

Writers Names: *C.R. Muralidharan / Vinuth Gowda*

**Strictly Confidential**

Dated: May 16, 2025

**Casa Grande Garden City Builders Private Limited**

Salma Bizhouse, No. 34/1, 4<sup>th</sup> Floor,  
Meanee Avenue Road, Opp Lakeside Hospital,  
Ulsoor Road,  
Bengaluru – 560 042

**REPORT ON TITLE TO PROPERTY (DRAFT)**

**DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of immovable property being land duly converted for non-agricultural residential purposes, bearing BBMP e-PID No. 8551355953, Municipal No. 5/15, measuring on the East to West 152.61 meters and on the North to South 198.88 meters, totally admeasuring an extent of 30,351.41 square meters (or 3,26,700 square feet and/ or 7 Acres 20 Guntas), earlier formed part of Survey No. 15, situated at Srinivasapura Village, Yelahanka Hobli, Yelahanka Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Lands bearing Survey Nos. 18 and 19;  
On the West by : Remaining portion of land in Survey No. 15 and Road;  
On the North by : Land bearing Survey Nos. 16 and 41;  
On the South by : Lands  
bearing Survey Nos. 10 and 20.

The aforesaid immovable property is hereinafter referred to as the “**Property**”.

**LIST OF DOCUMENTS REVIEWED:**

In connection with the title scrutiny of the Property, the following documents have been examined:

Sl. No.	Particulars of Documents Reviewed	Remarks
1.	Proceedings bearing Reference No. RD 265 LGB 2007 dated 17.05.2007 of the Under Secretary to	Certified Copy

Sl. No.	Particulars of Documents Reviewed	Remarks
	<p>Government, Revenue Department, Government of Karnataka, according permission to the Deputy Commissioner, Bengaluru District, for the auction sale of land totally admeasuring an extent of 413.19 Acres situated in and around the Bengaluru Urban District;</p> <p><i>Note: Copy of the Annexure attached to the aforesaid Proceedings dated 17.05.2007, setting out the details of the land parcels for which the permission for disposal of land was granted, has not been provided.</i></p>	
2.	<p>Public Auction Notice bearing Reference No. VG/PUC(Auction)CR/15/2006-07 dated 23.05.2007, issued by the Deputy Commissioner, Bengaluru District, seeking offers to purchase <i>inter alia</i> the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, in the form of bids;</p>	Certified Copy
3.	<p>Official Memorandum bearing Reference No. LND(109)(NA)CR-02/2011-12 dated 03.02.2012, issued by the Deputy Commissioner, Bengaluru District, according exemption under Section 109(1)(iv) of the Karnataka Land Reforms Act, 1961, in respect of the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village;</p>	Certified Copy
4.	<p>Letter bearing Reference No. VG/PUC(JD) CR/02/2007-08 dated 07.11.2015, issued by the Deputy Commissioner, Bengaluru District, directing the Taluk Surveyor, Bengaluru East (Additional) Taluk, Yelahanka, to conduct re-survey in respect of the land comprised in Survey No. 15 of Srinivasapura Village and for demarcating two land parcels measuring 6 Acres 19 Guntas; and 1 Acre 1 Gunta, respectively, which are contiguous to each other and totally admeasuring an extent of 7 Acres 20 Guntas, for the purpose of handing over possession of the same to and in favour of M/s. Hill Land Estates, as per the auction sale;</p>	Certified Copy

Sl. No.	Particulars of Documents Reviewed	Remarks
5.	Survey Sketch dated 03.12.2015 prepared by the Taluk Surveyor, Bengaluru North (Additional) Taluk, and duly confirmed by the Tahsildar, Bengaluru North (Additional) Taluk, wherein two land parcels measuring 6 Acres 19 Guntas; and 1 Acre 1 Gunta, respectively, comprised in Survey No. 15 of Srinivasapura Village, were demarcated for the purpose of handing over possession to and in favour of M/s. Hill Land Estates, as per the auction sale;	Certified Copy
6.	Possession Certificate bearing Reference No. LND/CR/852/2013-14; and RI/Circle/CR/791/2013-14 dated 10.12.2015, issued by the Tahsildar, Bengaluru North (Additional) Taluk, and countersigned by the Revenue Inspector, Yelahanka Circle, Bengaluru North (Additional) Taluk, in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, in the name of M/s. Hill Land Estates;	Certified Copy
7.	Possession Certificate bearing Reference No. LND/CR/852/2013-14; and RI/Circle/CR/791/2013-14 dated 10.12.2015, issued by the Tahsildar, Bengaluru North (Additional) Taluk, and countersigned by the Revenue Inspector, Yelahanka Circle, Bengaluru North (Additional) Taluk, in respect of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, in the name of M/s. Hill Land Estates;	Certified Copy
8.	Commencement Certificate bearing Reference No. BDA/TPM/CLU-21/2008-09/3321/2015-16 dated 07.12.2015 issued by the Bangalore Development Authority, according permission for the change of land use <i>inter alia</i> in respect of the land measuring an extent of 7 Acres 20 Guntas, comprised in Survey No. 15 of Srinivasapura Village, from Agricultural Zone to Residential Zone, as per the prevailing Revised Master Plan (RMP) – 2015;	Certified Copy

Sl. No.	Particulars of Documents Reviewed	Remarks
9.	Official Memorandum bearing Reference No. VG(JD)(SD)Auction.CR/9/2007-08 dated 17.12.2015, issued by the Deputy Commissioner, Bengaluru District, confirming the sale in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, in favour of M/s. Hill Land Estates, and according permission for conversion of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, from agricultural use to non-agricultural residential use;	Original
10.	Official Memorandum bearing Reference No. VG(JD)(SD)Auction.CR/9/2007-08 dated 17.12.2015, issued by the Deputy Commissioner, Bengaluru District, confirming the sale in respect of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, in favour of M/s. Hill Land Estates, and according permission for conversion of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, from agricultural use to non-agricultural residential use;	Original
11.	Copies of (i) Demand Notice bearing Reference No. VG(JD)(SD)Auction.CR/ 09/2007-08 dated 07.12.2015; and (ii) Challans bearing Reference Nos. 5/411 and 112, both dated 07.12.2015, in respect of conversion of the land comprised in Survey No. 15 of Srinivasapura Village;	Certified Copy
12.	Form No. 41 (Certificate of Sale of Immovable Property) bearing Reference No. Spl.DC/(EC)(NA)Auction.CR/ 09/2007-08 dated 12.12.2015/ 26.08.2016, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, in favour of M/s. Hill Land Estates, and registered as Document No. 1/2016-17, in Part III(a) of Book-1, in the Office of	Original

<b>Sl. No.</b>	<b>Particulars of Documents Reviewed</b>	<b>Remarks</b>
	the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;	
13.	Form No. 41 (Certificate of Sale of Immovable Property) bearing Reference No. Spl.DC/(EC)(NA)Auction.CR/ 09/2007-08 dated 26.05.2018, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, in favour of M/s. Hill Land Estates, and registered as Document No. 1/2018-19, in Part III(a) of Book-1, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;	Original
14.	Extract of Entry bearing M.R. No. H5/2017-18 made in the Mutation Register;	Computerized
15.	Extract of Entry bearing M.R. No. H6/2017-18 made in the Mutation Register;	Computerized
16.	Khatha Certificate bearing Reference No. DA/KTR/19/2018-19 dated 11.03.2019, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal No. 5/ Sy. No. 15, viz., the Property, in the name of M/s. Hill Land Estates;	Photocopy
17.	Khatha Extract dated 11.03.2019, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal No. 5/ Sy. No. 15, viz., the Property, in the name of M/s. Hill Land Estates;	Photocopy
18.	Absolute Sale Deed dated 11.06.2021 executed by M/s. Hill Land Estates, duly represented by its Proprietor, Mr. Yousuf Sheriff @ D. Babu, son of Mohammed Dastagir Shariff, in favour of Casa Grande Garden City Builders Private Limited, represented by its Director, Mr. Sathish C.G., in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, and registered as Document No. GAN-1-00599/2021-22, in Book-I,	Original

<b>Sl. No.</b>	<b>Particulars of Documents Reviewed</b>	<b>Remarks</b>
	stored in C.D. No. GAND-938, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;	
19.	Absolute Sale Deed dated 11.06.2021 executed by M/s. Hill Land Estates, duly represented by its Proprietor, Mr. Yousuf Sheriff @ D. Babu, son of Mohammed Dastagir Shariff, in favour of Casa Grande Garden City Builders Private Limited, represented by its Director, Mr. Sathish C.G., in respect of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, and registered as Document No. GAN-1-00601/2021-22, in Book-I, stored in C.D. No. GAND-938, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;	Original
20.	Khatha Endorsement bearing Reference No. KTR/166/2021-22 dated 17.12.2021, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the Property bearing Municipal No. 5/ Sy. No. 15, in the name of Casa Grande Garden City Builders Private Limited;	Original
21.	Khatha Certificate bearing Reference No. KTR/166/2021-22 dated 17.12.2021, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the Property bearing Municipal No. 5/ Sy. No. 15, in the name of Casa Grande Garden City Builders Private Limited;	Original
22.	Khatha Extract dated 17.12.2021, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the Property bearing Municipal No. 5/ Sy. No. 15, in the name of Casa Grande Garden City Builders Private Limited;	Original
23.	e-Khatha Certificate dated 05.05.2025, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the Property, in the name of Casa Grande Garden City Builders Private Limited;	Computerized
24.	Receipts (5 Nos.) issued by the Bruhat Bengaluru	Computerized

<b>Sl. No.</b>	<b>Particulars of Documents Reviewed</b>	<b>Remarks</b>
	Mahanagara Palike, evidencing the payment of property taxes in respect of the Property for the years 2019-20 to 2021-22, 2024-25 and 2025-26;	d
25.	Memorandum of Plaint pertaining to the Original Suit bearing O.S. No. 1855/2023, on the file of the III Additional Senior Civil Judge & JMFC, Bengaluru Rural;	
26.	Joint Memo dated 08.05.2025 in Criminal Complaint bearing C.C. No. 32729/2022, on the file of the XV Additional Chief Metropolitan Magistrate, at Bengaluru;	
27.	Order dated 20.11.2022 Writ Petition bearing W.P. No. 14064/2022 (BDA), passed by the Hon'ble High Court of Karnataka, at Bengaluru;	
28.	Order dated 20.06.2024 in Writ Petition bearing W.P No. 4706/2023 (BDA), passed by the Hon'ble High Court of Karnataka, at Bengaluru;	
29.	Order dated 20.08.2024 in Arbitration Application bearing AA. No. 121/2022, passed by the VI Additional City Civil & Sessions Judge, at Bengaluru City;	
30.	Memorandum of Civil Miscellaneous Petition bearing CMP No. 57/2025, on the file of the Hon'ble High Court of Karnataka, at Bengaluru;	
31.	Extracts of Record of Rights, Tenancy and Crop Inspection Certificates ('RTC's/ 'Pahani') in respect of the land bearing Survey No. 15 of Srinivasapura Village for the years 2001-02 to 2021-22;	Computerized
32.	Village Map of Srinivasapura Village;	Photocopy
33.	Karda Nakal issued in respect of the land bearing Survey No. 15 of Srinivasapura Village;	Photocopy

<b>Sl. No.</b>	<b>Particulars of Documents Reviewed</b>	<b>Remarks</b>
34.	Moola Tippani issued in respect of the land bearing Survey No. 15 of Srinivasapura Village;	Photocopy
35.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 15 of Srinivasapura Village;	Photocopy
36.	Letter bearing Reference No. VG/JD/B.U(A)/ dated 29.03.2021, issued by the Special Deputy Commissioner, Enforcement Cell for Prevention of Unauthorized Occupation of Lands, Bengaluru, confirming that the <i>kalu daari</i> / pathway previously in existence in the land bearing Survey No. 15 of Srinivasapura Village forms part of the lands measuring 7 Acres 20 Guntas comprising the Property;	Photocopy
37.	Copy of the Survey Sketch prepared by the Surveyor, Bangalore Development Authority, for the purpose of sanction of Development Plan in respect of the proposed development of the Property, indicating that the <i>kalu daari</i> / pathway previously in existence in the land bearing Survey No. 15 of Srinivasapura Village is no longer in existence and forms part of the lands measuring 7 Acres 20 Guntas comprising the Property;	Photocopy
38.	Relinquishment Deed dated 19.09.2019, executed by (i) Mrs. Amudha, wife of Late Mr. Venkatesh N.; (ii) Mrs. Vijayashri, daughter of Late Mr. Venkatesh N.; and (iii) Mr. Vishal, son of Late Mr. Venkatesh N., represented by their Power of Attorney Holder, Mr. Yousuf Sheriff (also known as D. Babu), in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, in respect of the land measuring an extent of 6 Guntas, comprised in Survey No. 14/1 of Srinivasapura Village, and registered as Document No. GNR-1-002636/2019-20, in Book-I, stored in C.D. No. GNRD-340, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;	Photocopy
39.	Irrevocable General Power of Attorney dated	Photocopy

Sl. No.	Particulars of Documents Reviewed	Remarks
	31.07.2018, executed by (i) Mrs. Amudha, wife of Late Mr. Venkatesh N.; (ii) Mrs. Vijayashri, daughter of Late Mr. Venkatesh N.; and (iii) Mr. Vishal, son of Late Mr. Venkatesh N., authorising and appointing Mr. Yousuf Sheriff (also known as D. Babu), as their Power of Attorney Holder, to do certain acts and deeds, including the power to sell, in respect of the land measuring an extent of 6 Guntas, comprised in Survey No. 14/1 of Srinivasapura Village, and registered as Document No. GNR-4-00170/2018-19, in Book-I, stored in C.D. No. GNRD-146, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;	
40.	Encumbrance Certificates issued in respect of the land bearing Survey No. 15 of Srinivasapura Village, for the period (i) 01.06.1989 to 31.03.2004; (ii) 01.04.2004 to 16.11.2021; (iii) 01.11.2021 to 23.12.2021; and (iv) 01.04.2004 to 05.05.2025;	Originals
41.	Public Notice dated 04.06.2021 issued in the daily newspaper, namely, The Times of India, calling for any claim, right, title and/or interest in respect of the Property, issued by Mr. J. Sathish Kumar, Advocate;	Original
42.	Public Notice dated 04.06.2021 issued in the daily newspaper, namely, Vijaya Karnataka, calling for any claim, right, title and/or interest in respect of the Property, issued by Mr. J. Sathish Kumar, Advocate;	Original
43.	Letter dated 28.12.2021 issued by Mr. J. Sathish Kumar, Advocate, confirming that he has not received any objections or claims pursuant to the Public Notice dated 04.06.2021; and	Original
44.	Letter dated 22.03.2022 issued by Mr. J. Sathish Kumar, Advocate, confirming that he has not received any objections or claims pursuant to the Public Notice dated 04.06.2021.	Original

## COMMENTS BASED ON DOCUMENTS EXAMINED:

Upon review of the aforesaid documents, it is observed as follows:

### Title Flow:

1. It is noted that the Property, viz., the land measuring an extent of 7 Acres 20 Guntas is comprised in Survey No. 15 of Srinivasapura Village forms part of larger extent of land measuring an extent of 11 Acres 1 Gunta comprised in Survey No. 15 of Srinivasapura Village. It transpires that the entire extent of land measuring 11 Acres 1 Gunta comprised in Survey No. 15 of Srinivasapura Village was originally categorised as 'uncultivable lands'/ 'Sarkari Karab' ('Government Kharab').
2. It is noted that, in response to the Letter bearing Reference No. LND(IGL)CR/32/2007-08 dated 14.05.2007, issued by the Deputy Commissioner, Bengaluru District, the Under Secretary to Government, Revenue Department, Government of Karnataka, vide Proceedings bearing Reference No. RD 265 LGB 2007 dated 17.05.2007, had accorded permission to the Deputy Commissioner, Bengaluru District, to dispose of the Government lands totally admeasuring an extent of 413.19 Acres, situated in and around Bengaluru Urban District, by way of a public auction, by exercising the powers conferred under Rule 12(2) of the Karnataka Land Grant Rules, 1969 (**Document No. 1**).

*We have not been provided with copies of (i) Letter bearing Reference No. LND(IGL)CR/32/2007-08 dated 14.05.2007 issued by the Deputy Commissioner, Bengaluru District; and (ii) Annexure attached to the aforesaid Proceedings dated 17.05.2007, setting out the details of the lands for which permission for disposal was granted. It is represented that the said documents are not available. However, from an examination of the subsequent Letters/ Orders issued by the Government Authorities (Document No. 1), it is gathered that the Government of Karnataka had accorded permission to the Deputy Commissioner, Bengaluru District, to dispose the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village in terms of and pursuant to the aforesaid Proceedings dated 17.05.2007.*

3. Thereafter, the Deputy Commissioner, Bengaluru District, exercising the powers conferred under the provisions of Rule 12(2) of the Karnataka Land Grant Rules, 1969, had issued a Public Auction Notice bearing Reference No. VGPUC(Auction)CR/15/2006-07 dated 23.05.2007, seeking offers for sale of *inter alia* the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, in the form of bids (**Document No. 2**).
4. Pursuant thereto, it is gathered that in the public auction held on 04.06.2007 by the Assistant Commissioner (Enforcement Cell), PUC, Bengaluru District, M/s. Hill Land Estates had quoted the highest bid amount/ sale price of Rs. 6,20,00,000/- (Rupees Six Crores and Twenty Lakhs Only) and was declared the final bidder in respect of the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village. The said bid amount offered by M/s. Hill Land Estates was duly accepted by the Government and the Government had issued a concurrence to the sale of the said land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, to and in favour of M/s. Hill Land Estates, vide Letter bearing Reference No. RD 265 LGB 2007 dated 17.09.2007 issued by the Principal Secretary, Revenue Department, Government of Karnataka. *We have, however, not been provided with a copy of the said Letter bearing Reference No. RD 265 LGB 2007 dated 17.09.2007, issued by the Principal Secretary, Revenue Department, Government of Karnataka, for our examination. It is represented that the aforesaid Letter bearing Reference No. RD 265 LGB 2007 dated 17.09.2007, is not available. The Official Memoranda issued by the Government (Document Nos. 9 and 10 – discussed below) confirms that the bid amount offered by M/s. Hill Land Estates was duly accepted by the Government.*
5. It is gathered from the Official Memorandum dated 03.02.2012 (discussed below) that M/s. Hill Land Estates had remitted the entire Bid Amount/ Sale Price in a sum of Rs. 6,20,00,000/- (Rupees Six Crores and Twenty Lakhs Only) to the Government as follows:
  - (i) A sum of Rs. 1,55,00,000/- (Rupees One Crore and Fifty Five Lakhs Only), vide Challan bearing Reference No. 404525 dated 31.03.2008, issued by the State Bank of Mysore (now known as State Bank of India), Treasury Branch, Bengaluru; and

- (ii) A sum of Rs. 4,65,00,000/- (Rupees Four Crores and Sixty Five Lakhs Only), vide Challan bearing Reference No. 63/107 dated 29.12.2011, issued by the State Bank of Mysore (now known as State Bank of India), Treasury Branch, Bengaluru.

*We have not been provided with copies of the aforesaid Challans bearing Reference No. 404525 dated 31.03.2008 and Reference No. 63/107 dated 29.12.2011, for our examination. It is represented that the same are not available. The factum of payment of the entire bid amount by M/s. Hill Land Estates as noted above are reflected in the Official Memorandum dated 03.02.2012 (discussed hereinbelow) and the subsequent Sale Certificates issued in favour of M/s. Hill Land Estates (discussed hereinbelow).*

6. It is observed that since the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village was then being an agricultural land, M/s. Hill Land Estates had obtained exemption under the provisions of Section 109(1)(iv) of the Karnataka Land Reforms Act, 1961, from the applicability of the provisions of Sections 79B and 80 of the Karnataka Land Reforms Act, 1961 to hold agricultural land, i.e., the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village and to utilize the same for non-agricultural residential purposes, vide Official Memorandum bearing Reference No. LND(109)(NA)CR-02/2011-12 dated 03.02.2012, issued by the Deputy Commissioner, Bengaluru District (**Document No. 3**).
7. Thereafter, it is noted that pursuant to the directions issued by the Deputy Commissioner, Bengaluru District, vide Letter bearing Reference No. VG/PUC(JD) CR/02/2007-08 dated 07.11.2015 (**Document No. 4**), the Taluk Surveyor, Bengaluru East (Additional) Taluk, Yelahanka, had conducted a survey in respect of the land comprised in Survey No. 15 of Srinivasapura Village and had demarcated two land parcels measuring 6 Acres 19 Guntas; and 1 Acre 1 Gunta, respectively, which are contiguous to each other and totally admeasuring an extent of 7 Acres 20 Guntas, for the purpose of handing over possession of the same to and in favour of M/s. Hill Land Estates, as per the auction sale. In this regard, we have been provided with the copy of the Survey Sketch dated 03.12.2015 prepared by the Taluk Surveyor, Bengaluru North (Additional) Taluk, and the same has

been duly confirmed by the Tahsildar, Bengaluru North (Additional) Taluk (**Document No. 5**).

8. Thereafter, the possession in respect of the entire land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, viz., the Property, was handed over to and in favour of M/s. Hill Land Estates, under the following Possession Certificates:
  - (i) Possession Certificate bearing Reference No. LND/CR/852/2013-14; and RI/Circle/CR/791/2013-14 dated 10.12.2015 issued by the Tahsildar, Bengaluru North (Additional) Taluk, and countersigned by the Revenue Inspector, Yelahanka Circle, Bengaluru North (Additional) Taluk, in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, in the name of M/s. Hill Land Estates (**Document No. 6**); and
  - (ii) Possession Certificate bearing Reference No. LND/CR/852/2013-14; and RI/Circle/CR/791/2013-14 dated 10.12.2015 issued by the Tahsildar, Bengaluru North (Additional) Taluk, and countersigned by the Revenue Inspector, Yelahanka Circle, Bengaluru North (Additional) Taluk, in respect of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, in the name of M/s. Hill Land Estates (**Document No. 7**).
9. It is noted that vide Order bearing Reference No. BDA/TPM/CLU-21/2008-09/3321/2015-16 dated 07.12.2015 (**Document No. 8**), the Bangalore Development Authority, in exercise of powers conferred under the provisions of Section 14-A of the Karnataka Town and Country Planning Act, 1961, had accorded permission for change of land use in respect of the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, from 'Agricultural Zone' to 'Residential Zone', as per the prevailing Revised Master Plan (RMP) – 2015.
10. Pursuant to the change of land use from 'Agricultural Zone' to 'Residential Zone' granted under the Order bearing Reference No. BDA/TPM/CLU-21/2008-09/3321/2015-16 dated 07.12.2015 by the Bangalore Development Authority, in respect of the land measuring an

extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, the Deputy Commissioner, Bengaluru District, had issued the following Official Memoranda (2 Nos.), confirming the sale of the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, to and in favour of M/s. Hill Land Estates, and according permission for conversion of the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, from agricultural purpose to non-agricultural residential purpose:

- (i) Official Memorandum bearing Reference No. VG(JD)(SD)Auction.CR/9/2007-08 dated 17.12.2015, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village (**Document No. 9**); and
- (ii) Official Memorandum bearing Reference No. VG(JD)(SD)Auction.CR/9/2007-08 dated 17.12.2015, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village (**Document No. 10**).

*It is observed that the Deputy Commissioner had not referred to the relevant provisions, viz., Section 95 of the Karnataka Land Revenue Act, 1964, under which he had exercised the powers to accord permission for conversion of land in terms of the aforesaid Official Memoranda dated 17.12.2015. However, obtaining of conversion of land has been exempted under the provisions of Section 109 (1)(iv) of the Karnataka Land Reforms Act, 1961, as referred to under Document No. 3, discussed herein above.*

11. In relation to the conversion of the land, we have been provided with copies of (i) Demand Notice bearing Reference No. VG(JD)(SD)Auction.CR/ 09/2007-08 dated 07.12.2015; and (ii) Challans bearing Reference Nos. 5/411 and 112, both dated 07.12.2015 (**Document No. 11, collectively**).
12. It is noted from the documents provided for review that, in view of the change of land use sanctioned by the Bangalore Development Authority and the subsequent conversion of the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of

Srinivasapura Village (*Discussed at Paragraph Nos. 9 and 10*), the earlier Official Memorandum bearing Reference No. LND(109)(NA)CR-02/2011-12 dated 03.02.2012, in relation to the exemption granted from the applicability of the provisions of Sections 79B and 80 of the Karnataka Land Reforms Act, 1961, to hold agricultural land under Section 109(1)(iv) of the Karnataka Land Reforms Act, 1961, was cancelled. It is further noted that in view of the entire extent of 7 Acres 20 Guntas being available, the earlier Form No. 41 (Certificate of Sale of Immovable Property) bearing Reference No. Spl.DC/(EC)(NA)Auction.CR/09/2007-08 dated 23.02.2012, which was earlier issued in respect of the land measuring an extent of 6 Acres 19 Guntas, was also cancelled. Thereafter, the Deputy Commissioner, Bengaluru District, exercising powers conferred under the provisions of Section 177 of the Karnataka Land Revenue Act, 1964 read with Rule 124(4) of the Karnataka Land Revenue Rules, 1966, had confirmed the sale in respect of the land measuring an extent of 7 Acres 20 Guntas, comprised in Survey No. 15 of Srinivasapura Village, viz., the Property, to and in favour of M/s. Hill Land Estates, under the following Form No. 41 (Certificate of Sale of Immovable Property):

- (i) Form No. 41 (Certificate of Sale of Immovable Property) bearing Reference No. Spl.DC/(EC)(NA)Auction.CR/09/2007-08 dated 12.12.2015/ 26.08.2016, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, to and in favour of M/s. Hill Land Estates, and registered as Document No. 1/2016-17, in Part III(a) of Book-1, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru (**Document No. 12**); and
- (ii) Form No. 41 (Certificate of Sale of Immovable Property) bearing Reference No. Spl.DC/(EC)(NA)Auction.CR/09/2007-08 dated 26.05.2018, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, to and in favour of M/s. Hill Land Estates, and registered as Document No. 1/2018-19, in Part III(a) of Book-1, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru (**Document No. 13**).

*It is to be noted that the aforesaid provisions, viz., Section 177 of the Karnataka Land Revenue Act, 1964 and Rule 124(4) of the Karnataka Land Revenue Rules, 1966, under which the Deputy Commissioner, Bengaluru District, had exercised powers to confirm the sale by way of public auction in respect of the Property in favour of M/s. Hill Land Estates, relate to sales made for realization of land revenue and other public demands under Chapter XIV of the Karnataka Land Revenue Act, 1964.*

*We have however not been made available with any Circular/ Order of the State Government which confers powers for sale of Government lands by way of public auction under the aforesaid provisions, viz., Section 177 of the Karnataka Land Revenue Act, 1964 read with Rule 124(4) of the Karnataka Land Revenue Rules, 1966. It is however noted that in pursuance of the Proceedings dated 17.05.2007 bearing Reference No. RD 265 LGB 2007, issued by the Under Secretary to Government, Revenue Department, Government of Karnataka, the Deputy Commissioner, Bengaluru District, had proceeded to dispose the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village, viz., the Property, by way of auction sale to and in favour of M/s. Hill Land Estates under the aforementioned Certificates of Sale of Immovable Property.*

13. Thereafter, the Khatha in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, was registered in the name of M/s. Hill Land Estates, vide Entry bearing M.R. No. H5/2017-18 made in the Mutation Register (**Document No. 14**). Similarly, the Khatha in respect of the remaining land measuring an extent of 1 Acre 1 Gunta, comprised in Survey No. 15 of Srinivasapura Village, was registered in the name of M/s. Hill Land Estates, vide Entry bearing M.R. No. H6/2017-18 made in the Mutation Register (**Document No. 15**).
14. It is noted that, as the Property had been converted to non-agricultural residential purposes and is situated within the municipal and administrative jurisdiction of the Bruhat Bengaluru Mahanagara Palike, the Property was assessed to non-agricultural residential property taxes by the Bruhat Bengaluru Mahanagara Palike and was initially assigned with Municipal No. 5/ Sy. No. 15 and the Khatha in respect of the same was registered in the name of M/s. Hill Land Estates. In this regard, we have been provided with copies of (i) Khatha Certificate

bearing Reference No. DA/KTR/19/2018-19 dated 11.03.2019; and (ii) Khatha Extract dated 11.03.2019, both issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal No. 5/Sy. No. 15 in the name of M/s. Hill Land Estates (**Document Nos. 16 & 17, respectively**).

15. It is noted that M/s. Hill Land Estates, a sole proprietary concern represented by its Proprietor, Mr. Yousuf Sheriff @ D. Babu, son of Mohammed Dastagir Shariff, had sold and conveyed the Property to and in favour of Casa Grande Garden City Builders Private Limited, as follows:

(a) The land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, was sold and conveyed in favour of Casa Grande Garden City Builders Private Limited, under the Absolute Sale Deed dated 11.06.2021, registered as Document No. GAN-1-00599/2021-22, in Book-I, stored in C.D. No. GAND-938, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru (**Document No. 18**); and

(b) The remaining land measuring an extent of 1 Acre 1 Gunta comprised in Survey No. 15 of Srinivasapura Village, was sold and conveyed in favour of Casa Grande Garden City Builders Private Limited, under the Absolute Sale Deed dated 11.06.2021, registered as Document No. GAN-1-00601/2021-22, in Book-I, stored in C.D. No. GAND-938, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru (**Document No. 19**).

*It is observed from the aforesaid Sale Deeds that out of the total sale consideration payable by Casa Grande Garden City Builders Private Limited to M/s. Hill Land Estates, for the sale and conveyance of the Property, the following payments were deferred and tendered by way of post-dated cheques:*

(a) *Rs. 41,58,00,000/- (Rupees Forty-One Crores Fifty-Eight Lakhs only), payable under the Sale Deed dated 11.06.2021, registered as Document No. GAN-1-00599/2021-22; and*

*(b) Rs. 6,68,25,000/- (Rupees Six Crores Sixty-Eight Lakhs Twenty-Five Thousand only), payable under the Sale Deed dated 11.06.2021, registered as Document No. GAN-1-00601/2021-22*

*In this regard, it is advisable to ensure that payment of the sale consideration that were deferred and tendered by way of post-dated cheques are duly paid and realized; and a Receipt obtained from M/s. Hill Land Estates, acknowledging receipt of the entire sale consideration and confirming that there are no amounts that are due and/ or payable by Casa Grande Garden City Builders Private Limited, in relation to the sale and conveyance of the Property under the aforesaid Sale Deeds.*

16. Pursuant to the aforesaid Sale Deeds, the Khatha in respect of the Property bearing Municipal No. 5/ Sy. No. 15 was registered in the name of Casa Grande Garden City Builders Private Limited, in the municipal records of the Bruhat Bengaluru Mahanagara Palike. In this regard, we have been provided with (i) Khatha Endorsement bearing Reference No. KTR/166/2021-22 dated 17.12.2021; (ii) Khatha Certificate bearing Reference No. KTR/166/2021-22 dated 17.12.2021; and (iii) Khatha Extract dated 17.12.2021, all issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the Property bearing Municipal No. 5/ Sy. No. 15, in the name of Casa Grande Garden City Builders Private Limited (**Document Nos. 20 to 22, respectively**).
17. Presently, the Property has been assigned with e-PID No. 8551355953, Municipal No. 5/15, by the Bruhat Bengaluru Mahanagara Palike and the Khatha in respect of the same has been in the name of Casa Grande Garden City Builders Private Limited. In this regard, we have been provided with the e-Khatha Certificate dated 05.05.2025, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the Property (**Document No. 23**).
18. In the aforementioned manner, Casa Grande Garden City Builders Private Limited acquired ownership of the Property, viz., the land measuring an extent of 7 Acres 20 Guntas, comprised in Survey No. 15 of Srinivasapura Village.
19. We have been provided with copies of the Receipts (3 Nos.) issued by the Bruhat Bengaluru Mahanagara Palike, evidencing the payment of

property taxes in respect of the Property for the years 2019-20 to 2021-22, 2024-25 and 2025-26 (**Document No. 24**).

Litigation/s:

20. It is noted that Casa Grande Garden City Builders Private Limited (*Plaintiff*) had filed an Original Suit bearing O.S. No. 1855/2023, filed before the III Additional Senior Civil Judge & JMFC, Bengaluru Rural, against M/s. Hill Land Estates (*Defendant*), seeking cancellation of the sale deeds in respect of the Property, and relief of refund of entire sale consideration paid thereunder, along with interest, stating that the Property was proposed for acquisition by the Bangalore Development Authority, even prior to the said sale and conveyance of the Property in favour of the Plaintiff. In this regard, we have been provided with Memorandum of Plaint in Original Suit bearing O.S. No. 1855/2023 (**Document No. 25**).

*It is noted from the online e-court web portal that the aforesaid Original Suit bearing O.S. No. 1855/2023, is pending adjudication as on date.*

21. In view of the aforesaid dispute in relation to the title between the parties, Casa Grande Garden City Builders Private Limited had stopped payment of the balance consideration to M/s. Hill Land Estates. Thereafter, M/s. Hill Land Estates had issued a Notice dated 23.08.2022, to Casa Grande Garden City Builders Private Limited, under Section 138 of the Negotiable Instruments Act, 1881. Pursuant thereto, M/s. Hill Land Estates, had Criminal Complaint bearing C.C. No. 32729/2022, before the XV Additional Chief Metropolitan Magistrate, at Bengaluru, against Casa Grande Garden City Builders Private Limited, under Section 138 of the Negotiable Instruments Act, 1881. It transpires that parties had amicably settled dispute. In this regard, we have been provided with the copy of the Joint Memo dated 08.05.2025, filed by the parties seeking dismissal of the said proceedings in view of the amicable settlement that arrived between the parties (**Document No. 26**).

*It is noted from the online e-court web portal that the aforesaid Criminal Complaint bearing C.C. No. 32729/2022, is pending as on date.*

22. In the meantime, it transpires that Casa Grande Garden City Builders Private Limited, had filed an application before the Bangalore Development Authority, seeking approval of the development plan in respect of the Property and the same was not considered in view of the of the State Government's approval for development of residential scheme under section 15(3) of the Bangalore Development Act, 1976, *inter alia* in and upon the Property. Aggrieved by the same, Casa Grande Garden City Builders Private Limited had also filed a Writ Petition bearing W.P No. 14064/2022 (BDA), before the Hon'ble High Court of Karnataka, at Bengaluru, against Bangalore Development Authority, seeking writ of mandamus directing the Bangalore Development Authority to pass an appropriate order in accordance with law in relation of sanctioning of development plan in respect of the Property. The Hon'ble High Court of Karnataka, at Bengaluru, vide its Order dated 20.11.2022, directed the respondent Bangalore Development Authority to pass an appropriate order in accordance with law in relation of sanctioning of development plan in respect of the Property, within a period of two months (**Document No. 27**).
23. Similarly, Casa Grande Garden City Builders Private Limited had filed a Writ Petition bearing W.P No. 4706/2023 (BDA), before the Hon'ble High Court of Karnataka, at Bengaluru, against (i) Bangalore Development Authority; and (ii) Urban Development Department, Bengaluru, seeking writ of mandamus directing the Bangalore Development Authority to pass an appropriate order in accordance with law in relation of sanctioning of development plan in respect of the Property, vide Order dated 20.06.2024 in Writ Petition bearing W.P No. 4706/2023 (BDA), passed by the Hon'ble High Court of Karnataka, at Bengaluru (**Document No. 28**).
24. In the meantime, M/s. Hill Land Estates had filed an Arbitration Application bearing AA. No. 121/2022, before the VI Additional City Civil & Sessions Judge, at Bengaluru City, against Casa Grande Garden City Builders Private, seeking interim injunction against the respondent not create any third party rights during the pendency of the arbitration proceedings and vide Order dated 20.08.2024, the VI Additional City Civil & Sessions Judge, at Bengaluru City, had granted the interim injunction and directed the respondent Casa Grande Garden City Builders Private, not to create any third party rights during the pendency of the arbitration proceedings (**Document No. 29**).

25. In view of the aforesaid disputes Casa Grande Garden City Builders Private Limited and M/s. Hill Land Estates, Casa Grande Garden City Builders Private Limited had Civil Miscellaneous Petition bearing CMP No. 57/2025, before the Hon'ble High Court of Karnataka, at Bengaluru, against M/s. Hill Land Estates, seeking appointment of sole arbitrator in terms of the Agreement dated 11.06.2021 entered into between the parties. In this regard, we have been provided with copy of the Memorandum of Civil Miscellaneous Petition bearing CMP No. 57/2025 (**Document No. 28**).

*Please provide the following documents for our examination:*

- (a) *Upto date Order Sheet along with the complete set of suit papers pertaining to Original Suit bearing O.S. No. 1855/2023, filed before the III Additional Senior Civil Judge & JMFC, Bengaluru Rural;*
- (b) *Upto date Order Sheet along with the complete set of case papers pertaining to Criminal Complaint bearing C.C. No. 32729/2022, before the XV Additional Chief Metropolitan Magistrate, at Bengaluru;*
- (c) *Complete set of case papers Writ Petition bearing W.P No. 14064/2022 (BDA), filed before the Hon'ble High Court of Karnataka, at Bengaluru;*
- (d) *Complete set of case papers Writ Petition bearing W.P No. 4706/2023 (BDA), filed before the Hon'ble High Court of Karnataka, at Bengaluru;*
- (e) *Upto date order sheet along with the complete set of case papers pertaining to the Arbitration Application bearing AA. No. 121/2022, on the file of the VI Additional City Civil & Sessions Judge, at Bengaluru City;*
- (f) *Complete set of case papers pertaining to the Miscellaneous Appeal No. 19/2024, filed before the Principal City Civil and Sessions Judge, at Bengaluru;*

(g) Complete set of case papers Writ Petition bearing W.P No. 774/2023, filed before the Hon'ble High Court of Karnataka, at Bengaluru;

(h) Complete set of case papers pertaining to the Miscellaneous First Appeal No. 5715/2024, filed before the Hon'ble High Court of Karnataka, at Bengaluru;

(i) Complete set of case papers pertaining to the Criminal Revision Petition No. 596/2024, filed before the Principal City Civil & Sessions Judge, at Bengaluru; and

(j) Upto date order sheet in Civil Miscellaneous Petition bearing CMP No. 57/2025, filed before the Hon'ble High Court of Karnataka, at Bengaluru.

Revenue and Survey Records:

26. We have been provided with extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTC's/ 'Pahani') in respect of the land bearing Survey No. 15 of Srinivasapura Village for the years 2001-02 to 2021-22 (**Document No. 31**, collectively). It is gathered therefrom that M/s. Hill Land Estates is shown as the holder and occupant in respect of the land measuring an extent of 7 Acres 20 Guntas comprised in Survey No. 15 of Srinivasapura Village.
27. We have been provided with copy of the Village Map of Srinivasapura Village (**Document No. 32**), from which the location, shape and boundaries of the larger extent of land comprised in Survey No. 15 can be gathered.
28. We have been provided with a copy of the Karda Nakal issued in respect of the land bearing Survey No. 15 of Srinivasapura Village (**Document No. 33**). It is noted that the outline of the land comprised in Survey No. 15 reflected therein, matches with the outline of Survey No. 15 reflected in the Village Map of Srinivasapura Village. It is further noted that the entire land comprised in Survey No. 15 of Srinivasapura Village is categorized as government kharab land.
29. We have been provided with a copy of the Moola Tippani issued in respect of the land bearing Survey No. 15 of Srinivasapura Village

**(Document No. 34).** It is noted that the outline of the land comprised in Survey No. 15 reflected therein, matches with the outline of Survey No. 15 reflected in the Village Map of Srinivasapura Village.

30. We have also been provided with extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 15 of Srinivasapura Village **(Document No. 35)**. It is noted from the same that Survey No. 15 of Srinivasapura Village comprises a total extent of 11 Acres 1 Gunta and that the entire land is categorized as kharab land.
  
31. It is noted from the copies of the Village Map and Karda Nakal/ Moola Tippani referred to above that a *kalu daari/* pathway runs across the land comprised in Survey No. 15 of Srinivasapura Village. In this regard, we have been provided with a copy of the Letter bearing Reference No. VG/JD/B.U(A)/ dated 29.03.2021, issued by the Special Deputy Commissioner, Enforcement Cell for Prevention of Unauthorized Occupation of Lands, Bengaluru **(Document No. 36)**, in response to the Letter bearing Reference No. BDA/TPM/DLPU-19/2018-19/1435/2019-20 dated 04.12.2020, issued by the Town Planning Member, Bangalore Development Authority, Bengaluru. In terms of the said Letter bearing Reference No. VG/JD/B.U(A)/ dated 29.03.2021, the Special Deputy Commissioner, Enforcement Cell for Prevention of Unauthorized Occupation of Lands, Bengaluru, whilst referring to the revenue and survey documents, viz., (a) Report bearing Reference No. LND/NA/CR/852/2013-14 dated 08.05.2014, issued by the Tahsildar, Yelahanka Taluk; (b) Survey Sketch prepared by the Taluk Surveyor, Bangalore North (Additional) Taluk; and (c) Pahani/ RTC issued in respect of the Property, has confirmed that the said *kalu daari/* pathway previously in existence in the land bearing Survey No. 15 of Srinivasapura Village forms part of the lands measuring 7 Acres 20 Guntas comprising the Property, which was auctioned and sold in favour of M/s. Hill Land Estates. In this regard, we have also been provided with the copy of the Survey Sketch prepared by the Surveyor, Bangalore Development Authority, for the purpose of sanction of Development Plan in respect of the proposed development of the Property **(Document No. 37)**, indicating that the *kalu daari/* pathway previously in existence in the land bearing Survey No. 15 of Srinivasapura Village is no longer in existence and forms part of the lands measuring 7 Acres 20 Guntas comprising the Property.

32. From an examination of the aforesaid Survey Records, it is observed that the Property has no access road. In this regard, we have been provided with copies of (1) Relinquishment Deed dated 19.09.2019, executed by (i) Mrs. Amudha, wife of Late Mr. Venkatesh N.; (ii) Mrs. Vijayashri, daughter of Late Mr. Venkatesh N.; and (iii) Mr. Vishal, son of Late Mr. Venkatesh N., represented by their Power of Attorney Holder, Mr. Yousuf Sheriff (also known as D. Babu), in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, in respect of the land measuring an extent of 6 Guntas, comprised in Survey No. 14/1 of Srinivasapura Village, and registered as Document No. GNR-1-002636/2019-20, in Book-I, stored in C.D. No. GNRD-340, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru (**Document No. 38**); and (2) Irrevocable General Power of Attorney dated 31.07.2018, executed by (i) Mrs. Amudha, wife of Late Mr. Venkatesh N.; (ii) Mrs. Vijayashri, daughter of Late Mr. Venkatesh N.; and (iii) Mr. Vishal, son of Late Mr. Venkatesh N., authorising and appointing Mr. Yousuf Sheriff (also known as D. Babu), as their Power of Attorney Holder, to do certain acts and deeds, including the power to sell, in respect of the land measuring an extent of 6 Guntas, comprised in Survey No. 14/1 of Srinivasapura Village, and registered as Document No. GNR-4-00170/2018-19, in Book-I, stored in C.D. No. GNRD-146, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru (**Document No. 39**). It is noted from the said Relinquishment Deed dated 19.09.2019 and the Sketch annexed thereto, that an extent of land measuring 6 Guntas comprised in Survey No. 14/1 of Srinivasapura Village was relinquished in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, for the purpose of formation of a public road and that the said road provides access from Kattigenahalli Road to the land comprised in Survey No. 15 of Srinivasapura Village.

Encumbrance Certificates:

33. We have been provided with the Encumbrance Certificates issued in respect of the Property for the period (i) 01.04.1989 to 31.03.2004; (ii) 01.04.2004 to 16.11.2021; (iii) 01.11.2021 to 23.12.2021; and (iv) 01.04.2004 to 05.05.2025 (**Document No. 40**). In terms of the said Encumbrance Certificates, the following documents / transactions are reflected:

- (i) Certificate of Sale dated 26.08.2016, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 1 Acre 1 Gunta, comprised in Survey No. 15 of Srinivasapura Village, in favour of M/s. Hill Land Estates, and registered as Document No. 1/2016-17, in Part III(a) of Book-1, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;
- (ii) Certificate of Sale dated 26.05.2018, issued by the Deputy Commissioner, Bengaluru District, in respect of the land measuring an extent of 6 Acres 19 Guntas, comprised in Survey No. 15 of Srinivasapura Village, in favour of M/s. Hill Land Estates, and registered as Document No. 1/2018-19, in Part III(a) of Book-1, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;
- (iii) Absolute Sale Deed dated 11.06.2021 executed by M/s. Hill Land Estates, in favour of Casa Grande Garden City Builders Private Limited, in respect of the land measuring an extent of 6 Acres 19 Guntas comprised in Survey No. 15 of Srinivasapura Village, and registered as Document No. GAN-1-00599/2021-22, in Book-I, stored in C.D. No. GAND-938, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru; and
- (iv) Absolute Sale Deed dated 11.06.2021 executed by M/s. Hill Land Estates, in favour of Casa Grande Garden City Builders Private Limited, duly represented by its Director, Mr. Sathish C.G., son of Mr. C. Gopalan, in respect of the land measuring an extent of 1 Acre 1 Gunta, comprised in Survey No. 15 of Srinivasapura Village, and registered as No. Document GAN-1-00601/2021-22, in Book-I, stored in C.D. No. GAND-938, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru.

Verification of Original Documents:

34. We have undertaken scrutiny and verification of all original documents with respect to the Property. Our comments and remarks thereon are incorporated in the List of Documents Examined listed hereinabove.

Public Notice:

35. We have been provided with copies of the Public Notice dated 04.06.2021 caused by Mr. J. Sathish Kumar, Advocate, on behalf of Casa Grande Garden City Builders Private Limited, in the daily newspapers, namely, 'The Times of India' and 'Vijaya Karnataka', calling for any claims, right, title and/or interest in respect of the Property (*Document Nos. 41 & 42*). We have also been provided with copy of the Letters (2 Nos.) dated 28.12.2021 and 22.03.2022 issued by Mr. J. Sathish Kumar, Advocate, confirming that he has not received any objections or claims pursuant to the said Public Notice dated 04.06.2021 (*Document Nos. 43 and 44*).

Representations on unregistered documents:

36. We have been informed that there are no charges and mortgages created / released in respect of the Property; and that no agreements for sale have been entered into in respect of the Property.

**DISCLAIMER:**

For the purposes of this Report, we have assumed that the photocopies/certified copies of the several documents and deeds examined by us are genuine and authentic; that the information/ documents provided for review was, is and shall remain true, complete and accurate in all respects and are not misleading in any way; that the existence, capacity and authority of the Governmental authorities and each of the parties to enter into and perform their respective duties/ obligations under the said documents is undisputable; and that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of being rescinded for any fraud or misrepresentation on the part of any party.

**CONCLUSION:**

On a review and analysis of the documents/ information furnished to us, we are of the opinion that **Casa Grande Garden City Builders Private Limited** (CIN: U45205KA2015PTC082415), a company incorporated under the Companies Act, 2013, having its Registered Office at Salma Bizhouse, No. 34/1, 3<sup>rd</sup> Floor, T-1 & T-2, Meanee Avenue Road, Near Ulsoor Lake, Bengaluru – 560 042, is currently vested with clear and marketable rights of

ownership over the immovable property being land duly converted for non-agricultural residential purposes, bearing BBMP e-PID No. 8551355953, Municipal No. 5/15, measuring on the east to west 152.61 meters and on the north to south 198.88 meters, totally admeasuring an extent of 30,351.41 square meters (or 3,26,700 square feet and/ or 7 Acres 20 Guntas), earlier formed part of Survey No. 15, situated at Srinivasapura Village, Yelahanka Hobli, Yelahanka Taluk, Bengaluru Urban District.

Our above opinion is subject to outcome of the pending ligation/s as discussed in litigation section this Title Report.

**DUA ASSOCIATES**  
Advocates & Solicitors  
Bengaluru