Mr. Ashok Kumar), (xix) Ms. Vibha (daughter of Mr. Ashok Kumar) (minor represented by her father and natural guardian Mr. Ashok Kumar), (xx) Mrs. Jayamma (daughter of Mrs. Chikkathayamma and Mr. T. Muniyappa), (xxi) Mrs. Indiramma (daughter of Mrs. Jayamma), (xxii) Mrs. Shylaja (daughter of Mrs. Indiramma), (xxiii) Ms. Kavana (daughter of Mrs. Shylaja) (minor represented by her mother and natural guardian Mrs. Shylaja), (xxiv) Master Yadassu (son of Mrs. Shylaja) (minor represented by his mother and natural guardian Mrs. Shylaja), (xxv) Mr. Giriswamy V.V. (son of Mrs. Indiramma), (xxvi) Mr. Harish V.V. (son of Mrs. Indiramma), (xxvii) Mr. Venkatesh N (son of Mrs. Jayamma), (xxviii) Mr. Purushotham S.V. (son of Mr. Venkatesh), (xxix) Mrs. Komala S.V. (daughter of Mr. Venkatesh), (xxx) Master Pradhan Raj (son of Mrs. Komala S.V.) (minor represented by his mother and natural guardian Mrs. Komala), (xxxi) Mr. Manohar S.V. (son of Mr. Venkatesh), (xxxii) Mr. Dasharath (son of Mr. Jayamma), (xxxiii) Mr. Karthik S.D. (son of Mr. Dasharath), (xxxiv) Mr. Madan S.D. (son of Mr. Dasharath), (xxxv) Master Gautam (son of Mr. Dasharath) (minor represented by his father and natural guardian Mr. Dasharath), (xxxvi) Mrs. Shantalakshmi (daughter of Mr. Basaappa), (xxxvii) Master M. Daivik Vanesh (son of Mrs. B. Shantalakshmi) (minor represented by his mother and natural guardian Mrs. Shantalakshmi), (xxxviii) Mrs. Nirmala B (daughter of Mr. Basaappa), (xxxix) Master Pavan Kumar (son of Mrs. Nirmala) (minor represented by his mother and natural guardian Mrs. Nirmala), (xl) Mrs. Hemavathi (daughter of Mr. Basaappa), (xli) Mrs. Gowramma (wife of Late Basappa), (xlii) Mrs. Vanajakshi L. (daughter of Mrs. Vijayalaxhmi), (xliii) Mrs. Ashwini (daughter of Mrs. Vanajakshi), (xliv) Ms. Savanti (daughter of Mrs. Ashwini) (minor represented by her mother and natural guardian Mrs. Ashwini), (xlv) Ms. Prathigna A (daughter of Mrs. Ashwini) (minor represented by her mother and natural guardian Mrs. Ashwini), (xlvi) Mr. Avinash (son of Mrs. Vanajakshi), (xlvii) Ms. Archana (daughter of Mrs. Vanajakshi), (xlviii) Mrs. Manjula (daughter of Mrs. Vijayalaxhmi), (xlix) Mr. Hemanth Kumar (son of Mrs. Manjula), (l) Ms. Monisha R (daughter of Mrs. Manjula), (li) Ms. Madhumitha R (daughter of Mrs. Manjula), (lii) Mr. L Mahesh (son of Mrs. Vijayalaxhmi), (liii) Master Gagan (son of Mr. Mahesh) (minor represented by

	his father and natural guardian Mr. Mahesh), (liv) Miss Gautami (daughter of Mr. Mahesh) (minor represented by her father and natural guardian Mr. Mahesh), (lv) Mr. Mukunda L (son of Mrs. Vijayalaxhmi), (lvi) Mr. M. Vishwanath (son of Mrs. Chikkathayamma and Mr. T. Muniyappa), (lvii) Mr. M. Ravikanthamani (son of Mrs. Chikkathayamma and Mr. T. Muniyappa), (lviii) Mrs. G Rajamma (wife of Mr. Ravikanthamani), (lix) Mr. R Charan Kumar (son of Mr. Ravikanthamani), (lx) Mr. Govindaswami M (son of Mrs. Chikkathayamma and Mr. T. Muniyappa), (lxi) Mr. G Shanth Kumar (son of Mr. Govindaswami), (lxii) Ms. Priyanka (daughter of Mr. G Shanthakumar) (minor represented by her father and natural guardian Mr. Shanthakumar), (lxiii) Master Dhanush (son of Mr. G Shanthakumar) (minor represented by his father and natural guardian Mr. G. Shanthakumar), (lxiv) Mrs. Shalini G (daughter of Mr. Govindaswami), (lxv) Ms. Shreya (daughter of Mrs. Shalini G) (minor represented by her mother and natural guardian Mrs. Shalini G), (lxvi) Mrs. Likitha (daughter of Mrs. Shalini G) (minor represented by her mother and natural guardian Mrs. Shalini G), (lxvii) Ms. Jayashree (daughter of Mrs. Shalini G) (minor represented by her mother and natural guardian Mrs. Shalini G), (lxviii) Mrs. Parijatha (daughter of Mr. Ramakrishna), (lix) Ms. Keerthi (daughter of Mrs. Parijatha) (minor represented by her mother and natural guardian Mrs. Parijatha), (lxx) Master Maheth (son of Mrs. Parijatha) (minor represented by his mother and natural guardian Mrs. Parijatha), and (lxxi) Mrs. Kavitha (wife of Mr. Sunil Kumar).
Deed of Confirmation dated 14.06.2022 (Registered as Document No. 3638/22-23 at the Sub-Registrar of Hoskote) <i>(Family members of Late Mrs. Yallamma, daughter of Late Mr. Sunkal Yallaga)</i>	
Confirming Party/s	(i) Mr. Krishnappa (son of Mr. Chikka Abbaiah), (ii) Mr. Ravikumar (son of Mr. Krishnappa), (iii) Mr. Jeevan R (son of Mr. Ravikumar), (iv) Mrs. Chandana (daughter of Mr. Ravikumar), (v) Mr. Muniraj (son of Mr. Krishnappa), (vi) Mr. Manjesh M (son of Mr. Muniraju), (vii) Mr. Mahesh (son of Mr. Muniraju), (viii) Mrs. Shashikala (daughter of Mr. Krishnappa), (ix) Mrs. Manjula (daughter of Mr. Krishnappa), (x) Ms. Ghanavi (minor represented by her mother and natural guardian Mrs. Manjula), (xi) Ms. Prateeksha (daughter of Mrs. Manjula), (xii) Mr. Raghu K (son of Mr. Krishnappa), (xiii) Mrs. Jayalakshmi S alias Jayalaxhmmamma (wife of Late Mr. Narayanappa), (xiv) Mr. N. Raghu Kumar (son of Mr. Narayanappa), (xv) Ms. Manasa (daughter of Mr. N. Raghu Kumar), (xvi) Master Rishikesh K. R alias Rukkesh (son of Mr. N. Raghu Kumar) (minor represented by his father and natural guardian Mr. N. Raghu Kumar), (xvii) Mrs. Nagamma (daughter of Mr. Abhayappa), (xviii) Mr. Chandrappa (son of Mr. Muniyappa and Mrs. Nagamma), (xix) Mrs. Veena C (daughter of Mr. Chinnappa), (xx) Mrs. Sneha L (daughter of Mrs. Veena C), (xxi) Mr. Akash L (son of Mrs. Veena C), (xxii) Mrs. Vani C (daughter of Mr. Chinnappa), (xxiii) Miss Kanchana (daughter of Mrs. Vani C) (minor represented by her mother and natural guardian Mrs. Vani C), (xxiv) Master Dhanush (son of Mrs. Vani C) (minor represented by his mother and natural guardian Mrs. Vani C), (xxv) Mrs. Sushelamma alias Shushilamma (daughter of Chikkabiah), (xxvi) Mr. Suresh P (son of Mrs. Shushilamma), (xxvii) Mr. Ramesh P (son of Mrs. Shushilamma), and (xxviii) Mr. Ganesh (son of Mrs. Shushilamma).
Deed of Confirmation dated 08.06.2022 (Registered as Document No. 3308/22-23 at the Sub-Registrar of Hoskote) <i>(Family members of Late Mr. Doddhamuniyappa alias Doddayallappa, son of Late Mr. Sunkal Yallaga)</i>	

Confirming Party/s	(i) Mrs. Muniyamma (daughter of Late Doddhamuniyappa alias Doddallappa), (ii) Mrs. Nagamma (daughter of Mrs. Muniyamma), (iii) Mr. Rajappa (son of Mrs. Nagamma), (iv) Master Darshan (son of Mr. Rajappa) (minor represented by his father and natural guardian Mr. Rajappa), (v) Ms. Nanditha (daughter of Mr. Rajappa) (minor represented by her father and natural guardian Mr. Rajappa), (vi) Mrs. Gouramma (daughter of Mrs. Nagamma), (vii) Mr. Manoj (son of Mrs. Gouramma), (viii) Mrs. Nandini (daughter of Mrs. Gouramma), (ix) Mrs. Sujata (daughter of Mrs. Nagamma), (x) Master Sharath (son of Mrs. Sujata) (minor represented by his father and natural guardian Mr. Ravi), (xi) Master Sharan (son of Mrs. Sujata) (minor represented by his father and natural guardian Mr. Ravi), (xii) Mr. Manjunath (son of Mrs. Nagamma), (xiii) Ms. Thanvika M (daughter of Mr. Manjunath) (minor represented by her father and natural guardian Mr. Manjunath), (xiv) Master Havish Manju M (son of Mr. Manjunath) (minor represented by his father and natural guardian Mr. Manjunath), (xv) Mr. Subramani (son of Mrs. Muniyamma), (xvi) Mr. Rajesh (son of Mr. Subramani), (xvii) Miss Manasvi (daughter of Mr. Rajesh) (minor represented by her father and natural guardian Mr. Rajesh), (xviii) Mrs. Hemalatha (daughter of Mr. Subramani), (xix) Master Purvikraj (son of Mrs. Hemalatha) (minor represented by his mother and natural guardian Mrs. Hemalatha), (xx) Ms. Deepika (daughter of Mrs. Hemalatha) (minor represented by her mother and natural guardian Mrs. Hemalatha), (xxi) Mrs. Shailaja (wife of Mr. Sreenivasa), (xxii) Mrs. Kusuma (daughter of Mr. Sreenivasa), (xxiii) Master Nesarasai (son of Mr. Murali) (minor represented by his mother and natural guardian Mrs. Kusuma), (xxiv) Mrs. Sangeetha (daughter of Mr. Sreenivasa), and (xxv) Mr. Manjunath (son of Mr. Sreenivasa).
Deed of Confirmation dated 04.06.2022 (Registered as Document No. 3254/22-23 at the Sub-Registrar of Hoskote) <i>(Family members of Late Mrs. Muniyamma, daughter of Late Mr. Sunkal Yallaga)</i>	
Confirming Party/s	(i) Mrs. Ammayamma (daughter of Mrs. Muniyamma and Mr. Gulappa), (ii) Mrs. Hemavathi (daughter of Mr. Kakappa), (iii) Mrs. Bindu (daughter of Mrs. Hemavathi), (iv) Mr. Venkatesh (son of Mrs. Hemavathi), (v) Mrs. Guna (daughter of Mr. Kakappa), (vi) Mr. Naveen (son of Mrs. Guna), (vii) Mr. Venkatesh (son of Mrs. Guna), (viii) Mrs. Sudha (daughter of Mr. Kakappa), (ix) Mrs. Ramya (daughter of Mrs. Sudha), (x) Master Santosh (son of Mrs. Sudha) (minor represented by his mother and natural guardian Mrs. Sudha), (xi) Mr. Satish (son of Mrs. Sudha), (xii) Ms. Monika (daughter of Mrs. Sudha) (minor represented by her mother and natural guardian Mrs. Sudha), (xiii) Mr. Vijikumar (son of Mr. Kakappa), (xiv) Mrs. Rakshita V. (daughter of Mr. Vijikumar) (minor represented by her father and natural guardian Mr. Vijikumar), (xv) Ms. Varshini (daughter of Mr. Vijikumar) (minor represented by her father and natural guardian Mr. Vijikumar), (xvi) Mr. Shankar (son of Mr. Kakappa), (xvii) Mrs. Muniyallamma (daughter of Mrs. Muniyamma and Mr. Gulappa) (wife of Mr. Munikrishnaappa), (xviii) Mrs. Bharati (daughter of Mr. Munikrishnaappa), (xix) Mr. Likith (son of Mrs. Bharati), (xx) Mrs. Bhoomika (daughter of Mrs. Bharati), (xxi) Mr. Pavan (son of Mrs. Bharati), (xxii) Mrs. Bhagyamma (daughter of Mr. Munikrishnaappa) (wife of Late Rajappa), (xxiii) Mrs. Harshita (daughter of Mrs. Bhagyamma and Late Rajappa), (xxiv) Mr. Ankith (son of Mrs. Bhagyamma and Late Rajappa), (xxv) Mrs. Mala (daughter of Mr. Munikrishnaappa), (xxvi) Mr. Nagaraju (son of Mrs. Muniyamma)

	and Mr. Gulappa), (xxvii) Mrs. Baby (daughter of Mr. Nagaraju), (xxviii) Mrs. Devi (daughter of Mrs. Baby), (xxix) Mrs. Bhanu (daughter of Mrs. Baby), (xxx) Mr. Madhusudhan (son of Mr. Nagaraju), (xxxi) Mr. Ganesh (son of Mr. Nagaraju), (xxxii) Mr. Munirammayya (son of Mrs. Muniyamma and Mr. Gulappa), (xxxiii) Mrs. Gauramma (daughter of Mr. Kakappa and wife of Mr. Munirammayya), (xxxiv) Mr. Kiran (son of Mrs. Gauramma and Mr. Munirammayya), (xxxv) Mr. Naveen Kumar (son of Mrs. Gauramma and Mr. Munirammayya), (xxxvi) Mrs. Sudharani (daughter of Mrs. Gauramma and Mr. Munirammayya), (xxxvii) Mrs. Muniratnamma (wife of Mr. Govindaraju), (xxxviii) Mrs. Mamatahri (daughter of Mr. Govindaraju), (xxxix) Mr. Anil (son of Mr. Govindaraju), (xl) Mrs. Muniyallamma (daughter of Mrs. Muniyamma and Mr. Gulappa), (xli) Mrs. Ramya (daughter of Mrs. Muniyallamma), and (xlii) Mrs. Madhu (daughter of Mrs. Muniyallamma).
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24. The Genealogical Tree dated 20.06.2022 of Mr. R. Dasharath Reddy issued by the office of the Deputy Tahsildar, Bangalore North (**Document No. 35**) reflects that Mr. R. Dasharath Reddy was married to Mrs. Asha Ramu and they have only one son viz., Mr. D. Abhishek Reddy.
25. Thereafter, Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) along with his son Mr. Abhishek Reddy as the Consenting Witness, under a Sale Deed dated 02.05.2025 (Registered as Document No. DBP-1-01401-2025-26) (**Document No. 36**), have conveyed the Subject Property along with other land parcels in favour of **Southmade Realty & Retail Private Limited** having its registered office at Sy. No.158, Sumadhura Capitol Towers Building, Pattanduru Agrahara Village, K.R Puram Hobli, Bangalore East Taluk, , represented by its Authorized Signatory Mr. Gunda Satvik.

D. Conversion of the Subject Property:

26. In the year 2022, the land measuring 02 Acres 02 Guntas in Survey No. 173 of Naduvathi Village was converted from agricultural purpose to industrial purposes under an Official Memorandum issued by the Deputy Commissioner dated 03.08.2022, bearing No. 353600 (**Document No. 37**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T7/2022-23 (**Document No. 38**) which reflects the said conversion.
27. Thereafter, a Rectified Official Memorandum dated 11.08.2023, bearing No. 353600 issued by the Deputy Commissioner (**Document No. 39**) with respect to the Subject Property wherein the western, northern and southern boundaries of the said land were rectified.

E. Revenue Records:

28. The Record of Rights, Tenancy and Crops for Inspection Certificates (**'RTCs'**) pertaining to Survey No.173 of Naduvathi Village measuring 02 Acres 02 Guntas issued for the period 1979-80 to 1983-84 under Column 9 reflects that Mr. Yallappa is the holder and in possession of the said land (**Document No. 40**).

We have not been provided with RTCs for the period from 1968-69 to 1978-79 and 1984-85 to 1987-88 with respect to the Subject Property. In this regard, we have been provided with an Endorsement dated 10.01.2024 bearing No. R.K. Mahithi. C.R/2022-23, issued by the Grade-2, Tahsildar, Hoskote stating that the RTCs for the periods from 1968-69 to 1978-79

and 1984-85 to 1987-88 with respect to the Subject Property are in a dilapidated condition and the same cannot be provided **(Document No. 41)**.

We have not been provided with RTCs for the period 1988-89 with respect to the Subject Property. In this regard, we have been provided with an Endorsement dated 25.04.2025 bearing No. R.K. Mahithi. C.R/489/2022-23, issued by the Grade-2, Tahsildar, Hoskote stating that the RTCs for the periods from 1984-85 to 1988-89 with respect to the Subject Property are in a dilapidated condition and the same cannot be provided **(Document No. 42)**.

29. RTCs pertaining to Survey No. 173 of Naduvathi Village measuring 02 Acres 02 Guntas for the period 1989-90 to 1993-94 and 1995-96 to 2002-03 reflect the names of (i) Mr. Raghava Reddy and (ii) Mr. R. Dasharatha [(i) and (ii) both sons of Mr. G. Ramaiah Reddy] as the holders and cultivators for the aforementioned period are in consonance with the title flow set out hereinabove **(Document No. 43)**.

We have not been provided with the RTCs for the period 1994-95 with respect to the Subject Property. They are stated to be unavailable. Since the RTCs prior to and subsequent to the missing period are provided and they do not indicate any discrepancy in the ownership and occupancy, we have not insisted on production of RTCs for the missing period.

We have not been provided with the extract of entry made in the mutation register bearing MR No. 28/1988-89. In this regard, we have been provided with the Endorsement dated 25.03.2024-25 bearing No. RK/CR/363/2024-25 issued by the Tahsildar Grade – 2, Hoskote **(Document No. 44)** stating that the extract of entry made in the Mutation Register bearing MR No. 28/1988-89 is in a dilapidated condition and the same is not available.

30. RTCs pertaining to Survey No. 173 of Naduvathi Village measuring 02 Acres 02 Guntas for the period 2003-04 to 2024-25 **(Document No. 45)**, reflects the name of Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) as the holder for the aforementioned period are in consonance with the title flow set out hereinabove.

F. Survey Records:

31. The Revision Settlement Akarbandh issued by the Surveyor of Land Records, Hoskote reflects that the extent of land in Survey No. 173 measures 02 Acres 02 Guntas, there being 02 Guntas kharab **(Document No. 46)**.
32. Village Map of Nadavathi Village **(Document No. 47)** denotes the location of Survey No. 173 in Nadavathi Village.

G. Khatha and Tax Paid Receipts:

33. We have been provided with the Form 11-B Khatha issued by the office of Gram Panchayath **(Document No. 48)** with respect to land bearing Survey No. 173 measuring 8,296.06 sq. mtrs. (approximately 02 Acres 02 Guntas) reflects the name of Mr. R. Dasharatha (son of Mr. Ramaiah Reddy) as the owner.

34. In terms of the Receipt dated 20.06.2024 bearing No. 00806/1503004025/2024-25 issued by the Sametanahalli Village Panchayat **(Document No. 49)**, we note that the property tax with respect to Survey No. 173 was paid for the year 2024-25.

It is recommended that the following be obtained:

- (i) Property Tax Paid Receipts evidencing payment of property tax for the period 2025-26; and
- (ii) Latest E-Khatha recording the name of Southmade Realty & Retail Private Limited as the owner of Subject Property.

H. Endorsements

35. Endorsement dated 22.12.2023 bearing No. LAQ/NH-207/CR/10/2023-24 issued by the Special Land Acquisition Officer, National Highway Authority, Bangalore **(Document No. 50)** confirms that the Subject Property is not a subject matter of any scheme for acquisition by the said authorities for the formation of National Highway - 207.

From an online verification we note that the said NH-207 has been re-numbered as NH-648. In this regard, it is recommended to obtain the latest endorsement based on the new number, i.e., NH-648.

36. Endorsement dated 15.05.2025 bearing No. PTCL (HO) CR (Endorsement): 82/2025 issued by the office of Assistant Commissioner, Doddaballapur Division, Doddaballapur **(Document No. 51)** confirming that there are no ongoing proceedings initiated with respect to the Subject Property under the Karnataka Scheduled Castes And Scheduled Tribes (Prohibition of Transfer Of Certain Lands) Act, 1978 and that in the event there are any proceedings initiated under the said Act, the same shall be dealt with in accordance with the provisions of the Act.
37. Endorsement dated 28.12.2023 bearing No. KHB/Bhusvavi/Naduvathi/50/2023-2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore **(Document No. 52)** reflects that land measuring 01 Acre 01 Gunta in Survey No. 173 situated at Naduvathi Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District has not been subject to any acquisition by the Karnataka Housing Board.
38. Endorsement dated 30.12.2023 bearing No. KIADB/LAQ/13/2023-24 issued by the Special Land Acquisition Officer-1, Karnataka Industrial Area Development Board, Bangalore **(Document No. 53)** confirms that no acquisition proceedings have been initiated with respect to the Subject Property.
39. Nil Tenancy Certificate dated 05.01.2024 bearing No. RD0038569282964 issued by the Tahsildar, Hoskote Taluk, Bangalore **(Document No. 54)** confirming that there are no tenancy proceedings initiated / pending in Forms 7 and 7-A under the provisions of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property.

I. Public Notice:

A Public Notice informing the general public calling upon any claims regarding the Subject Property (along with other land parcels situated in Naduvathi Village) within 10 days from the date of publication was issued by us and the said Public Notice was published on 03.05.2025, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 03.05.2025 with respect to the Subject Property.

J. Encumbrance Certificates:

40. Encumbrance Certificates issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.2004 to 10.08.2022; (ii) 11.08.2022 to 06.02.2024;(iii) 01.02.2024 to 07.02.2025;(iv) 01.02.2025 to 19.04.2025; and (v) 01.04.2025 to 13.05.2025 with respect to Subject Property **(Document No. 55)**, reflects all the above transactions.

The Encumbrance Certificate does not reflect the Sale Deed dated 19.09.1977 as the said transaction has been Indexed under Survey No. 17. In this regard, we have been provided with extract of Form of Index issued by the Sub-Registrar, Hoskote **(Document No. 56)**.

IV. Conclusion:

Upon review of the above-mentioned documents and subject to our observations and recommendations, we are of the opinion that **Southmade Realty & Retail Private Limited** is the owner in possession of the Subject Property, having the absolute right, title and interest thereon.

DSK Legal, Bangalore
June 03, 2025



Mr. Srinivas BR,
Partner
DSK Legal
Bangalore

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