MAGNAH

LAW PARTNERS

To,

June 5, 2026

DIVYASREE INFRASTRUCTURE PROJECTS PRIVATE LIMITED
No. 11, "A" Wing, DivyaSree Chambers,
O'Shaughnessy Road,
Bengaluru - 560025

Kind Attention: Ms. Usha G. V - AGM

Sub: Title Report in respect of the land situated at Mandalakunte Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District.

Dear Madam,

You had engaged us to carry out due diligence on the title to the land bearing Survey No. 5/3 and Survey No. 6/1 totally measuring 5 Acres 4 Guntas both situated at Mandalakunte Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District ("**Property**").

Please find enclosed herewith a report setting out our observations and findings of legal due diligence on the title to the Property based on the documents and information made available to us.

Yours sincerely,

For **Magnah Law Partners**

MAGNAH LAW PARTNERS BANGALORE

R Vasudev
Partner

SURVEY NO. 5/3 (2 ACRES 12 GUNTAS)
AND
SURVEY NO. 6/1 (2 ACRES 32 GUNTAS)

A. DESCRIPTION OF THE PROPERTY

The subject matter of this Report comprises of the following lands totally measuring 5 Acres 4 Guntas situated at Mandalakunte Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru:

(i) The land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas; and

(ii) The land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas, which are bounded on its:

East by	:	Mother Dairy Compound/Bommasandra Boundary;
West by	:	Land bearing Survey No. 6/6;
North by	:	Road and the land bearing Survey No.5/1; and
South by	:	Land bearing Survey No. 6/2.

(*Boundaries mentioned are as per the Joint Development Agreement dated 31.3.2016*)

hereinafter referred to as the "**Property**".

B. DOCUMENTS EXAMINED

In connection with the above, we have been furnished with and have examined photocopies of the following documents:

Sl. No.	Particulars
1.	Order dated 7.9.1979 passed by the Land Tribunal, Bangalore North in proceedings bearing Case Nos. LRF 867,868,869,871,879,865,866,880 of 1974-75;
2.	Certificate of Registration of a Tenant as an Occupant in Form 10 dated 25.9.1979 issued by the Special Tahsildar in respect of *inter-alia* the land bearing Survey No. 5 measuring 2 Acres 12 Guntas and the land bearing Survey No. 6 measuring 2 Acres 32 Guntas in favour of Mr. P. M. Suryanarayanmurthy;
3.	Death Certificate issued by the Chief Registrar of Births and Deaths recording the demise of Mr. P. M. Suryanarayanmurthy on 29.9.1983;
4.	Genealogical Tree dated 10.11.2011 showing the family members of Late Mr. P. M. Suryanarayanmurthy authenticated by the Revenue Inspector, Bangalore;

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5.	Objections filed by Mr. Keshava Murthy in proceedings bearing No. RRT(dis)(CR)/29/2012-13 before the Tahsildar, Bangalore North against issuing khata in respect of the land bearing Survey Nos. 5/3 and 6/1 to the name of Mrs. P. S. Prafulla;
6.	Memorandum of Understanding and Undertaking dated 15.12.2005 executed by and amongst Mrs. P. S. Prafulla, Mrs. Archana and Mr. Keshava Murthy;
7.	(*Notarized*) Affidavit dated 24.10.2013 sworn to by Mrs. P. S. Prafulla undertaking to provide an access to the land held by Mr. Krishnamurthy through the corner of the land bearing Survey Nos. 5/3 and 6/1;
8.	Order dated 27.11.2013 passed by the court of the Special Tahsildar in proceedings bearing No. RRT(dis)(CR)/29/2012-13;
9.	Extract of Entry No. MR H1 of 2013-14 made in the Mutation Register recording the change of khata in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and the land bearing Survey No. 6/1 measuring 2 Acres 23 Guntas to the name of Mrs. P. S. Prafulla;
10.	Order dated 6.1.2014 passed by the court of the Special Tahsildar in proceedings bearing No. RRT(dis)(CR)/29/2012-13;
11.	Order dated 19.8.2014 passed by the court of the Assistant Commissioner, Bengaluru North Sub-Division in appeal bearing No. RA (BNA) 149/2014-15;
12.	Extract of Entry No. MR H1 of 2014-15 made in the Mutation Register recording the change of khata in respect of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas to the name of Mrs. P. S. Prafulla;
13.	Record of Rights Tenancy and Crop Inspection ("**RTC**") issued in respect of the land bearing Survey No. 5 measuring 12 Acres 35 Guntas (including 15 Guntas of kharab) for the period 1966-67 to 1975-76, 1981-82 and 1985-86 to 1986-87;
14.	RTCs issued in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas for the period 1987-88 to 2025-26;
15.	RTCs issued in respect of the land bearing Survey No. 6 measuring 29 Acres 12 Guntas (including 22 Guntas of kharab) for the period 1966-67 to 1975-76, 1981-82 and 1985-86 to 1986-87;
16.	RTCs issued in respect of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas for the period 1987-88 to 2025-26;

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17.	Endorsement bearing No. R. K./ C. R/66/ 2026-27 dated 28.4.2026 issued by the Tahsildar, Yelahanka Taluk stating that the Register of RTCs in respect of the lands bearing Survey Nos. 5 and 6 for the period 1976-77 to 1980-81 is not available;
18.	Joint Development Agreement dated 31.3.2016 executed by and amongst Mrs. P. S. Prafulla, her children Mrs. P. S. Archana & Mrs. Ashwini Suryanarayanmurthy and DivyaSree Infrastructure Projects Private Limited in respect of the lands bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas, registered as Document No. MLS-1-04659-2015-16 (stored in CD No. MLSD116) in the office of the Sub-Registrar, Malleshwaram, Bengaluru;
19.	Power of Attorney dated 31.3.2016 executed by Mrs. P. S. Prafulla and her children Mrs. P. S. Archana & Mrs. Ashwini Suryanarayanmurthy authorizing DivyaSree Infrastructure Projects Private Limited to deal with the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas in the manner set out therein, registered as Document No. MLS-4-00542-2015-16 (stored in CD No. MLSD116) in the office of the Sub-Registrar, Malleshwaram, Bengaluru;
20.	Plan sanctioned by Bruhat Bengaluru Mahanagara Palike on 14.7.2017 for development of residential building on the land bearing Survey Nos. 5/3 and 6/1 totally measuring 5 Acres 4 Guntas;
21.	Relinquishment Deed dated 20.3.2017 executed by Mrs. P. S. Prafulla along with her children Mrs. P. S. Archana and Mrs. Ashwini Suryanarayanmurthy (represented by their Power of Attorney Holder DivyaSree Infrastructure Projects Private Limited) in favor of the Bangalore Development Authority (represented by its Executive Engineer, North Division), registered as Document No. BDA-1-03778-2016-17 (stored in CD No. BDAD223) in the office of the Additional District Registrar, Bangalore Development Authority;
22.	Memorandum of Writ Petition numbered as WP No. 40086-88 of 2017 filed by Mr. P. M. Keshava Murthy before the High Court of Karnataka;
23.	Order dated 13.12.2023 passed by the High Court in Writ Petition bearing WP No. 40086-88 of 2017;
24.	Order bearing No. BDA/NAYOSA/DLP-16/15-16/1010/2025-26 dated 29.5.2025 issued by the Bangalore Development Authority;
25.	Modified Residential Development Plan dated 29.5.2025 issued by Bangalore Development Authority for development of residential buildings on an extent of 5 Acres 4 Guntas in the land bearing Survey Nos. 5/3 and 6/1;



26.	Rectification Relinquishment Deed dated 2.7.2025 executed by Mrs. P. S. Prafulla (wife of Late Mr. P. M. Suryanarayanmurthy) and her children Mrs. P. S. Archana and Mrs. Archana (*error*) (through their Power of Attorney Holder DivyaSree Infrastructure Projects Private Limited) in favour of Executive Engineer of K. Shivaram Karanth Layout Division, Bangalore Development Authority, registered as Document No. BDA-1-01518-2025-26 in the office of the Sub-Registrar, Bangalore Development Authority;
27.	Notification bearing No. RD 06 LAQ 06 dated 19.5.2007 published in the Official Gazette by the State Government of Karnataka under Section 6 of the Land Acquisition Act, 1894 declaring that the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas and certain other lands were required for the purpose of Dairy expansion;
28.	Moola Tippany issued in respect of the land bearing Survey No. 5;
29.	Moola Tippany issued in respect of the land bearing Survey No. 6;
30.	Hissa Survey Tippany issued in respect of the land bearing Survey No. 5;
31.	Hissa Survey Tippany issued in respect of the land bearing Survey No. 6;
32.	Atlas issued in respect of the land bearing Survey No. 5 and the land bearing Survey No. 6;
33.	Map of Mandalakunte Village;
34.	Extract of Index of Lands issued in respect of the land bearing Survey No. 5;
35.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 5 and Survey No. 6;
36.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 5/3 and Survey No. 6/1;
37.	Survey Sketch of the land bearing Survey No. 5/3 and Survey No. 6/1 issued by the Surveyor, Bangalore Development Authority;
38.	Endorsement bearing No. LRFCR/298/2013-14 dated 11.9.2013 issued by the Tahsildar, Bengaluru North Taluk stating that no applications were filed in Form 7A under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas, and that the register maintained for applications in Forms 7 under Section 48A of the Karnataka Land Reforms Act, 1962 has been mutilated;

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39.	Endorsement bearing No. LRF(BNA)/CR/425/2013-14 dated 28.6.2013 issued by the Assistant Commissioner, Bengaluru North Sub-Division stating that no proceedings were initiated in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas under Section 79A and Section 79B of the Karnataka Land Reforms Act, 1961;
40.	Endorsement bearing No. PTCL.CR/1661/2013-14 dated 10.8.2013 issued by the Assistant Commissioner, Bengaluru North Sub-Division stating that no proceedings have been initiated in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 23 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
41.	Khata Certificate dated 28.3.2016 issued by Bruhat Bengaluru Mahanagara Palike recording Mrs. P. S. Prafulla as the owner of the property bearing No. 1609-5/3 and 6/1;
42.	A Receipt dated 22.8.2023 and two (2) other Receipts both dated 26.5.2025 issued by the Bruhat Bengaluru Mahanagara Palike evidence payment of tax in respect of the lands bearing Survey Nos. 5/3 and 6/1 for the periods 2023-24, 2024-25 and 2025-26;
43.	Encumbrance Certificates issued in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas for the period 1.4.1975 to 31.5.1989 and 1.6.1989 to 31.3.2004;
44.	Encumbrance Certificates issued in respect of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas for the period 1.4.1975 to 31.5.1989 and 1.6.1989 to 31.3.2004;
45.	Encumbrance Certificate issued in respect of the land bearing Survey No. 5/3 and Survey No. 6/1 for the period 1.4.2004 to 13.5.2026; and
46.	Official Memorandum bearing No. ALN(NY)SR/64/14-15 dated 20.10.2014 issued under Section 95 of the Karnataka Land Revenue Act, 1964 by the District Commissioner, Bengaluru granting permission for conversion of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas from agricultural to non-agricultural residential purposes along with the Conversion Sketch in respect of the aforesaid lands.



C. OUR OBSERVATION

I. Flow of Title

1. On perusal of the documents provided to us, we note that (i) the land bearing Survey No 5/3 was part of larger extent of land bearing Survey No. 5 measuring 12 Acres 35 Guntas (including 15 Guntas of 'B' kharab) and (ii) the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas was part of larger land bearing Survey No. 6 measuring 29 Acres 12 Guntas (including 13 Guntas of 'A' kharab and 9 Guntas of 'B' kharab).

2. It appears that the aforesaid lands were in cultivation of Mr. P. Munishamappa and his 8 sons and the said family members effected partition of their joint family properties including the land in Survey Nos. 5 and 6.

3. Mr. P. Munishamappa and his sons made an application to the Land Tribunal, Bangalore North seeking occupancy rights in respect of *inter-alia* the lands bearing Survey No. 5 and Survey No. 6 under Section 48(A) of the Karnataka Land Reforms Act, 1961[1].

4. The aforesaid application culminated into proceedings bearing Case No. LRF 867,868,869,871,879,865,866,880 of 1974-75 before the court of the Land Tribunal, Bangalore North. Mr. P. Munishamappa appears to have demised on 10.3.1976 and on his demise, the said proceedings continued amongst his 8 sons namely Mr. P. M. Krishnamurthy, Mr. P. M. Mallappa, Mr. P. M. Suryanarayanmurthy, Mr. P. M. Keshava Murthy, Mr. P. M. Srinivasa Murthy, Mr. P. M. Jagannath, Mr. P. M. Jayaram and Mr. P. M. Sundar as applicants; and Mr. L. Krishnamurthy Naidu and Mr. S. V. Vishwanath (as deceased, his son Mr. Jagadeesh was brought on record) as respondents.

5. The court of the Land Tribunal, Bangalore North passed an Order dated 7.9.1979 (***Document No. 1***) stating that (i) the applicants have proved that they were jointly cultivating *inter-alia* the land bearing Survey Nos. 5 and 6, (ii) they acquired their respective shares in the said lands under a family partition and accordingly they have claimed occupancy rights to the extent of their land holding, and (iii) the occupancy rights in respect of the entire extent of land in Survey Nos. 5 and 6 are conferred on the applicants as follows amongst other lands:

   (i) Mr. P. M. Krishnamurthy: Survey No. 5 measuring 5 Acres 4 Guntas;
   (ii) Mr. P. M. Mallappa: Survey No. 5 measuring 5 Acres 19 Guntas;
   (iii) Mr. P. M. Suryanarayanmurthy: Survey No. 5 measuring 2 Acres 12 Guntas and Survey No. 6 measuring 2 Acres 32 Guntas;
   (iv) Mr. P. M. Keshava Murthy: Survey No. 6 measuring 5 Acres 4 Guntas;
   (v) Mr. P. M. Srinivasamurthy: Survey No. 6 measuring 5 Acres 26 Guntas;
   (vi) Mr. P. M. Jagannath: Survey No. 6 measuring 5 Acres 4 Guntas;

[1] The lands held by/in possession of a tenant will vest with the State Government with effect from 1.3.1974. The said tenant is entitled to be registered as an occupant by applying to the Land Tribunal.

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(vii) Mr. P. M. Jayaram: Survey No. 6 measuring 5 Acres 4 Guntas; and
(viii) Mr. P. M. Sunder: Survey No. 6 measuring 5 Acres 32 Guntas.

We have been informed that the death certificate of Mr. P. Munishamappa and the Genealogical Tree of Late Mr. P. Munishamappa showing the names of his children are not available.

In the absence of Genealogical Tree of Mr. P. Munishamappa, we cannot confirm if there are any other family members of Late Mr. P. Munishamappa who might have had rights in the land bearing Survey Nos. 5 and 6. However, a period of more than 40 years has lapsed from the date of the aforesaid grant and there are no claims from any person disputing grant of the lands bearing Survey No. 5 and Survey No. 6 to the family members of Mr. P. Munishamappa as aforementioned.

6. Pursuant to the above, the Special Tahsildar issued Certificate of registration of a Tenant as an Occupant in Form 10 dated 25.9.1979 in respect of *inter-alia* Survey No. 5 measuring 2 Acres 12 Guntas and Survey No. 6 measuring 2 Acres 32 Guntas to the name of Mr. P. M. Suryanarayanmurthy and one of the key conditions stipulated was that the grantee cannot transfer the said lands for a period of 15 years from the date of said Certificate (***Document No. 2***).

7. Mr. P. M. Suryanarayanmurthy demised on 29.9.1983 as recorded in the Death Certificate issued by the Chief Registrar of Births and Deaths (***Document No. 3***). Mr. P. M. Suryanarayanmurthy was survived by his wife Mrs. P. S. Prafulla and 2 daughters namely Ms. Archana and Ms. Ashwini as mentioned in the Genealogical Tree dated 10.11.2011 issued by the Revenue Inspector, Bengaluru (***Document No. 4***).

8. The land bearing Survey No. 5 was sub-divided into Survey Nos. 5/1, 5/2 and 5/3, and the land bearing Survey No. 6 was sub-divided into Survey Nos. 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 in the year1981 as shown in Atlas issued in respect of the land bearing Survey No. 5 and the land bearing Survey No. 6 (*referred to in Section II*).

9. An extent of 2 Acres 12 Guntas in Survey No. 5 held by Mr. P. M. Suryanarayanmurthy was assigned Survey No. 5/3, and 2 Acres 32 Guntas in Survey No. 6 held by Mr. P. M. Suryanarayanmurthy was assigned Survey No. 6/1.

10. On the demise of Mr. P. M. Suryanarayanmurthy, his wife Mrs. P. S. Prafulla made an application to the Tahsildar for change of khata in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas to the name of Mrs. P. S. Prafulla. Mr. P. M. Keshava Murthy being the brother of Late Mr. P. M. Suryanarayanmurthy filed his objections on the change of khata in proceedings bearing No. RRT(dis)(CR)/29/2012-13 before the court of Special Tahsildar, Bengaluru North Taluk.

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11. Mr. Keshava Murthy stated the following in his objections filed in proceedings bearing No. RRT(dis)(CR)/29/2012-13 (***Document No. 5***):

(i) khata can be changed as sought by Mrs. P. S. Prafulla after excluding the area forming part of the road cutting across middle of Survey Nos. 5/3 and 6/1 being the access to the land bearing Survey No. 6/2 owned by Mr. Keshava Murthy.

(ii) there was a family arrangement amongst the family members of Late Mr. P. Munishamappa whereby they agreed to provide access to the lands held by other family members through their own lands by realigning the existing cart road passing through the center of their lands. Accordingly, Mr. P. M. Krishnamurthy has provided 40 ft. access road to the land bearing Survey Nos. 5/3, 6/1 and 6/2 and Mr. P. M. Suryanarayanmurthy has provided 40 ft. road access through the land bearing Survey Nos.5/3 and 6/1 to the land bearing Survey No. 6/2 held by Mr. Keshava Murthy. *As informed to us, there is no realignment of cart road.*

(iii) pursuant to the arrangement as aforesaid, a road was formed in Survey Nos. 5/3, 6/1 and 5/1 and was metalled by Bruhat Bengaluru Mahanagara Palike ("**BBMP**") and called as P.M. Road (Perikal Muniswamappa Road).

We have been informed that no portion of the land bearing Survey No. 5/3 or the land bearing Survey No. 6/1 was relinquished to any authority for the purpose of formation of the aforesaid P.M. Road and the said road was never a public road.

(iv) the Tahsildar along with the Surveyor conducted a survey and has issued an order confirming the existence of the road.

(v) Mrs. P. S. Prafulla has also under Memorandum of Understanding and Undertaking dated 15.12.2005 restated the existence of the road and has undertaken to reserve 9.65 Guntas in Survey No. 5/3 and 7.21 Guntas in Survey No. 6/1 exclusively as road to be used for access to Mrs. P. S. Prafulla, Ms. P. S. Archana and Mr. Keshava Murthy, and Mr. Keshava Murthy has agreed to develop the said road at his cost and expenses (***Document No.6***)

12. In the meantime, Mrs. P. S. Prafulla issued an Affidavit dated 24.10.2013 undertaking to provide an access to the land held by Mr. Keshava Murthy through the corner of the land bearing Survey Nos. 5/3 and 6/1 and reiterating that the ownership of the said portion of the land bearing Survey Nos. 5/3 and 6/1 shall be retained by Mrs. P. S. Prafulla (***Document No. 7***).

13. The court of Special Tahsildar passed an Order dated 27.11.2013 in proceedings bearing No. RRT(dis)(CR)/29/2012-13 (***Document No. 8***) stating that the parties have arrived at the understanding where Mrs. P. S. Prafulla has agreed to provide an access through the corner of her land bearing Survey Nos. 5/3 and 6/1 to Mr. Keshava Murthy and has issued an Affidavit in this regard, and therefore permitted to change khata in respect of the land

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bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring **2 Acres 23 Guntas** to the name of Mrs. P. S. Prafulla.

14. It may be noted that the extent of land in Survey No. 6/1 was erroneously mentioned as 2 Acres 23 Guntas instead of 2 Acres 32 Guntas in the Order dated 27.11.2013 passed by the Special Tahsildar.

15. Entry No. MR H1 of 2013-14 made in the Mutation Register also records the change of khata in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 23 Guntas to the name of Mrs. P. S. Prafulla (***Document No. 9***).

16. The Special Tahsildar passed an Order dated 6.1.2014 to effect rectification to the entry made in the Mutation Register as mentioned above (***Document No. 10***).

17. An appeal was filed by Mrs. P. S. Prafulla before the court of the Assistant Commissioner, Bengaluru North Sub-Division in RA (BNA) 149/2014-15 seeking rectification of Entry No. MR H1 of 2013-14 to reflect the extent of land in Survey No. 6/1 as 2 Acres 32 Guntas. The court of the Assistant Commissioner in the said proceedings passed an Order dated 19.8.2014 setting aside Entry No. MR H1 of 2013-14 and further directed the Tahsildar to take steps to transfer the revenue records in respect of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas to the name of Mrs. P. S. Prafulla (***Document No. 11***).

18. Entry No. MR H1 of 2014-15 was made in the Mutation Register recording the change of khata in respect of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas to the name of Mrs. P. S. Prafulla (***Document No. 12***).

19. We have seen RTCs issued in respect of the land bearing Survey No. 5 measuring 12 Acres 35 Guntas (including 15 Guntas of kharab) for the period 1966-67 to 1975-76, 1981-82, 1985-86 to 1986-87, and RTCs issued in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas for the period 1987-88 to 2013-14 and 2014-15 to 2025-26 (***Documents No. 13 and 14***). Details of the said RTCs are set out below:

Survey Numbers	**RTCs issued for the period**	**Names of the holders**
Survey No. 5	1966-67 – 1970-71	Mr. L. Krishnamurthy Naidu through sale Mr. P. Munishamappa (son of Mr. Chikkamallaiah) through lease (for 30 years)
	1971-72 to 1975-76	Mr. L. Dasharathanaidu, Mr. L. Ranganathanaidu and Mr. Murthy Naidu (complete name is not legible) having acquired through sale

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		Mr. P. Munishamappa (son of Mr. Chikkamallaiah) through lease (for 30 years)
	1981-82, 1985-86 to 1986-87	Mr. P. M. Krishnamurthy – 5 Acres 4 Guntas Mr. P. M. Mallappa – 5 Acres 19 Guntas Mr. P. M. Suryanarayanmurthy – 2 Acres 12 Guntas through order passed in proceedings bearing No. LRF 865/1974-75
Survey No. 5/3	1987-88 to 2013-14	Mr. P. M. Suryanarayanmurthy
	2014-15 to 2025-26	Mrs. P. S. Prafulla

20. Details of RTCs issued in respect of the land bearing Survey No. 6 measuring 29 Acres 12 Guntas (including 22 Guntas of kharab) for the period 1966-67 to 1975-76, 1981-82, 1985-86 to 1986-87, and RTCs issued in respect of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas for the period 1987-88 to 2012-13 and 2013-14 to 2025-26 (***Documents No. 15 and 16***) are provided below:

Survey Numbers	RTCs issued for the period	Names of the holders
Survey No. 6	1966-67 to 1970-71	Mr. P. Munishamappa (son of Mr. Chikkamallaiah) through lease (for 30 years)
	1971-72 to 1975-76	Mr. L. Dasharathanaidu, Mr. L. Ranganathanaidu and Mr. Murthy Naidu (complete name is not legible) through sale. Mr. P. Munishamappa (son of Mr. Chikkamallaiah) through lease (for 30 years)
	1981-82, 1985-86 to 1986-87	Mr. P. M. Suryanarayanmurthy – 2 Acres 32 Guntas Mr. P. M. Keshava Murthy – 5 Acres 4 Guntas Mr. P. M. Srinivasamurthy – 5 Acres 26 Guntas Mr. P.M. Jagannath – 5 Acres 4 Guntas Mr. P. M. Jayaram – 5 Acres 4 Guntas Mr. P.M. Sundar – 5 Acres 32 Guntas all having acquired through order passed in proceedings bearing No. LRF 865/1974-75
Survey No. 6/1	1987-88 to 2012-13	Mr. P. M. Suryanarayanmurthy
	2013-14 to 2025-26	Mrs. P. S. Prafulla

21. The Tahsildar, Yelahanka Taluk has issued an Endorsement dated 28.4.2026 stating that the Register of RTCs in respect of the land bearing Survey Nos. 5 and 6 for the period 1976-77 to 1980-81 is not available (***Document No. 17***).

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RTCs in respect of the land bearing Survey Nos. 5 and 6 for the periods 1982-83 to 1984-85 are required for verification.

Development

22. Mrs. P. S. Prafulla along with her children Mrs. P. S. Archana and Mrs. Ashwini Suryanarayanmurthy ("**Landowners**") entered into a Joint Development Agreement dated 31.3.2016 with DivyaSree Infrastructure Projects Private Limited ("**DivyaSree**") whereunder DivyaSree has undertaken to develop the lands bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas into residential units ("**JDA**") (***Document No. 18***). Pursuant to the JDA, Mrs. P. S. Prafulla and her children also executed a Power of Attorney dated 31.3.2016 authorizing DivyaSree to deal with the aforesaid lands under the JDA for the purpose of development as per the JDA ("**PoA**") (***Document No. 19***). The key terms and conditions of the JDA and the PoA are as follows:

(a) DivyaSree has to complete development of the lands within 36 months from the date of the plan sanction. The said timelines for delivery of landowner's share of built-up are stand extended in case of any force majeure events or for any reasons beyond the control of DivyaSree. Further, if the delay is on account of the owners' act of omission or commission or interference in the development, DivyaSree is entitled to the extension of timelines proportionately;

(b) The landowners and DivyaSree are entitled to their share, the total built up area to be constructed along with the proportionate share in the land in the ratio of 34:66 respectively.

(c) The landowners and DivyaSree agreed to execute an Allocation Agreement within 60 days from the date of DivyaSree intimating the landowners of receipt of the plan sanction or such extended time as mutually agreed; and

(d) DivyaSree is exclusively entitled to market and sell the landowners' share in the development till the date of completion of the development.

23. BBMP sanctioned the plan for development of residential building on the land bearing Survey Nos. 5/3 and 6/1 totally measuring 5 Acres 4 Guntas on 14.7.2017 (***Document No. 20***).

24. Mrs. P. S. Prafulla along with her children Mrs. P. S. Archana and Mrs. Ashwini Suryanarayanmurthy (through their Power of Attorney Holder) executed a Relinquishment Deed dated 20.3.2017 in favor of Bangalore Development Authority ("**BDA**"), whereunder an extent of 2331.16 sq.m. (25,083.3 sq.ft.) in Survey Nos. 5/3 and 6/1 was relinquished for the purpose of road widening and another extent of 2077.38 sq.m. (22,352.6 sq.ft.) was relinquished towards park and open space (***Document No. 21***).



25. Mr. P. M. Keshava Murthy, who had agreed to have the access road to his land bearing Survey No. 6/2 through the eastern corner of the land bearing Survey Nos. 5/3 and 6/1 held by Mrs. P. S. Prafulla in proceedings bearing No. RRT(dis)(CR)/29/2012-13 mentioned in paragraph 13 above, filed a Writ Petition bearing WP No. 40086-88 of 2017 before the High Court of Karnataka against BDA, the Director (Town Planning Department, BDA), the Chairman (Town Planning Committee, BDA), Joint Director of Town Planning (BBMP), Mrs. P. S. Prafulla and DivyaSree.

26. In the above Writ Petition, Mr. Keshava Murthy has sought the court (i) to quash the sanctioned plan dated 14.7.2017 and work order dated 8.5.2017 issued by BBMP and further pass an order (ii) to quash the decision of the Town Planning Committee held on 23.7.2016 approving residential development of the land bearing Survey Nos. 5/3 and 6/1 by DivyaSree and (iii) also to pass an order of Injunction restraining the respondents from destructing the existing road and direct BDA not to issue a commencement certificate for development (***Document No. 22***). The petitioner's objection was that the road proposed in the plan submitted by DivyaSree for residential development on the land bearing Survey Nos. 5/3 and 6/1 is not in conformity with the undertaking issued by Mrs. P. S. Prafulla to provide straight road as access road to the petitioner's lands.

27. The High Court of Karnataka has subsequently passed an Order dated 13.12.2023 (***Document No. 23***) disposing the Writ Petition bearing WP No. 40086 of 2017 stating the following:

(a) Mrs. P. S. Prafulla and DivyaSree have filed a plan for development along with the Memo dated 4.12.2023. The plan indicates that they have provided road measuring 12.5 meters throughout as an approach road to the petitioner's property in terms of the plan annexed to the Relinquishment Deed dated 20.3.2017;

(b) The petitioner had contended that the road provided by Mrs. P. S. Prafulla and DivyaSree would end at the beginning point of park thereby restricting the petitioner to access his property. The court had therefore directed BDA to confirm on the location of the aforementioned park. BDA filed an Affidavit dated 23.10.2017 before the High Court of Karnataka stating that there is no park existing or reserved in the Revised Master Plan-2015 as contended by the petitioner and the road area having width of 12.5 meters relinquished by Mrs. P. S. Prafulla and DivyaSree is also an approach road for the petitioner which is permitted to be used as public road; and

(c) In view of the above, the petitioner has sought the court to dispose the Writ Petition. The court has perused the plan sanctioned to Mrs. P. S. Prafulla and DivyaSree and found that the grievances of the petitioner are effectively addressed leaving no scope for adjudication in the Writ Petition.

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As informed to us, there has been no appeal/any other petitions filed by Mr. Keshava Murthy or any one against the aforesaid order.

28. Subsequently, based on an application made by Mrs. P. S. Prafulla and DivyaSree to BDA seeking approval of the Modified Residential Development Plan on 2.1.2025, BDA has approved the modified residential development plan under its Order dated 29.5.2025 for development of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas, totally measuring 5 Acres 4 Guntas (***Document No. 24***).

29. We have seen the Modified Residential Development Plan issued by BDA for development of residential buildings on 5 Acres 4 Guntas of land in Survey Nos. 5/3 and 6/1 which comprises of Block A, Block B and Block C with total 260 residential units (***Document No. 25***).

30. Based on the aforesaid Modified Residential Development Plan, the earlier Relinquishment Deed dated 20.3.2017 stands cancelled and DivyaSree representing Mrs. P. S. Prafulla and others executed a Rectification Relinquishment Deed dated 2.7.2025 in favor of BDA, whereunder an extent of 2,331.16 sq. m. (25,083.3 sq. ft.) in Survey Nos. 5/3 and 6/1 was relinquished for the purpose of road widening and another extent of 2,077.38 sq. m. (22,352.6 sq. ft.) in the said lands was relinquished towards parks and open spaces (***Document No. 26***).

31. It may be noted that under the Notification dated 19.5.2007 published in the Official Gazette by the State Government under Section 6 of the Land Acquisition Act, 1894, it was declared that the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas and certain other lands were required for the purpose of Dairy expansion (***Document No. 27***).

In terms of the provisions of the Land Acquisition Act, 1894, the concerned official has to initiate required steps to take over possession of the acquired land and pass an award within 2 years of issuing final declaration under Section 6 of the Land Acquisition Act, 1894. In the absence of the same, the acquisition proceedings will lapse as per Section 11A of the Land Acquisition Act, 1894. In this regard, we have not seen any award passed under Land Acquisition Act, 1894 with respect to acquisition of Survey No. 6/1. We have also not seen any new notification issued by the State Government/any authority with respect to the land bearing Survey No. 6/1 initiating the acquisition proceedings afresh.

We have been informed that the acquisition of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas has lapsed as (a) no award has been passed, or action has been taken by the State Government in furtherance of the Notification dated 19.5.2007; (b) the aforesaid land has been converted for non-agricultural purpose in the year 2014 and (c) BDA has also sanctioned the Development Plan recently in the year 2025 for the proposed residential development on the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas. The same may have to be confirmed by the concerned authority designated for the purpose of acquisition mentioned above under an endorsement.

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Further, it is advisable to secure an Endorsement issued by Karnataka Industrial Areas Development Board to the effect that the Property has not been acquired or notified for acquisition for any of their projects as on date.

II. Revenue Records and Endorsements:

32. Details of RTCs issued in respect of the land bearing Survey Nos. 5, 5/3, 6 and 6/1 are set out in Section I above.

33. Moola Tippany issued in respect of the land bearing Survey No. 5 shows shape of the said land (***Document No. 28***).

34. Moola Tippany issued in respect of the land bearing Survey No. 6 shows shape of the said land (***Document No. 29***).

35. Hissa Survey Tippany issued in respect of the land bearing Survey No. 5 shows the sub-division therein as Survey Nos. 5/1, 5/2 and 5/3 and Mr. P. M. Suryanarayanmurthy as the holder of Survey No. 5/3 (***Document No. 30***). The marking of Survey No. 5/2 and Survey No. 5/3 in the aforesaid Hissa Survey Tippany appears to have been erroneously interchanged, however the subsequent survey sketch being Atlas shows the location of Survey Nos. 5/2 and 5/3 which matches with the Conversion Sketch referred to in paragraph 51 below.

36. Hissa Survey Tippany issued in respect of the land bearing Survey No. 6 shows the sub-division therein as Survey Nos. 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 and Mr. P. M. Suryanarayanmurthy as the holder of the land bearing Survey No. 6/1 (***Document No. 31***).

37. Atlas issued in respect of the land bearing Survey No. 5 and the land bearing Survey No. 6 shows the sub-division of Survey No. 5 into Survey Nos. 5/1, 5/2 and 5/3 and sub-division of Survey No. 6 into Survey Nos. 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 (***Document No. 32***).

38. The Village Map of Mandalakunte Village shows the location of the land bearing Survey Nos. 5 and 6 and a Cart Road passing through the said land bearing Survey Nos. 5 and 6 (***Document No. 33***).

39. The total extent of the land bearing Survey No. 5 is recorded as 12 Acres 35 Guntas (including 15 Guntas of kharab) in the Index of Lands issued in respect of Survey No. 5 and Mr. P. M. Suryanarayanmurthy is shown as the holder of 2 Acres 12 Guntas in Survey No. 5 having acquired under a grant order (***Document No. 34***).

40. The total extent of the land bearing Survey No. 6 is recorded as 29 Acres 12 Guntas (including 13 Guntas of 'A' kharab and 9 Guntas of 'B' kharab) in the Revision

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Settlement Akarbandh issued in respect of the land bearing Survey No. 6 (***Document No. 35***).

41. Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 5/3 and Survey No. 6/1 shows total extent of the land in Survey No. 5/3 to be 2 Acres 12 Guntas and the total extent of land in Survey No. 6/1 to be 2 Acres 32 Guntas without any kharab in the said lands (***Document No. 36***). We have also seen a sketch issued by the Surveyor, BDA for the purpose of development therein which also shows that there is no kharab in the land bearing Survey Nos. 5/3 and 6/1 (***Document No. 37***).

42. Endorsement dated 11.9.2013 was issued by the Tahsildar, Bengaluru North Taluk stating that no applications were filed in Form 7A under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas, and the said Endorsement further records that the register maintained for applications in Forms 7 under Section 48A of the Karnataka Land Reforms Act, 1962 has been mutilated (***Document No. 38***).

43. The Assistant Commissioner, Bengaluru North Sub-Division issued an Endorsement dated 28.6.2013 stating that no proceedings were initiated in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 32 Guntas under Section 79A and Section 79B of the Karnataka Land Reforms Act, 1961 (***Document No. 39***).

44. The Assistant Commissioner, Bengaluru North Sub-Division has issued an Endorsement dated 10.8.2013 stating that no proceedings have been initiated in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and Survey No. 6/1 measuring 2 Acres 23 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (***Document No. 40***).

III. Khata and Tax Receipts:

45. The Khata Certificate dated 28.3.2016 issued by BBMP records Mrs. P. S. Prafulla as the owner of the property bearing No. 1609-5/3 and 6/1 (***Document No. 41***).

46. A Receipt dated 22.8.2023 and two (2) other Receipts both dated 26.5.2025 issued by the BBMP evidence payment of tax in respect of the lands bearing Survey Nos. 5/3 and 6/1 for the periods 2023-24, 2024-25 and 2025-26 (***Document No. 42***).

IV. Litigations:

47. Perfios Software Solutions Private Limited ("**Perfios**"), a litigation data analytics company, has carried out the litigation search in the names of Mr. P. M. Suryanarayanmurthy, Mrs. P. S. Prafulla, Mrs. P. S. Archana and Mrs. Ashwini Suryanarayanmurthy in various courts in Karnataka and Supreme Court of India. We have received the Litigation Search Reports from Perfios which sets out the list of litigations

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filed by and against the aforementioned persons. We did not find any litigation with respect to the Property in the aforementioned Litigation Search Reports.

48. We have also been informed that there are no litigations filed, pending or disposed off in respect of Property other than the Writ Petition referred to in paragraph 25 which has been disposed off.

V. Encumbrances:

49. We have been provided with the following Encumbrance Certificate ("**EC**") issued in respect of the land bearing Survey No. 5/3 and Survey No. 6/1:

(i) ECs issued in respect of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas for the period 1.4.1975 to 31.5.1989 and 1.6.1989 to 31.3.2004 recording that there are no transactions effected during that period (***Document No. 43***);

(ii) ECs issued in respect of the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas for the period 1.4.1975 to 31.5.1989 and 1.6.1989 to 31.3.2004 recording that there are no transactions effected during that period (***Document No. 44***);

(iii) EC issued in respect of the land bearing Survey No. 5/3 and Survey No. 6/1 for the period 1.4.2004 to 13.5.2026 records the Joint Development Agreement dated 31.3.2016 executed by Mrs. P. S. Prafulla and others with the DivyaSree, Deed of Relinquishment dated 20.3.2017 executed by Mrs. P. S. Prafulla and others in favor of BDA and Rectification Deed dated 2.7.2025 executed by Mrs. P. S. Prafulla and others in favor of BDA (***Document No. 45)***.

50. We have been informed that there is no mortgage created on the Property.

VI. Land Use:

51. We note the Official Memorandum dated 20.10.2014 issued under Section 95 of the Karnataka Land Revenue Act, 1964 by the District Commissioner, Bengaluru along with the Conversion Sketch converting the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas from agricultural to non-agricultural residential purposes (***Document No. 46***).

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D. CONCLUSION

Subject to our observations made and verification of the documents sought hereinabove, we are of the opinion that:

(a) Mrs. P. S. Prafulla , Mrs. P. S. Archana and Mrs. Ashwini Suryanarayanmurthy are the joint and absolute owners of the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas (excluding an extent of land in Survey Nos. 5/3 and 6/1 that has been relinquished to BDA under Rectified Relinquishment Deed dated 2.7.2025 referred to in paragraph 30);

(b) the title of Mrs. P. S. Prafulla , Mrs. P. S. Archana and Mrs. Ashwini Suryanarayanmurthy to the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas is subject to rights, interest and entitlement of DivyaSree Infrastructure Projects Private Limited under Joint Development Agreement dated 31.3.2016 (registered as Document No. MLS-1-04659 of 2015-16 (stored in CD No. MLSD116)) and Power of Attorney dated 31.3.2016 (registered as Document No. MLS-4-00542 of 2015-16 (stored in CD No. MLSD116)) referred to in paragraph 22 ; and

(c) the land bearing Survey No. 5/3 measuring 2 Acres 12 Guntas and the land bearing Survey No. 6/1 measuring 2 Acres 32 Guntas has been converted for residential use.



DISCLAIMER

1. This Title Report has been prepared at the request of and for the use by DivyaSree Infrastructure Projects Private Limited.

2. The Title Report has been prepared based on the photocopies of the documents furnished to us. We have not conducted an independent verification on the documents or information provided to us with records of the jurisdictional sub-registrar, revenue authorities, and courts or with any other external sources.

3. Litigation search results in the portals of various courts as mentioned in Section IV may not be comprehensive and therefore the findings on litigations may not be complete.

4. We have drawn our conclusions in the Title Report based solely on the documents furnished to us. Where requested documents have not been made available due to any reason, our opinion may change on verification of such documents.

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