

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

APG Townships Private Limited

November 12, 2024

Assetz House, 30, Crescent Road, Bangalore G.P.O.,
Bangalore, Bangalore North, Karnataka, India, 560001

TITLE REPORT

I. Description Of The Composite Property:

- A. All that piece and parcel of immovable property being converted for Group Housing/Apartment - Residential purpose bearing Survey No. 119/1, measuring 03 Acres 20 Guntas (having E-Khata No. 150200202600620629), situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk, Bengaluru Urban District ('**Property-A**'). The said property is bounded as follows:

On the East by : Property bearing Survey No. 119/2;
On the West by : Village boundaries;
On the North by : Road; and
On the South by : Property bearing Survey No.118.

- B. All that piece and parcel of immovable property being converted for Group Housing/Apartment - Residential purpose bearing Survey No. 119/2, measuring 03 Acres 20 Guntas (having E-Khata No. 150200202600620630), situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk, Bengaluru Urban District ('**Property-B**'). The said property is bounded as follows:

On the East by : Property bearing Survey No. 67;
On the West by : Property bearing Survey No. 119/1;
On the North by : Road; and
On the South by : Property bearing Survey No. 118.

(The afore-mentioned boundaries for Property-A and Property-B are as per the Official Memorandum both dated 17.02.2023)

The afore-mentioned Property-A & Property-B have been formed out of larger extent of land bearing Survey No. 119 (Old Survey No. 67) measuring 07 Acres, situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk, Bengaluru Urban District ('**Survey No. 119**').

The Property-A & Property-B are hereinafter collectively referred to as '**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.	Order dated 13.11.1925 bearing No. R.2441-2/LR/20-25-2, passed by the Revenue Commissioner, Bangalore District;

2.	Sale Deed dated 12.01.1943 (Registered as Document No. 1074/42-43, Book I, Volume No. 450, at Pages 145 to 149, at the Office of Sub Registrar Devanahalli);
3.	Extract of Index of Land Register issued with respect to the Survey No. 67;
4.	Extract of Record of Rights Register issued with respect to the Survey No.67 bearing R.R. No. 116;
5.	Sale Deed dated 13.02.1947 (Registered as Document No. 1520/1946-47, Book-I, stored in Volume No. 521, at pages 186 to 189, at the office of the Sub Registrar, Devanahalli);
6.	Extract of Record of Rights Register issued with respect to the Survey No. 67 bearing R.R. No. 185;
7.	Sale Deed dated 10.05.1947 (Registered as Document No. 1974/1946-47, Book-I, stored in Volume No. 525, at pages 73 to 75, at the office of the Sub Registrar, Devanahalli);
8.	Extract of Record of Rights Registrar issued with respect to the Survey No.67 bearing R.R. No. 329;
9.	Sale Deed dated 24.02.1953 (Registered as Document No. 2421/1952-53, Book-I, stored in Volume No. 625, at pages 89 to 90, at the office of the Sub Registrar, Devanahalli);
10.	Sale Deed dated 10.10.1961 (Registered as Document No. 1848/1961-62, Book-I, stored in Volume No. 831, at pages 14 to 21, at the office of the Sub Registrar, Devanahalli);
11.	Sale Deed dated 29.09.1969 (Registered as Document No. 2137/1969-70, Book-I, stored in Volume No. 1039, at pages 69-70, at the office of the Sub Registrar, Devanahalli);
12.	Sale Deed dated 16.08.1978 (Registered as Document No. 986/1978-79, Book-I, stored in Volume No. 1228, at pages 56 to 58, at the office of the Sub Registrar, Devanahalli);
13.	Sale Deed dated 22.11.1980 (Registered as Document No. 1446/1980-81, Book-I, stored in Volume No. 1259, at pages 24 to 30, at the office of the Sub Registrar, Devanahalli);
14.	Sale Deed dated 02.02.1972 (Registered as Document No. 3057/1971-72, Book-I, stored in Volume No. 1094, at pages 01 to 04, at the office of the Sub Registrar, Devanahalli);
15.	Sale Deed dated 16.08.1978 (Registered as Document No. 984/1978-79, Book-I, stored in Volume No. 1227, at pages 142-145, at the office of the Sub Registrar, Devanahalli);

16.	Sale Deed dated 16.08.1978 (Registered as Document No. 987/1978-79, Book-I, stored in Volume No. 1227, at pages 145-148, at the office of the Sub Registrar, Devanahalli);
17.	Sale Deed dated 03.08.1979 (Registered on 08.08.1979 as Document No. 361/1979-80, Book-I, stored in Volume No. 1238, at pages 79-80, at the office of the Sub Registrar, Devanahalli);
18.	Sale Deed dated 22.11.1980 (Registered as Document No. 1447/1980-81, Book-I, stored in Volume No. 1258, at pages 56 to 61, at the office of the Sub Registrar, Devanahalli);
19.	Sale Deed dated 13.09.1991 (Registered as Document No. 1645/1991-92, Book-I, stored in Volume No. 145, at pages 157 to 162, at the office of the Sub Registrar, Yelahanka);
20.	Extract of entry made in Mutation Register bearing M. R. No. 17/1991-92;
21.	Sale Deed dated 13.09.1991 (Registered as Document No. 1646/1991-92, Book-I, stored in Volume No. 145, at pages 162 to 167, at the office of the Sub Registrar, Yelahanka);
22.	Extract of entry made in Mutation Register bearing M. R. No. 16/1991-92;
23.	Extract of entry made in Mutation Register bearing M. R. No. 03/2005-06;
24.	Order dated 17.12.2022 bearing No. NAE 96 BMR 2022, issued by the Urban Development Department;
25.	Official Memorandum dated 17.02.2023 bearing No. 472079, issued by the Deputy Commissioner, Bangalore Rural District;
26.	Extract of entry made in Mutation Register bearing M. R. No. T36/2005-06;
27.	Form 11B issued by the Sathanur Village Panchayat dated 15.03.2024 in relation to Property-A showing Mr. Madan Mohan as the owner of Property-A;
28.	Official Memorandum dated 17.02.2023 bearing No. 471190, issued by the Deputy Commissioner, Bangalore Rural District;
28A.	Conversion sketch issued by the Survey Department;
29.	Extract of entry made in Mutation Register bearing M. R. No. T35/2005-06;
30.	Form 11B issued by the Sathanur Village Panchayat dated 15.03.2024 in relation to Property-B;
31.	Village Map of Sathanur Village;

32.	Extract of Karnataka Revisional Settlement Akarband (Uttaru) issued with respect to the Composite Property;
33.	Extract of Re-Survey Tippani issued with respect to Survey No. 119;
34.	Extract of entry made in Mutation Register bearing M. R. No. H9/2019-20;
35.	Extract of the Hissa Survey Tippani, issued with respect to property bearing Survey No. 119;
36.	Extract of entry made in Mutation Register bearing M. R. No. T3/2019-20;
37.	Record of Rights, Tenancy and Crop Inspection (' RTCs ') issued with respect to Survey No. 67 for the period (i) 1968-69, 1969-70 and 1971-72;
38.	Endorsement bearing No. R.K/CR/567/2024-25 dated 08.10.2024 issued by the Tahsildar, Yalahanaka stating that the register having RTCs in relation to Survey No. 67 for the period 1973-74 to 1977-78 are mutilated and accordingly certified copies of the said documents cannot be provided;
39.	RTCs issued in respect of the land bearing Survey No. 67 measuring 26 Acres 27 Guntas for the year 1980-81 to 1982-83;
39A.	RTCs issued in respect of the land bearing Survey No. 67 measuring 13 Acres 13 Guntas for the period 1983-84 to 1987-88;
39B.	RTCs issued in respect of the land bearing Survey No. 67 measuring 07 Acres for the period 1988-89 to 1992-93;
39C.	RTCs issued with respect to Survey No. 67 for the period 1993-94 to 2001-02;
40.	RTC issued with respect to Survey No. 67/p6 for the period 2003-04;
41.	RTCs issued with respect to Survey No. 119 for the period 2006-07 to 2019-20;
42.	RTCs issued with respect to Composite Property for the period 2020-21 to 2023-24;
43.	Endorsement bearing No. KHB/LAQ/Sathanur/(119/1&2)/2023-24 dated 17.02.2024 issued by the Public Information Officer and Revenue Officer, Land Acquisition Branch, Karnataka Housing Board;
44.	Endorsement bearing No. LAQ/NH-77(Old No. 07)/CR/251/2023-24 dated 05.02.2024, issued by the Special Land Acquisition Officer, National Highways Authority of India;
45.	Endorsement bearing No. KRDC/SH/SaMaA/2023-24/3543 dated 06.03.2024 issued by the Karnataka Road Development Corporation Limited;
46.	Endorsement dated 11.08.2017 bearing No. RD0039274039129, issued by the Tahsildar, Bangalore North Taluk, Bangalore District;

47.	Endorsement dated 11.08.2017 bearing No. RD0039274039130, issued by the Tahsildar, Bangalore North Taluk, Bangalore District;
48.	Endorsement dated 16.09.2017 bearing No. PTCL (D)(E).CR:326/2017-18, issued on behalf of Assistant Commissioner, Bangalore North sub-division, Bangalore;
49.	Encumbrance Certificate issued in respect of Survey No. 67 for the period: (i) 01.01.1910 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 05.09.1991; and (iv) 01.06.1989 to 31.03.2005;
50.	Encumbrance Certificate issued with respect to Survey No. 119 for the period 01.04.2004 to 25.05.2017;
51.	Encumbrance Certificate issued in respect of the land bearing Survey No. 119 measuring 07 Acres for the period 26.05.2017 to 31.03.2019;
52.	Joint Development Agreement dated 19.03.2024 (Registered as Document No. BYP-1-01664-2024-25, Book-I (Registered on 06.05.2024), at the office of the Sub Registrar, Gandhinagar (Byatarayanapura);
53.	General Power of Attorney dated 19.03.2024 (Registered as Document No. BYP-4-00090-2024-25, Book-IV (Registered on 06.05.2024), at the office of the Sub Registrar, Gandhinagar (Byatarayanapura);
54.	Encumbrance Certificate issued in respect of the lands bearing Survey No. 119/1 and Survey No. 119/2 i.e., the Composite Property for the period from 01.04.2019 to 04.10.2024;
55.	Encumbrance Certificate issued in respect of land bearing Survey No. 119/1 for the period from 04.10.2024 till 12.11.2024;
56.	Encumbrance Certificate issued in respect of land bearing Survey No. 119/2 for the period from 04.10.2024 till 12.11.2024;
57.	Public Notice issued in Times of India on 21.12.2023; and
58.	Public Notice issued in Vijaya Karnataka on 21.12.2023.

III. Title Flow:

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

1. We observe from the Order dated 13.11.1925 bearing No. R.2441-2/LR/20-25-2, passed by the Revenue Commissioner, Bangalore District (**Document No. 01**) that Survey No. 67 (Old Survey No. 59) measuring 201 Acres 10 Guntas situated at Sathanur Village, Jala Hobli, Devanahalli Taluk, was granted in favour of Mr. Haji Hasim Sait by the Deputy commissioner. Subsequently Mr. Haji Hasim Sait filed a Petition before the Revenue Department for

considering the grant assessment under the Shraya tenure and requested to grant Survey No. 67, to an extent measuring 307 Acres 10 Guntas (including 14 Acres 35 Guntas of Kharab) in exchange of other survey number. The Revenue Commissioner passed an Order dated 13.11.1925 wherein the land bearing Survey No. 67, measuring 307 Acres 10 Guntas was granted in the name of Mr. Haji Hasim Sait.

2. In terms of the Sale Deed dated 12.01.1943 (Registered as Document No. 1074/42-43, Book I, Volume No. 450, at Pages 145 to 149, at the Office of Sub Registrar Devanahalli); **(Document No. 02)**, we observe Mr. Haji Hashim Sait, son of Mr. Ismail Sait conveyed property bearing Survey No. 67 measuring 292 Acres 15 Guntas (excluding 14 Acres 35 Guntas of Kharab) situated at Sathanur Village, Jala Hobli, Devanahalli Taluk in favour of Mr. Gulabchand Gisulal, son of Mr. Gulabchand. In this regard, we have been provided with the: (i) extract of the Index of Land Register **(Document No. 03)**, and (ii) extract of Record of Rights Register bearing R.R. No. 116 **(Document No. 04)** issued with respect to property bearing Survey No. 67, measuring 292 Acres 15 Guntas (excluding 14 Acres 35 Guntas of Kharab) wherein Mr. G. Gisulal/ Gulabchand Gisulal, son of Mr. Gulabchand is reflected as the holder.
3. Upon the death of Late Gulabchand Gisulal, son of Mr. Gulabchand his wife Mrs. Chunnibai executed a Sale Deed dated 13.02.1947 (Registered as Document No. 1520/1946-47, Book-I, stored in Volume No. 521, at pages 186 to 189, at the office of the Sub Registrar, Devanahalli) **(Document No. 05)** whereby property bearing Survey No. 67, measuring 292 Acres 15 Guntas (excluding 14 Acres 35 Guntas of Kharab) was conveyed in favour of: (i) Mr. Abdul Abid Khan, son of Mr. Goush Khan Saheb; and (ii) Mr. Sattar Khan Saheb, son of Mr. Kasim Khan. In this regard, we have been provided with the extract of Record of Rights Registrar issued with respect to the Survey No. 67 bearing R.R. No. 185; **(Document No. 06)**.
4. In terms of Sale Deed dated 10.05.1947 (Registered as Document No. 1974/1946-47, Book-I, stored in Volume No. 525, at pages 73 to 75, at the office of the Sub Registrar, Devanahalli); **(Document No. 07)** we observe that: (i) Mr. Abdul Abid Khan, son of Mr. Goush Khan Saheb; and (ii) Mr. Sattar Khan Saheb, son of Mr. Kasim Khan conveyed a portion of property bearing Survey No. 67, measuring 100 Acres in favour of Mr. Mohammed Sanaulla Khan, son of Mr. Abdul Samad Khan. In this regard we have been provided with the extract of Record of Rights Registrar issued with respect to the Survey No. 67 bearing R.R. No. 329 **(Document No. 08)**.
5. Subsequently, Mr. Mohammed Sanaulla Khan, son of Mr. Abdul Samad Khan in terms of Sale Deed dated 24.02.1953 (Registered as Document No. 2421/1952-53, Book-I, stored in Volume No. 625, at pages 89 to 90, at the office of the Sub Registrar, Devanahalli) conveyed a portion of property bearing Survey No. 67, measuring 40 Acres (out of 100 Acres) in favour of Mrs. Sultanabi, wife of Mr. Musafa Ali Khan. **(Document No. 09)**.
6. Upon the death of Mrs. Sultanabi, wife of Mr. Mustafa Ali Khan, her husband Mr. Mustafa Ali Khan and Children namely: (i) Ms. Mumtaz Ali Khan; (ii) Mr. Ehasan Ali Khan; (iii) Ms. Zubaida Khanam; (iv) Mr. Shujath Ali Khan; (v) Mr. Iqbal; (vi) Ms. Razia conveyed the property bearing Survey No. 67 measuring 40 Acres in terms of Sale Deed dated 10.10.1961 (Registered as Document No. 1848/1961-62, Book-I, stored in Volume No. 831, at pages 14 to 21, at the office of the Sub Registrar, Devanahalli) **(Document No. 10)** in favour of: (i) Mr. Chunchappa, son

of Mr. Bairalinga; (ii) Mr. Chandraiah, son of Mr. Puttanna; and (iii) Mr. Rangaswamy, son of Mr. Rangappa.

The present owner has represented that there are no claims from any person stating to be the family member/s of Late Sultanabi.

7. In terms of Sale Deed dated 29.09.1969 (Registered as Document No. 2137/1969-70, Book-I, stored in Volume No. 1039, at pages 69-70, at the office of the Sub Registrar, Devanahalli) (**Document No. 11**) we observe Mr. Rangaswamy, son of Mr. Rangappa conveyed his portion of 1/3rd share (Viz. 1/3rd Share in Survey No.67 measuring 40 Acres) in property bearing Survey No. 67, measuring 13 Acres 13 Guntas in favour of Mr. Puttaraju, son of Mr. Subbanna.
8. Subsequently, in terms of Sale Deed dated 16.08.1978 (Registered as Document No. 986/1978-79, Book-I, stored in Volume No. 1228, at pages 56 to 58, at the office of the Sub Registrar, Devanahalli) (**Document No. 12**) we observe Mr. Puttaraju, son of Mr. Subbanna conveyed property bearing Survey No.67, measuring 13 Acres 14 Guntas in favour of Mr. I. M. Magdum, son of Mr. M. D. Magdum.

We note that Mr. Puttaraju had acquired title to the land measuring 13 Acres 13 Guntas under the Sale Deed dated 29.09.1969. However, he has conveyed an additional extent of 1 Gunta in favour of Mr. I.M. Magdum under the Sale Deed dated 16.08.1978. In this regard, it is relevant to note that balance extent of the land, measuring 26 Acres 27 Guntas came to be eventually held by Mr. Manoj I Magdum (son of Mr. I.M. Magdum) as detailed hereinbelow.

9. We observe from the Sale Deed dated 22.11.1980 (Registered as Document No. 1446/1980-81, Book-I, stored in Volume No. 1259, at pages 24 to 30, at the office of the Sub Registrar, Devanahalli) (**Document No. 13**) that Mr. I. M. Magdum, son of Mr. M. D. Magdum conveyed a portion of property bearing Survey No. 67, measuring 02 Acres 13 Guntas (out of 13 Acres 14 Guntas) in favour of Mr. Sanjeev Malhotra, son of Mr. Rameshwar.
10. In terms of the Sale Deed dated 02.02.1972 (Registered as Document No. 3057/1971-72, Book-I, stored in Volume No. 1094, at pages 01 to 04, at the office of the Sub Registrar, Devanahalli); (**Document No. 14**) we observe that: (i) Mr. Chunchappa, son of Mr. Bairalinga; (ii) Mr. Chandraiah, son of Mr. Puttanna conveyed 1/3rd Share each in Survey No.67 in property bearing Survey No.67 measuring 26 Acres 27 Guntas (being the remaining portion in 40 Acres) in favour of Mrs. Neerajadevi, wife of Mr. Jagga Rao.
11. We observe from the Sale Deed dated 16.08.1978 (Registered as Document No. 984/1978-79, Book-I, stored in Volume No. 1227, at pages 142-145, at the office of the Sub Registrar, Devanahalli) (**Document No. 15**) that Mrs. Neerajadevi, wife of Mr. Jagga Rao conveyed a portion in property bearing Survey No. 67 measuring 13 Acres 14 Guntas in favour of M/s. Magmanoj Associates and the remaining portion of property bearing Survey No. 67 measuring 13 Acres 13 Guntas in favour of Mr. Suri Manoj I. Magdum (son of Mr. Suri I.M. Magdum), vide a Sale Deed dated 16.08.1978 (Registered as Document No. 987/1978-79, Book-I, stored in Volume No. 1227, at pages 145-148, at the office of the Sub Registrar, Devanahalli) (**Document No. 16**).

We have been informed that Mr. Manoj I. Magdum was also known as Suri Manoj I. Magdum.

12. In terms of Sale Deed dated 03.08.1979 (Registered on 08.08.1979 as Document No. 361/1979-80, Book-I, stored in Volume No. 1238, at pages 79-80, at the office of the Sub Registrar, Devanahalli) (**Document No. 17**), we observe that M/s. Magmanoj Associates (represented by its Partner, Mr. I.M. Magdum) had conveyed property bearing Survey No. 67, measuring 13 Acres 14 Guntas in favour of Mr. Manoj I. Magdum, son of Mr. I. M. Magdum.

We have not been provided with the resolution passed by the partners of partnership firm M/s. Magmanoj Associates authorising Mr. I.M. Magdum to execute the sale deed for conveyance of the land bearing Survey No. 67 measuring 13 Acres 14 Guntas.

13. Later, Mr. Manoj I. Magdum, son of Mr. I. M. Magdum executed Sale Deed dated 22.11.1980 (Registered as Document No. 1447/1980-81, Book-I, stored in Volume No. 1258, at pages 56 to 61, at the office of the Sub Registrar, Devanahalli) (**Document No. 18**) for conveying the land bearing Survey No. 67, measuring 04 Acres 27 Guntas in favour of Mr. Sanjeev Malhotra, son of Mr. Rameshwar.

In the above-mentioned manner Mr. Sanjeev Malhotra, son of Mr. Rameshwar acquired 07 Acres (04 Acres 27 Guntas + 02 Acres 13 Guntas) in Survey No. 67.

14. In terms of Sale Deed dated 13.09.1991 (Registered as Document No. 1645/1991-92, Book-I, stored in Volume No. 145, at pages 157 to 162, at the office of the Sub Registrar, Yelahanka) (**Document No. 19**) we observe that Mr. Sanjeev Malhotra, son of Mr. Rameshwar conveyed a portion of property bearing Survey No. 67, measuring 03 Acres 20 Guntas (out of 07 Acres) in favour of Mr. Madan Mohan, son of Mr. Ramakrishna. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M. R. No. 17/1991-92; (**Document No. 20**).
15. We observe in terms of Sale Deed dated 13.09.1991 (Registered as Document No. 1646/1991-92, Book-I, stored in Volume No. 145, at pages 162 to 167, at the office of the Sub Registrar, Yelahanka) (**Document No. 21**) Mr. Sanjeev Malhotra, son of Mr. Rameshwar conveyed remaining portion of property bearing Survey No.67, measuring 03 Acres 20 Guntas in favour of Mr. G. R. Shivashankar, son of Mr. Ramakrishna. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M. R. No. 16/1991-92(**Document No. 22**).
16. We observe from the extract of entry made in Mutation Register bearing M. R. No. 03/2005-06 (**Document No. 23**) and Mutation Register bearing M. R. No. H9/2019-20 (discussed below) that Survey No.67/p6 (Survey No. 67) measuring 07 Acres has been assigned with new Survey No. 119, measuring 07 Acres (**Survey No. 119**) by the Order dated 29.11.2017 passed in RRT(BNA)CR:687/2017-18 by the Assistant Commissioner, Bangalore North Sub Division, Bangalore. Subsequently we observe from extract of entry made in Mutation Register bearing M. R. No. T3/2019-20 (discussed below) that Survey No. 119, measuring 07 Acres was bifurcated into Survey No. 119/1 measuring 03 Acres 20 Guntas and Survey No. 119/2 measuring 03 Acres 20 Guntas.

17. In terms of the Order dated 17.12.2022 bearing No. NAE 96 BMR 2022, issued by the Urban Development Department; **(Document No. 24)**, we observe that the said authority has accorded permission for the change of land use of Survey No. 119/1, measuring 03 Acres 20 Guntas **(Property A)** and Survey No. 119/2, measuring 03 Acre 20 Guntas **(Property B)** situated at Sathanur Village, Jala Hobli, Devanahalli Taluk, Bangalore Rural District from agricultural purpose to residential purpose.
18. Upon an application made by Mr. Madan Mohan, son of Mr. Ramakrishna, we observe that Property A has been converted from agricultural purpose to non-agricultural Group Housing/Apartment - Residential vide Official Memorandum dated 17.02.2023 bearing No. 472079, issued by the Deputy Commissioner, Bangalore Rural District **(Document No. 25)**. We have been provided with the extract of entry made in Mutation Register bearing M. R. No. T36/2005-06 **(Document No. 26)**. We have been provided with Form 11B issued by the Sathanur Village Panchayat dated 15.03.2024 in relation to Property-A showing Mr. Madan Mohan as the owner of Property-A **(Document No. 27)**.

We have not been provided with the Receipt evidencing payment of property tax for the period 2024-25 with respect to Property-A. It is advisable to verify the receipt evidencing payment of property taxes.

19. Upon an application made by Mr. G. R. Shiva Shankar, son of Mr. Ramakrishna, we observe that Property-B has been converted from agricultural purpose to non-agricultural residential layout purpose vide Official Memorandum dated 17.02.2023 bearing No. 471190, issued by the Deputy Commissioner, Bangalore Rural District **(Document No. 28)** We have been provided with (i) Conversion sketch **(Document No. 28A)**; and (ii) extract of entry made in Mutation Register bearing M. R. No. T35/2005-06 **(Document No. 29)**. We have been provided with Form 11B issued by the Sathanur Village Panchayat dated 15.03.2024 in relation to Property-B showing Mr. G. R. Shiva Shankar as the owner of Property-B **(Document No. 30)**.

We have not been provided with the Receipt evidencing payment of property tax for the period 2024-25 with respect to Property-B. It is advisable to verify the receipt evidencing payment of property taxes.

20. We have been provided with the Village Map of Sathanur Village attested by the Additional Director of Land Records **(Document No. 31)**, which shows the shape and location of property bearing Survey No. 119.
21. In terms of Extract of Karnataka Revisional Settlement Akarband (Uttaru) **(Document No. 32)**, issued with respect to Property-A and Property-B, we observe that the said lands measure 03 Acres 20 Guntas each. The Akarbandh does not show presence of any Kharab land in Property A and Property B;
22. In terms of the extract of Re-Survey Tippani issued with respect to Survey No. 119 **(Document No. 33)**, we observe that Survey No. 67 measuring 07 Acres was assigned with New Survey No. 119 measuring 07 Acres. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M. R. No. H9/2019-20 **(Document No. 34)** evidencing the same.

23. In terms of the extract of the Hissa Survey Tippani, issued with respect to property bearing Survey No. 119 we observe that property bearing Survey No. 119 measuring 07 Acres has been bifurcated into Survey No. 119/1 (Property-A) and Survey No. 119/2 (Property-B) (**Document No. 35**). In this regard, we have been provided with the extract of entry made in Mutation Register bearing M. R. No. T3/2019-20; (**Document No. 36**).
24. In terms of the RTCs issued for the period 1968-69, 1969-70 and 1971-72 with respect to Survey No. 67 (measuring 307 Acres 10 Guntas) (**Document No. 37**), we note that the same does not record the names of the owners of the said land parcel, as on such date. The RTC refers to the names of the erstwhile owners, viz Mr. Abdul Abid Khan (son of Mr. Goush Khan Saheb) and Mr. Sattar Khan Saheb (son of Mr. Kasim Khan), as the occupants.
25. We have not been provided with the RTCs issued in respect of the land bearing Survey No. 67 for the period 1973-74 to 1977-78. In this regard, we have been provided with the Endorsement bearing No. R.K/CR/567/2024-25 dated 08.10.2024 issued by the Tahsildar, Yalahanaka (**Document No. 38**) stating that the register having RTCs in relation to Survey No. 67 for the period 1973-74 to 1977-78 are mutilated and accordingly certified copies of the said documents cannot be provided.
26. We have been provided with the RTC issued in respect of the land bearing Survey No. 67 measuring 26 Acres 27 Guntas for the year 1980-81 to 1982-83 (**Document No. 39**) which *inter alia* shows Mr. Manoj I Magdam as the holder of portion of the land in Survey No. 67 and Mr. Sanjeev Malhotra (son of Mr. Rameshwar) as the holder of land measuring 04 Acres 27 Guntas in Survey No. 67.

We have not been provided with an extract of the Entry bearing RR No. 730 made in the Record of Rights Register as reflected in the aforementioned RTCs. The same is stated to be not available. Nevertheless, the RTCs provided to us consistently reflect Mr. Sanjeev Malhotra as the holder of portion of the land measuring 04 Acres 27 Guntas in Survey No. 67.

27. RTCs issued in respect of the land bearing Survey No. 67 measuring 13 Acres 13 Guntas for the period 1983-84 to 1987-88 (**Document No. 39A**) show Mr. I M Magadam as the previous holder of the said land and Mr. Sanjeev Malhotra as the occupant of 02 Acres 13 Guntas & Mrs. Vidya Chawla as the occupant of land measuring 11 Acres.

It appears that the extent of the land for which the RTCs have been issued hereinabove does not include the balance extent of the land measuring 04 Acres 27 Guntas held by Mr. Sanjeev Malhotra. Nevertheless, we have been provided with the RTCs (as specified in Document No. 38) which reflect Mr. Sanjeev Malhotra as the holder of land measuring 02 Acres 13 Guntas in Survey No. 67.

Further, the aforementioned RTCs reflect entry bearing RR No. 729 made in the Record of Rights Register. The same is stated to be not available. Nevertheless, the RTCs provided to us consistently reflect Mr. Sanjeev Malhotra as the holder of portion of the land measuring 02 Acres 13 Guntas in Survey No. 67.

28. In terms of the RTCs issued in respect of the land bearing Survey No. 67 measuring 07 Acres for the period 1988-89 to 1992-93 (**Document No. 39B**), issued in respect of Survey No. 67,

measuring 7 Acres reflects the name of Mr. Sanjeev Malhotra as the erstwhile occupant and the names of Mr. G. R. Shiva Shankar and Mr. Madan Mohan, as the occupants holding 3 Acres 20 Guntas each in the said land parcel. The same is in consonance with the title flow recited herein above. We have been provided with the RTCs issued with respect to Survey No. 67 for the period 1993-94 to 2001-02 (**Document No. 39C**) we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 67.

RTCs issued with respect to Survey No. 67 for the period 1970-71, 1978-79, 1979-80 & 2002-03 are stated to be not available. Nevertheless, RTCs which have been provided is in consonance with the flow of title set out hereinabove.

29. In terms of the RTCs issued with respect to Survey No.67/p6 for the period 2003-04 (**Document No. 40**) we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No.67/p6.

We have not been provided with the RTC's issued with respect to Survey No.67/p6 measuring 07 Acres for the period: (i) 2004-05; and (ii) 2005-06. The same are stated to be not available. Nevertheless, it is relevant to note that the RTCs provided consistently reflect the names of the holders of the Composite Property and the same is in alignment with the flow of title set out in this Report.

30. In terms of the RTCs issued with respect to Survey No. 119 for the period 2006-07 to 2019-20; we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 119 (**Document No. 41**).
31. In terms of the RTCs issued with respect to Composite Property for the period 2020-21 to 2023-24; we observe that the names of the holders and cultivators are in consonance with the title flow of the Composite Property (**Document No. 42**).
32. We have been provided with an Endorsement bearing No. KHB/LAQ/Sathanur/(119/1&2)/2023-24 dated 17.02.2024 issued by the Public Information Officer and Revenue Officer, Land Acquisition Branch, Karnataka Housing Board, confirming that the Composite Property is not acquired for any scheme of the Karnataka Housing Board (**Document No. 43**).
33. We have been provided with an Endorsement bearing No. LAQ/NH-77(Old No. 07)/CR/251/2023-24 dated 05.02.2024, issued by the Special Land Acquisition Officer, National Highways Authority of India, confirming that the Composite Property is not acquired by the National Highways Authority of India for National Highway – 44 (Old NH No. 7) (**Document No. 44**).
34. We have been provided with an Endorsement bearing No. KRDC/SH/SaMaA/2023-24/3543 dated 06.03.2024 (**Document No. 45**) issued by the Karnataka Road Development Corporation Limited to the effect that no lands have been notified for acquisition by the Karnataka Road Development Corporation Limited in Sathanur Village, Jala Hobli, Yalahanka, Bangalore.

35. In terms of Endorsement dated 11.08.2017 bearing No. RD0039274039129, issued by the Tahsildar, Bangalore North Taluk, Bangalore District (**Document No. 46**), we observe that no tenancy applications have been filed under Section 48A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to Property-A.
36. In terms of Endorsement dated 11.08.2017 bearing No. RD0039274039130, issued by the Tahsildar, Bangalore North Taluk, Bangalore District (**Document No. 47**), we observe that no tenancy applications have been filed under Section 48A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961 with respect to Property-B.
37. In terms of the Endorsement dated 16.09.2017 bearing No. PTCL (D)(E).CR:326/2017-18, issued on behalf of Assistant Commissioner, Bangalore North sub-division, Bangalore; (**Document No. 48**), we observe that there are no proceedings initiated under the provisions of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Composite Property.
38. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub-Registrar, with respect to the Survey No. 67 for the period: (i) 01.01.1910 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 05.09.1991; and (iv) 01.06.1989 to 31.03.2005. We observe from the said encumbrance certificates that all the transactions (as discussed above) are reflected. (**Document No. 49**).
39. We have been provided with an Encumbrance Certificate issued with respect to Survey No.119 for the period 01.04.2004 to 25.05.2017 (**Document No. 50**). We observe that all the transactions (as discussed above) are reflected therein.
40. We have been provided with the Encumbrance Certificate issued in respect of the land bearing Survey No. 119 measuring 07 Acres for the period 26.05.2017 to 31.03.2019 (**Document No. 51**). The said Encumbrance Certificate does not reflect any registered transaction/s.
41. We note that Mr. Madan Mohan Gumpu (holding PAN AAXPM4018P) and Mr. Shiva Shankar G.R. (holding PAN ACGPS0708R) (**'Landowners'**) have entered into a Joint Development Agreement dated 19.03.2024 with APG Townships Private Limited (having CIN: U68100KA2023PTC182247) (**'Developer'**), (Registered as Document No. BYP-1-01664-2024-25, Book-I (Registered on 06.05.2024), at the office of the Sub Registrar, Gandhinagar (Byatarayanapura) (**Document No. 52**). The said Joint Development Agreement dated 19.03.2024 (**'JDA'**), is entered into for the development of multi-storey residential building/s at the Composite Property by the Developer (**'Project'**). In terms of the JDA, the Developer is entitled to development rights for development of the Project. However, prior to commencement of such development, the Landowners have to fulfill certain conditions precedent, as detailed in the JDA. In terms of the JDA, the Landowners are entitled to 'Landowners Area' and the Developer is entitled to 'Developer's Area'. The entitlement of the Landowners and the Developer in terms of the JDA in the Project, is as per the 'Allocation Ratio', being 36:64 between the Landowners and the Developer, respectively, as more fully detailed under the JDA. In furtherance to the JDA the Landowners have also executed General Power of Attorney dated 19.03.2024 in favour of the Developer (Registered as Document No. BYP-4-00090-2024-25, Book-IV (Registered on 06.05.2024), at the office of the Sub Registrar,

Gandhinagar (Byatarayanapura) (**Document No. 53**), to enable the Developer to give effect to the Project.

42. We have been provided with the Encumbrance Certificate issued in respect of the lands bearing Survey No. 119/1 and Survey No. 119/2 i.e., the Composite Property for the period from 01.04.2019 to 04.10.2024 (**Document No. 54**) which reflect the Joint Development Agreement dated 19.03.2024 referred hereinabove.
43. The Encumbrance Certificate issued in respect of Property A and Property B (procured from Kaveri 2.0) for the period 04.10.2024 till 12.11.2024 (**Document No. 55 and Document No. 56**) does not reflect any registered transaction in relation to the said lands.
44. We have issued a Public Notice on 21.12.2023 in Times of India and Vijaya Karnataka (**Document Nos. 57 & 58**) calling for objections (if any) from the public in relation to the Composite Property. We have not received any objection from any person in relation to the Composite Property till date.
45. We have been informed by APG Townships Private Limited that there is no charge, mortgage or encumbrance over the Composite Property in favour of any person.
46. We have been informed by the landowners and APG Townships Private Limited that there is no litigation in relation to the Composite Property.

IV. Conclusion:

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

- (i) Mr. Madan Mohan Gumpu is the absolute owner of the land bearing Survey No. 119/1 measuring 03 Acres 20 Guntas i.e., Property-A; and
- (ii) Mr. Shiva Shankar G.R. is the absolute owner of the land bearing Survey No. 119/2 measuring 03 Acres 20 Guntas i.e., Property-B.

The ownership of Mr. Madan Mohan Gumpu and Mr. Shiva Shankar G.R. to Property-A and Property-B respectively is subject to the Joint Development Agreement dated 19.03.2024 (Registered as Document No. BYP-1-01664-2024-25, Book-I on 06.05.2024), at the office of the Sub Registrar, Gandhinagar (Byatarayanapura) executed by Mr. Madan Mohan Gumpu and Mr. Shiva Shankar G.R. with APG Townships 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 Composite 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.