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

Infraedge Management Services Private Limited **February 19, 2025**
Assetz House, 30, Crescent Road, Bengaluru- 560001

TITLE REPORT

I. Description of the Composite Property:

1. All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 31/1, (having E-Khatha No. 150200103000220128) measuring 02 Acres 28 Guntas, (excluding 01 Gunta of Kharab land) situated at Avalahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District **('Property-A')** and bounded on:

   East by : Property bearing Survey No. 28;
   West by : Property bearing Survey No. 31/2;
   North by : Property bearing Survey No. 30; and
   South by : Property bearing Survey No. 32.

   (The above-mentioned boundaries are as per the Official Memorandum dated 11.05.2022 bearing No. 337240, issued by the Deputy Commissioner, Bangalore Urban District, Bangalore).

2. All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 31/2, (having E-Khatha No. 150200103000220127) measuring 03 Acres, situated at Avalahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District **('Property-B')** and bounded on:

   East by : Property bearing Survey No. 31/1;
   West by : Property bearing Survey No. 29 & 33;
   North by : Property bearing Survey No. 30; and
   South by : Property bearing Survey No. 32.

   (The above-mentioned boundaries are as per the Official Memorandum dated 11.05.2022 bearing No. 337242, issued by the Deputy Commissioner, Bangalore Urban District, Bangalore).

   The afore-mentioned Property-A and Property-B have been formed out of larger extent of land bearing Survey No. 31, measuring 05 Acres 28 Guntas, (excluding 01 Gunta Kharab) situated at Avalahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District **('Survey No. 31).**

   The above- mentioned Property-A and Property-B are hereinafter referred to as the **Composite Property**.

II. List of Documents Reviewed:

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

Sl. No.	Particulars of Documents
1.	Endorsement dated 04.01.2024 bearing No. R.K/CR/ /2023-24 issued by the Office of the Tahsildar, Anekal Taluk;
2.	Sale Deed dated 29.04.1971 (Registered as Document No.454/1971-72, Book I, Volume No.1151, at Pages 140-142, at the Office of Sub- Registrar, Anekal);
3.	Sale Deed dated 08.02.1982 (Registered as Document No. 1479/1981-82, Book I, Volume No.1333, at Pages 138-139, at the Office of Sub-Registrar, Anekal);
4.	Endorsement bearing No. R.R.T./NAKALU/C.R/22-23, issued by the Office of Special Tahsildar, Anekal Sub-Division, Anekal;
5.	Sale Deed dated 01.06.1987 (Registered on 16.06.1987 as Document No.492/1987-88, Book I, Volume No. 1465, at Pages 152-155, at the Office of Sub- Registrar, Anekal);
6.	Endorsement bearing No. R.R.T./NAKALU/C.R/22-23, issued by the Office of Special Tahsildar, Anekal Sub-Division, Anekal;
7.	Endorsement bearing No. R.R.T./NAKALU/C.R/22-23, issued by the Office of Special Tahsildar, Anekal Sub-Division, Anekal;
8.	Sale Deed dated 15.09.1989 (Registered as Document No. 1138/1989-90, Book I, Volume No.1532, at Pages 145-148, at the Office of Sub-Registrar, Anekal);
9.	Extract of entry made in the Mutation Register bearing M. R. No. 7/1989-90;
10.	Sale Deed dated 08.08.2000 (Registered as Document No. 2031/2000-01, Book I, at the Office of Sub-Registrar, Anekal);
11.	Extract of entry made in Mutation Register bearing M. R. No. 1/2000-01;
12.	Sale Deed dated 28.08.2000 (Registered as Document No. 2570/2000-01, Book I, at the Office of Sub-Registrar, Anekal);
13.	Extract of entry made in Mutation Register bearing M. R. No. 2/2000-01;
14.	Extract of entry made in Mutation Register bearing M. R. No. H36/2011-12;

15.	Endorsement bearing No. R.K/C.R/958/2024-25 dated 22.01.2025 issued by the Office of the Tahsildar, Anekal Taluk;
16.	Plaint and Written Statement in relation to the Original Suit bearing O.S. No. 1127/2007 filed before the Court of The Civil Judge (Senior Division) at Anekal;
17.	Deed of Confirmation dated 06.10.2023 (Registered as Document No. SRJ-1-06160-2023-24, Book I, at the Office of Sub-Registrar (Sarjapura) Basavanagudi);
18.	Deed of Confirmation dated 06.10.2023 (Registered as Document No. SRJ-1-06177-2023-24, Book I, at the Office of Sub-Registrar (Sarjapura) Basavanagudi)
19.	Compromise Petition and Order dated 09.12.2023 passed by the Court of The Civil Judge (Senior Division) at Anekal in Original Suit bearing O.S. No. 1127/2007;
20.	Order dated 20.07.2021 bearing No. NAE 128 BMC 2021(E), issued by the Urban Development Authority;
21.	No Objection/Permission Letter dated 29.07.2021 bearing No. CLU-88/2020-21/675/2021-22, issued by the Town Planning Authority, Bangalore Development Authority;
22.	Certificate of Initiation dated 25.08.2021 bearing No. CLU-88/2021-22/847/2021-22, issued by the Office of the Commissioner, Bangalore Development Authority;
23.	Official Memorandum dated 11.05.2022 bearing No. 337240 issued by the Office of Deputy Commissioner, Bengaluru Urban District;
23A	Amended Order dated 11.05.2022 bearing No. 337240 issued by the Office of Deputy Commissioner, Bengaluru Urban District;
24.	Extract of entry made in the Mutation Register bearing M. R. No. T23/2021-22;
25.	E-khata bearing Property-ID 150200103000220128 issued by the Hoskur Village Panchayath;
26.	Receipt bearing No. 00261 dated 03.02.2025 evidencing payment of property taxes in relation to Property-A for the year 2024-25 issued by the Huskur Grama Panchayat;
27.	Official Memorandum dated 11.05.2022 bearing No. 337242 issued by the Office of Deputy Commissioner, Bengaluru Urban District;
27A	Amended Order dated 11.05.2022 bearing No. 337242 issued by the Office of Deputy Commissioner, Bengaluru Urban District;

28.	Extract of entry made in the Mutation Register bearing M. R. No. T24/2021-22;
29.	E-khatha bearing Property-ID 150200103000220127 issued by the Hoskur Village Panchayath;
30.	Receipt bearing No. 00259 dated 31.01.2025 evidencing payment of property taxes in relation to Property-B for the year 2024-25 issued by the Huskur Grama Panchayat;
31.	Development Agreement dated 02.04.2024 (Registered as Document No. SRJ-1-00051-2024-25 in Book-I, at the office of the Sub-Registrar, (Sarjapura) Basavanagudi);
32.	General Power of Attorney dated 02.04.2024 (Registered as Document No. SRJ-4-00005-2024-25 in Book-IV, at the office of the Sub-Registrar, (Sarjapura) Basavanagudi);
33.	Sale Deed dated 26.09.1963 (Registered as Document No. 1725 of 1963-64, Volume No. 976, Page Nos. 76-78 at the Office of the Sub-Registrar, Anekal);
34.	Plaint and Written Statement filed in the Original Suit bearing OS No. 981 of 2024 filed before the Senior Civil Judge and JMFC, Anekal;
35.	Plaint filed in the Original Suit bearing OS No. 1096 of 2024 filed before the Senior Civil Judge and JMFC, Anekal;
36.	Deed of Confirmation dated 10.01.2025 (Registered as Document No. SRJ-1-09225-2024-25 at the Office of the Sub-Registrar, Banaswadi (Sarjapur));
37.	Order dated 15.01.2025 passed by the Hon'ble Court of Senior Civil Judge and JMFC, Anekal in the Original Suit bearing OS No. 981 of 2024;
38.	Order dated 15.01.2025 passed by the Hon'ble Court of Senior Civil Judge and JMFC, Anekal in the Original Suit bearing OS No. 1096 of 2024;
39.	Memo filed by the Plaintiff in the Original Suit bearing OS No. 981 of 2024;
40.	Memo filed by the Plaintiff in the Original Suit bearing OS No. 1096 of 2024;
41.	Record of Rights, Tenancy and Crop Inspection Certificate (**RTCs**) issued with respect to Property bearing Survey No. 31 for the period: (i) 1969-70 to 1973-74; (ii) 1984-85 to 1988-89; (iii)1989-90 to 1993-94; (iv)1994-95 to 1996-97; (v) 1997-98 to 2001-02; (vi) 2002-03 to 2003-04; and (vii) 2011-12 to 2020-21;

42.	Endorsement bearing No. R.K/CR/03/2024-25 dated 15.05.2024 issued by the Office of Tahsildar, Anekal;
43.	RTCs issued with respect to Property A for the period 2021-22 & 2022-23;
44.	RTCs issued with respect to Property B for the year 2021-22 & 2022-23;
45.	Village Map of Avalahalli Village;
46.	Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to Property-A & Property-B;
47.	Extract of Original Survey Tippani issued with respect to Survey No. 31;
48.	Extract of the Hissa Survey Tippani and R.R. Pakka Book with respect to Survey No. 31;
49.	Encumbrance Certificates issued with respect to Survey No. 31 for the period: (i) 01.04.1964 to 31.12.1974; (ii) 01.04.1975 to 09.03.1989; (iii) 01.04.1985 to 22.08.1999; (iv) 01.04.1996 to 31.03.2004; (v) 01.04.2003 to 31.03.2004; (vi) 01.04.2004 to 14.07.2010; (vii) 01.04.2010 to 22.04.2014; and (viii) 01.04.2018 to 04.09.2020;
50.	Encumbrance Certificates issued with respect to Property-A for the period: (i) 01.04.2004 to 12.04.2022; (ii) 01.04.2011 to 31.03.2024 (Online information copy in Form-17); (iii) 01.04.2020 to 13.09.2022 and (iv) 01.04.2021 to 19.02.2025; and
51.	Encumbrance Certificates issued with respect to Property-B for the period: (i) 01.04.2011 to 31.03.2024 (Online information copy in Form-17); (ii) 01.04.2020 to 13.09.2022; and (iii) 01.04.2021 to 19.02.2025.

III. Title Flow:

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

1. We have not been provided with the extract of entry made in the Index of Lands Register and Record of Rights Register issued with respect to the property bearing Survey No.31. In this regard, we have been provided with the Endorsement dated 04.01.2024 bearing No. R.K/CR/ /2023-24 issued by the Office of the Tahsildar, Anekal Taluk, ***(Document No. 01)***, confirming that the said documents are mutilated.

2. We observe from the Sale Deed dated 29.04.1971 (Registered as Document No.454/1971-72, Book I, Volume No.1151, at Pages 140-142, at the Office of Sub- Registrar Anekal) ***(Document No. 02)*** that Mr. Munishamappa and Mr. Chinnappa, both sons of Mr. Koramora Madduraiah

conveyed property bearing Survey No. 31, measuring 02 Acres 38 Guntas, situated at Avalahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District **('Property -A')** in favour of Mr. Ramakrishna, son of Mr. Venkatappa.

3. In terms of Sale Deed dated 08.02.1982 (Registered as Document No. 1479/1981-82, Book I, Volume No.1333, at Pages 138-139, at the Office of Sub-Registrar Anekal) ***(Document No. 03),*** we observe that Mr. Ramakrishna, son of Mr. Venkatappa conveyed Property-A in favour of Mr. Chinnappa, son of Mr. Madduraiah.

4. We have been provided with an Endorsement bearing No. R.R.T./NAKALU/C.R/ /22-23, issued by the Office of Special Tahsildar, Anekal Sub-Division, Anekal ***(Document No. 04),*** confirming that the extract of entry made in Mutation Register bearing M. R. No. 1/1986-87 is not available.

5. We observe from the Sale Deed dated 01.06.1987 (Registered on 16.06.1987 as Document No. 492/1987-88, Book I, Volume No. 1465, at Pages 152-155, at the Office of Sub- Registrar Anekal) ***(Document No. 05)*** that: (i) Mr. Chinnappa, son of Mr. Madduraiah; (ii) Mr. Venkataramanappa, son of Mr. Chinnappa; and (iii) Mr. Venkatappa, son of Mr. Chinnappa conveyed Survey No. 31, measuring 05 Acres 29 Guntas (including 01 Gunta Kharab land) in favour of Mr. C. Rajappa, son of Mr. Chinnappa. We have been provided with an Endorsement bearing No. R.R.T./NAKALU/C.R/22-23, issued by the Office of Special Tahsildar, Anekal Sub-Division, Anekal ***(Document No. 06),*** confirming that extract of entry made in Mutation Register bearing M. R. No. 1/1988-89 is not available.

We have not been provided with the documents evidencing the manner in which Mr. Chinnappa came to hold title over the balance extent of land measuring 3 Acres in Survey No. 31. In this regard, we have been provided with the documents relating to the Original Suit bearing OS No. 1127 of 2007 which is detailed hereinbelow.

6. We have been provided with an Endorsement bearing No. R.R.T./NAKALU/C.R/22-23, issued by the Office of Special Tahsildar, Anekal Sub-Division, Anekal ***(Document No. 07),*** confirming that the Inheritance Certificate bearing IHC No.1/1988-89 is not available.

7. In terms of the Sale Deed dated 15.09.1989 (Registered as Document No. 1138/1989-90, Book I, Volume No. 1532, at Pages 145-148, at the Office of Sub-Registrar Anekal) ***(Document No. 08),*** we observe that Mr. C. Rajappa, son of Mr. Chinnappa conveyed Survey No. 31, measuring 05 Acres 28 Guntas in favour of Mrs. N. Chandramma, wife of Mr. S. Gnaneshwar. In this regard, we have been provided with an extract of entry made in Mutation Register bearing M. R. No. 7/1989-90; ***(Document No. 09).***

8. We observe that Mrs. N. Chandramma, wife of Mr. S. Gnaneshwar conveyed Survey No.31, measuring 05 Acres 28 Guntas in favour of Mr. Satish Kumar Dalmiya, son of Mr. Indrakumar Dalmiya under the following 2 (two) Sale Deeds:

(i) Sale Deed dated 08.08.2000 (Registered as Document No. 2031/2000-01, Book I, at the Office of Sub-Registrar Anekal) ***(Document No. 10)*** with respect to Survey No.31 measuring 03 Acres (Viz., Property-B). In this regard, we have been provided with an extract of the entry made in Mutation Register bearing M. R. No. 1/2000-01***(Document No. 11).***

(ii) Sale Deed dated 28.08.2000 (Registered as Document No.2570/2000-01, Book I, at the Office of Sub-Registrar Anekal) ***(Document No. 12),*** with respect to Survey No.31 measuring 02 Acres 28 Guntas (Viz., Property-A). In this regard, we have been provided with an extract of the entry made in Mutation Register bearing M. R. No. 2/2000-01***(Document No. 13)***.

9. We have been provided with an extract of entry made in Mutation Register bearing M. R. No. H36/2011-12 ***(Document No. 14),*** recording the name of Mr. Satish Kumar Dalmiya as the Khatedar of Survey No. 31. We have not been provided with the Order dated 02.03.2012 passed in RRT CR(S) 1417/2011-12 reflected in the aforementioned entry bearing MR No. H36 of 2011-12. In this regard, we have been provided with an Endorsement bearing No. R.K/C.R/958/2024-25 dated 22.01.2025 issued by the Office of the Tahsildar, Anekal Taluk (***Document No. 15***) to the effect that the file relating to proceeding bearing No. RRT CR(S) 1417 of 2011-12 is not available and accordingly a copy of the same cannot be furnished.

10. We observe from the Plaint and Written Statement filed before the Court of Civil Judge (Senior Division) at Anekal in O.S. No. 1127/2007 (***Document No. 16***) that One Mr. Venkataramanappa, son of Late Maddura since deceased represented by his legal heirs being his grandchildren and children of Late Narayanappa, Mr. Venkatesh, Mr. Govindaraju, Mr. Krishnappa and Mr. Chandrappa ('Plaintiffs') filed a suit for partition against Mrs. Shantamma, daughter of Late Nanjappa; Mr. Maddurashetty (son of Late Mr. Muniswamy), Mr. Venkatesh (son of Late Mr. Muniswamy) since deceased represented by his wife Mrs. Lakshmamma, children Mr. Munikrishna, Mr. Muniswamy & Mrs. Nagarathna; Mr. Chinnappa (son of Late Mr. Maddurappa) and his family members viz., Mr. Venkataramanappa (son of Mr. Chinnappa), his wife Mrs. Sarojamma, Mr. Lakshmana and Mr. Lokesh @ Babu (both being children of Mr. Venkataramanappa), Mr. Venkatappa (son of Mr. Chinnappa), Mr. Rajappa (son of Mr. Chinnappa); Mrs. N. Chandramma (wife of Mr. S. Gnaneshwara) and Mr. Satish Kumar Dalmiya (son of Mr. Indra Kumar Dalmiya) ('Defendants'). In terms of the said plaint, we note as follows:

(i) Mr. Maddurappa had five children viz., Mr. Maddura, Late Mr. Venkatappa, Late Mr. Nanjappa, Late Mr. Munishami and Mr. Chinnappa;

(ii) Mr. Maddura died leaving behind his son, Mr. Venkataramanappa (the plaintiff in the aforementioned suit). Mr. Venkatappa died issueless. Mr. Nanjappa died leaving behind his daughter, Mrs. Shanthamma (the defendant in the aforementioned Suit). Mr. Munishami died leaving behind his children Mr. Maddura Shetty, Mr. Venkatesh and Mrs. Nagarathna (who are all defendants in the aforementioned Suit). Mr. Chinnappa has three sons viz., Mr. Venkataramanappa, Mr. Venkatappa and Mr. Rajappa; and

(iii) Mr. Maddurappa was the owner of the land bearing Survey No. 31 measuring 05 Acres 29 Guntas, situated at Avalahalli Village, Sarjapur Hobli, Anekal Talukwith***.***

11. The Plaintiffs in the aforementioned Suit have challenged the Sale Deed dated 01.06.1987 executed by Mr. Chinnappa along with his sons Mr. Venkataramanappa and Mr. Venkatappa in favour of Mr. Rajappa (another son of Mr. Chinnappa) for conveyance of the land measuring 03 Acres in Survey No. 31 which was a joint family property of Mr. Maddurappa.

12. In terms of Deed of Confirmation dated 06.10.2023 (Registered as Document No. SRJ-1-06160-2023-24, Book I, at the Office of Sub-Registrar (Sarjapura) Basavanagudi) ***(Document No. 17)*** we observe that, upon the death of Mr. Venkataramanappa, son of Late. Maddura his legal heirs namely: (i) Mr. Venkatesh. N, son of Late Narayanappa K. V; (ii) Mr. Govinda, son of Late Narayanappa K. V; (iii) Mr. Krishnappa K.V, son of Late Venkataramanappa; (iv) Mr. Chandrappa K. V, son of Late Venkataramanappa, have executed the said Confirmation Deed confirming the right, title, interest and possession in favour of Mr. Satish Kumar Dalmiya, son of Mr. Indrakumar Dalmiya with respect to Composite Property admeasuring 05 Acres 28 Guntas.

13. In terms of Deed of Confirmation dated 06.10.2023 (Registered as Document No. SRJ-1-06177-2023-24, Book I, at the Office of Sub-Registrar (Sarjapura) Basavanagudi) ***(Document No. 18)*** we observe that Mrs. V. Santha Kumari @ Shanthamma, wife of Mr. Ramu & daughter of Late Venkatappa has also executed the confirmation deed confirming the right, title, interest and possession in favour of Mr. Satish Kumar Dalmiya, son of Mr. Indrakumar Dalmiya with respect to Composite Property admeasuring 05 Acres 28 Guntas.

14. We note from the Compromise Petition and Order dated 09.12.2023 passed in the Original Suit bearing O.S. No. 1127/2007 (***Document No. 19***) that the suit came to be settled in Lok Adalat by way of Compromise Petition and thereby confirming the right, title, interest, and possession of Composite Property in the name of Mr. Satish Kumar Dalmiya, son of Mr. Indrakumar Dalmiya.

We observe that Late Mr. Venkataramanappa, son of Late Maddura @ Maduraiah had filed the aforementioned suit and the said matter was disposed as per the compromise arrived at by the parties to the suit. We further observe that a few legal heirs have executed confirmation deed (discussed above). In this regard, we have not been provided with the Family Tree of Mr. Maddura @ Maddurappa, Mr. Venkatappa, Mr. Nanjappa, Mr. Munishami, Mr. Chinnappa, Mr. Venkataramanappa, and Mr. Narayanappa are not available to ascertain if all the legal heirs have joined in execution of confirmation deeds. The same are stated to be not available due to antiquity of the document. We have been informed that there are no claims from any person (other than those who have filed Suits referred in this Report) claiming to be the family members of the aforementioned persons.

15. In terms of the Order dated 20.07.2021 bearing No. NAE 128 BMR 2021(E) ***(Document No. 20),*** issued by the Urban Development Department, we observe that the said authority has

accorded permission for the change of land use of Survey No. 31, measuring 05 Acres and 28 Guntas along with other properties from agricultural purpose to residential purpose. In this regard, we have been provided with the: (i) No Objection/Permission Letter dated 29.07.2021 bearing No. CLU-88/2020-21/675/2021-22, issued by the Town Planning Authority, Bangalore Development Authority; and (ii) Certificate of Initiation dated 25.08.2021 bearing No. CLU-88/2021-22/847/2021-22, issued by the Office of the Commissioner, Bangalore Development Authority ***(Document No. 21 & 22)***.

16. Upon application made by Mr. Satish Kumar, we observe that Property-A and Property-B (i.e., Composite Property) have been converted to Residential-Layout purposes vide the following:

(i) Official Memorandum with respect to Property-A dated 11.05.2022 bearing No. 337240 issued by the Office of Deputy Commissioner, Bengaluru Urban District ***(Document No. 23)*** for conversion of Property A for agriculture-layout purposes. Further, in terms of the Amendment Order dated 11.05.2022 bearing No. 337240 ***(Document No. 23A)*** we observe that the said Official Memorandum has been modified from layout agriculture purpose to residential layout purpose. In this regard, we have been provided with the: (i) extract of entry made in the Mutation Register bearing M. R. No. T23/2021-22; (ii) E-khatha bearing Property-ID 150200103000220128 issued by the Huskur Village Panchayath; (iii) Receipt bearing No. 00261 dated 03.02.2025 evidencing payment of property taxes in relation to Property-A for the year 2024-25 issued by the Huskur Grama Panchayat ***(Document Nos. 24, 25 & 26)***;

We observe from the extract of entry made in the Mutation Register bearing M. R. No. T23/2021-22, that the Official Memorandum number is specified as 337241 instead of 337240. The same appears to be a clerical error. It is advisable that the said error in mutation register is rectified.

(ii) Official Memorandum dated 11.05.2022 bearing No. 337242 issued by the Office of Deputy Commissioner, Bengaluru Urban District ***(Document No. 27)*** for conversion of Property B for agriculture-layout purposes. Further, in terms of the Amendment Order dated 11.05.2022 bearing No. 337242 ***(Document No. 27A)*** we observe that the said Official Memorandum has been modified from layout agriculture purpose to residential layout purposes. In this regard, we have been provided with the: (i) extract of entry made in the Mutation Register bearing M. R. No. T24/2021-22; (ii) E-khata bearing Property-ID 150200103000 220127 issued by Huskur Village Panchayath; and (iii) Receipt bearing No. 00259 dated 31.01.2025 evidencing payment of property taxes in relation to Property-B for the year 2024-25 issued by the Huskur Grama Panchayat ***(Document No. 28, 29 & 30).***

17. Mr. Satish Kumar Dalmiya, son of Late Indrakumar Dalmiya (**'Landowner'**) and Infraedge Management Services Private Limited (**'Developer'**) have entered into a Development Agreement dated 02.04.2024 (Registered as Document No. SRJ-1-00051-2024-25, at the office

of the Sub-Registrar, Basavanagudi, Sarjapura) (***Document No. 31***) for development of *inter alia* the Composite Property into a multi-story residential building.

18. Simultaneous with the execution of the aforementioned Development Agreement dated 02.04.2024, the Landowner has executed General Power of Attorney dated 02.04.2024 (Registered as Document No. SRJ-4-00005-2024-25, at the office of the Sub-Registrar, Basavanagudi, Sarjapura) (***Document No. 32***) in favour of the Developer authorising the Developer to give effect to the development of *inter alia* the Composite Property in terms of the aforementioned Development Agreement and to convey the developed area forming part of the Developer's entitlement in favour of any person.

19. We have been provided with Sale Deed dated 26.09.1963 (Registered as Document No. 1725 of 1963-64, Volume No. 976, Page Nos. 76-78 at the Office of the Sub-Registrar, Anekal) (***Document No. 33***) executed by Mr. Maddurappa and Mr. Chinnappa (both sons of Mr. Maddurappa) in favour of Mr. Munimuthappa (son of Mr. Nanjappa), conveying land measuring 02 Acres 34 Guntas in Survey No. 31, situated at Avalahalli. The legal heirs of Late Mr. Munimuthappa viz., Mrs. Shanthamma (wife of Late Mr. Nanjundappa and daughter in law of Late Munimuthappa) and Mrs. Suma (daughter of Late Mr. Nanjundappa and granddaughter of Late Munimuthappa) have filed an Original Suit bearing OS No. 981 of 2024 before the Senior Civil Judge and JMFC, Anekal against Mr. Rajappa (son of Late Chinnappa), Mrs. Nagarathnamma (daughter of Late Muniswamy), Mr. Muniraju (son of Late Ramachandrappa), Mrs. Sarojamma (wife of Late Venkataramanappa), Mrs. Bhagyamma (daughter of Late Venkatappa), Mrs. Chandramma (wife of S. Gnaneshwara), Mr. Satish Kumar Dalmiya (son of Mr. Indra Kumar Dalmiya), Mr. Venkatesh (son of Late Narayanappa), Mr. Govindaraju (son of Late Narayanappa), Mr. Krishnappa (son of Late Venkataramanappa), Mr. Chandrappa (son of Late Venkataramanappa), Mrs. Shanthamma (daughter of Mr. Venkatappa) and Infraedge Management Services Private Limited before the Senior Civil Judge and JMFC, Anekal (***Document No. 34***) seeking declaration of the Confirmation Deed dated 06.10.2023, Sale Deed dated 01.06.1987, Sale Deed dated 28.08.2000, Sale Deed dated 08.08.2000 and Sale Deed dated 15.09.1989 as not binding on the Plaintiffs.

20. We also note from the Plaint in the Original Suit bearing OS No. 1096 of 2024 filed before the Senior Civil Judge and JMFC, Anekal (***Document No. 35***) that Mrs. Suma (daughter of Late Nanjundappa & granddaughter of Late Munimuthappa) has sought the Court to declare the Confirmation Deed dated 06.10.2023, Sale Deed dated 01.06.1987, Sale Deed dated 28.08.2000, Sale Deed dated 08.08.2000, Sale Deed dated 15.09.1989 and the Development Agreement dated 02.04.2024 as not binding on the Plaintiff. We note from the Plaint that Mr. Munimuthappa and his wife Muniyamma demised leaving behind their only son Mr. Nanjundappa. Mr. Nanjunadappa passed away leaving behind his wife Mrs. Shanthamma and daughter Mrs. Suma.

21. Pursuant to the above, Mrs. Shanthamma (wife of Late Nanjundappa) and Mrs. Suma (daughter of Late Nanjundappa) have executed a Deed of Confirmation dated 10.01.2025 (Registered as Document No. SRJ-1-09225-2024-25 at the Office of the Sub-Registrar, Banaswadi (Sarjapur)) (***Document No. 36***) confirming the conveyance of the Composite Property in the name of Mr. Satish Kumar Dalmiya and the erstwhile owners of the said land.

A copy of the Family Tree of Mr. Munimuthappa setting out the names of his family members attested by Village Accountant / Tahsildar is not provided to us. The same is stated to be not available due to antiquity of the document. The Plaint filed in the aforementioned Suit however records the names of family members of Mr. Munimuthappa. We have also been informed by the Landowner that there are no claims from any person claiming to be the family members of Late Mr. Munimuthappa.

22. The Hon'ble Court of Senior Civil Judge and JMFC, Anekal vide two separate Orders both dated 15.01.2025 (***Document No. 37 & 38***) dismissed the Original Suits one bearing OS No. 981 of 2024 & another bearing OS No. 1096 of 2024 in view of the Memos (***Document No. 39 & 40***) filed by the Plaintiffs that the matter is settled outside Court.

23. We have been provided with the Record of Rights, Tenancy and Crop Inspection Certificate (RTCs) issued with respect to Property bearing Survey No. 31 for the period: (i) 1969-70 to 1973-74; (ii) 1979-80 to 1984-85; (iii) 1984-85 to 1988-89; (iv)1989-90 to 1993-94; (v)1994-95 to 1996-97; (vi) 1997-98 to 2001-02; (vii) 2002-03 to 2003-04; and (viii) 2011-12 to 2020-21 ***(Document No. 41)***. In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of Survey No. 31.

We have not been provided with the RTCs in relation to Survey No. 31 for the period from 2004-05 to 2010-11. However, the RTCs available on the Bhoomi portal reflect Mr. Satish Dalmiya as the holder of the Composite Property. We note that the year of issuance of RTC is not specified in the RTCs for the period between 2004-05 to 2010-11. The same appears to be a technical error.

24. We have not been provided with the RTCs in relation to the land bearing Survey No. 31 for the period from 1974-75 to 1978-79. In this regard, we have been provided with an Endorsement bearing No. R.K/CR/03/2024-25 dated 15.05.2024 issued by the Office of Tahsildar, Anekal (***Document No. 42***) to the effect that the register containing the RTCs for the aforementioned period are mutilated and accordingly a copy of the RTCs for the said period cannot be provided.

25. We have been provided with the RTC's issued with respect to Property A for the period: 2021-22 & 2022-23 ***(Document No. 43)***. In terms of the said RTCs, we observe that the names of the holders and cultivators are in consonance with the title flow of Property-A.

26. We have been provided with the RTC's issued with respect to Property B for the period 2021-22 and 2022-23 ***(Document No. 44)***. In terms of the said RTCs, we observe that the names of the holders and cultivators are in consonance with the title flow of Property-B.

27. In terms of the Village Map of Avalahalli Village ***(Document No. 45)***, we observe the shape and location of Survey No. 31.

28. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) ***(Document No. 46)*** we observe that: (i) Survey No. 31/1, measures 02 Acres 28 Guntas excluding 01 Gunta Kharab; (ii) Survey No. 31/2, measures 03 Acres having no Kharab.

29. In terms of the extract of Tippani ***(Document No. 47)***, we observe that property bearing Survey No. 31, measures an extent of 05 Acre 28 Guntas excluding 01 Gunta of kharab.

30. In terms of extract of the Hissa Survey Tippani and Hissa Survey Pakka Book ***(Document No. 48)***, we observe that property bearing Survey No.31, measuring 05 Acres 28 Guntas excluding 01 Gunta of Kharab has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 31/1 to 31/2.

31. We have been provided with the Encumbrance Certificates issued with respect to Survey No. 31 for the period: (i) 01.04.1950 to 31.03.1964; (ii) 01.04.1964 to 31.12.1974; (iii) 01.04.1975 to 09.03.1989; (iv) 01.04.1985 to 22.08.1999; (v) 01.04.1996 to 31.03.2004; (vi) 01.04.2003 to 31.03.2004; (vii) 01.04.2004 to 14.07.2010; (viii) 01.04.2010 to 22.04.2014; and (ix) 01.04.2018 to 04.09.2020 (***Document No. 49***); and in terms of the said Encumbrance Certificates, we observe that all the transactions (as discussed above) are reflected.

32. We have been provided with the Encumbrance Certificates issued with respect to Property-A for the period: (i) 01.04.2004 to 12.04.2022; (ii) 01.04.2011 to 31.03.2024 (online information copy in Form-17); (iii) 01.04.2020 to 13.09.2022; and (iv) 01.04.2021 to 19.02.2025 (***Document No. 50***) and in terms of the said Encumbrance Certificates, we observe that all the transactions (as discussed above) are reflected.

33. We have been provided with the Encumbrance Certificates issued with respect to Property-B for the period: (i) 01.04.2020 to 13.09.2022; (ii) 01.04.2011 to 31.03.2024 (online information copy in Form-17); (iii) 01.04.2021 to 19.02.2025 (***Document No. 51***) and in terms of the said Encumbrance Certificates, we observe that all the transactions (as discussed above) are reflected.

34. We have been represented by the present owner of the Property that there are no pending litigation in relation the Property.

35. We have been informed by the present owner of the Property, Mr. Satish Kumar Dalmiya that no mortgage / charge / encumbrance has been created over the Property in favour of any person.

IV. CONCLUSION:

Upon review of the above-mentioned documents and information provided to us and subject to review of the additional documents sought hereinabove, we are of the opinion that:

(i) Mr. Satish Kumar Dalmiya is the owner of: (i) the land bearing Survey No. 31/1, (having E-Khatha No. 150200103000220128) measuring 02 Acres 28 Guntas, (excluding 01 Gunta of Kharab land) and (ii) land bearing Survey No. 31/2, (having E-Khatha No.

150200103000220127) (Survey No. 31/2) measuring 03 Acres; both situated at Avalahalli Village, Anekal Taluk, Sarjapura Hobli, Bengaluru Urban District; and

(ii) The ownership of Mr. Satish Kumar Dalmiya to the Composite Property is subject to the Development Agreement dated 02.04.2024 (registered as Document No. SRJ-1-00051/2024-25 in Book-I, at the office of the Sub-Registrar, Basavanagudi, Sarjapura) executed by Mr. Satish Kumar Dalmiya with Infraedge Management Services Private Limited.

Mr. Srinivas BR,
Partner
DSK Legal, Bangalore

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