

21st March, 2025

M/s. Vaishnavi At-One Infrastructure LLP
No.2/2, Walton Road,
Bangalore - 560 001.

Dear Sirs,

Attn: Mr. Prashant R. Deshpande

We act as legal advisors to Vaishnavi At-One Infrastructure LLP, who have forwarded to us the photocopies of documents with regard to all that piece and parcel of residentially converted land presently bearing e-PID No. 7028214064, Property No.1, Umarbhag Layout Ring Road, 100 feet Ring Road, Bengaluru- 560 070, Ward No.180-Banashankari Temple, Bangalore (earlier bearing Municipal No. 1, Umarbhag Layout Ring Road, Ward No.180-Banashankari, Bangalore and still earlier a portion of Survey No.59, situated at Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk), measuring about 19,930.76 square metres or 2,14,533 square feet (i.e., 4 Acres 37 Guntas) ('Said Land'), which is more fully set out in Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED:		
Sl. No.	Date	Particulars
Re: Title Deeds:		
1.	02.04.1927	Decree in Misc. No. 1857/1927-28, in Execution Petition No.244/1926-27, in suit bearing O.S. No. 99/1925-26 on the file of First Munsiff Court, Bangalore, filed by Munireddy alias Thayappa and Abbaiappa, both sons of Dodda Muniyappa against Venkatashamappa, Munishamappa and Govindappa, with regard to Survey No. 56 measuring 6 Acres 37 Guntas;
2.	18.04.1967/ 19.04.1967	Partition Deed effected amongst (i) Munireddy alias Thayappa son of Dodda Muniyappa, (ii) Krishna Reddy, (iii) Ramaswamy Reddy, (iv) Govinda Reddy, all sons of Munireddy alias Thayappa (registered as Document No.213/1967-68, in Book-I, Volume No.636, at pages 177 to 183, in office of the Sub-Registrar, Bangalore South Taluk), with regard to Survey No.59 measuring 6 Acres 37 Guntas;
3.		Mutation Register Extract bearing MR No. 43/1967-68, issued by office of the Deputy Tahsildar, Bangalore South Taluk, discloses Krishna Reddy son of Munireddy alias Thayappa Reddy, as khatedar of Survey No.59 measuring 6 Acres 37 Guntas;
4.	20.06.1988	Certified copy of Order in case bearing No. ULC (12) MISC: 202/87-88, on the file of the Special Deputy Commissioner, Urban Land Ceiling, Bangalore, with regard to Survey No.59 measuring 6 Acres 39 Guntas, along with other lands;

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Sl. No.	Date	Particulars
5.	20.06.1988	Certified copy of Endorsement bearing No. ULC (12) MISC:202/87-88, issued by office of the Special Deputy Commissioner, Urban land Ceiling, Bangalore;
6.	05.12.1995	Family Tree of T. Krishna Reddy, issued by the Village Accountant, Sarakki Circle, Uttarahalli Hobli, Bangalore South Taluk;
7.	21.05.2015	Family Tree of T.Krishna Reddy by way of an Affidavit sworn by Dayanidhi @ Dinesh in the presence of G.Dakshahini, Advocate & Notary, and attested by the Deputy Tahsildar, Uttarahalli Hobli, Bangalore South Taluk, Bangalore;
8.	22.03.1997	Demand Notice bearing No. ALN. SR (NA) 373/ 1996-97, issued by office of the Deputy Commissioner, Bangalore District, with regard to Survey No. 59 measuring 5 Acres 09 Guntas;
9.	22.03.1997	Demand Notice bearing No. ALN.SR(SA) 373/ 1996-97, issued by office of the Special Deputy Commissioner, Bangalore District, with regard to Survey No. 59 measuring 1 Acre 28 Guntas;
10.	24.03.1997	Receipt acknowledging payment of conversion fine, issued by office of the Sub-Treasury, Bangalore North, with regard to Survey No. 59 measuring 5 Acres 09 Guntas;
11.	07.04.1997	Receipt acknowledging payment of conversion fine, issued by office of the Sub-Treasury, Bangalore North, with regard to Survey No. 59 measuring 1 Acre 28 Guntas;
12.	08.05.1997	Official Memorandum bearing No. B.DIS: ALN: SR(S) 373/1996-97, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore, to T.Krishna Reddy son of Thayappa Reddy, with regard to Survey No.59 measuring 6 Acres 37 Guntas;
13.	08.03.1999	Death Certificate of T.Krishna Reddy son of late Thayappa Reddy, issued by office of the Sub-Registrar, Births and Deaths, Jayanagar Range, Bangalore Mahanagara Palike;
14.		Computerized copy of Mutation Register Extract bearing MR No. 3/2011-12, with regard to Survey No. 59 along with other survey numbers;
15.	04.07.2018	Special Notice bearing No. W-180/KTR/88/2016-2017 issued by the Revenue Officer, Padmanabhanagar Range, Bruhat Bangalore Mahanagara Palike, assessing 2,14,533 square feet to tax;
16.	04.07.2018	Betterment/Improvement Charges paid receipt issued by the Assistant Revenue Officer, Banashankari South Zone, Bruhat

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Sl. No.	Date	Particulars
		Bengaluru Mahanagara Palike with regard to property No.1, Umar Bhag Layout Ring Road;
17.	20.07.2018	Khata Certificate bearing No.BMP/REV/2018-19/KC/1247755 issued by the Revenue officer, Padmanabhanagar Range, Bruhat Bangalore Mahanagara Palike in the name of K.Sulochana, Bakthavathsala, Gayathri & Dayanidhi;
18.	20.07.2018	Khata Extract bearing No. BMP/REV/2018-19/KE/1365423 issued by the Assistant Revenue Officer, Public Service Centre, Bruhat Bangalore Mahanagara Palike, with regard to property bearing Municipal No.1, Umarbagh Layout Ring Road, Ward No.56-Ganesh Mandir, Bangalore in the name of K.Sulochana, Bakthavathsala, Gayathri & Dayanidhi;
19.		Tax Paid Receipts issued by the Bruhat Bengaluru Mahanagara Palike for the periods 2020-21 to 2024-25 to Bhakthavatsala, Gayathri and Dayanidhi with regard to property bearing Municipal No.1, Umarbagh Layout Ring Road;
20.	17.11.2021	Death Certificate of Sulochana.K wife of late T.Krishna Reddy issued by the Registrar of Births & Deaths, Bruhat Bengaluru Mahanagara Palike, Jayanagara Sub-Division;
21.	06.06.2023	Partition Deed effected amongst (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala, (5) Dayanidhi son of late T.Krishna Reddy, (6) Sandhya.H wife of Dayanidhi, (7) Krishnashree, (8) Nityashree, daughters of Dayanidhi, (9) S.K.Gayathri daughter of late T.Krishna Reddy (registered as Document No. BSK-1-02355-2023-24, Book 1, and stored in electronic format in the Centralized Data Repository, by the Sub-Registrar, Banashankari on 06.06.2023) with regard to (a) portion of Survey No.59 measuring about 4 Acres 37 Guntas or 2,14,533 square feet, (b) portion of Survey No.59 measuring about 34,848 square feet, (c) portion of Survey No.59 measuring about 13,068 square feet and other lands;
22.	25.08.2023	Deed of Partition effected amongst (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala (registered as Document No. BSK-1-05930-2023-24, Book 1, and stored in electronic format in the Centralized Data Repository, by the Sub-Registrar, Banashankari on 25.08.2023) with regard to 1/3 rd share in portion of Survey No.59 measuring about 4 Acres 37 Guntas or 2,14,533 square feet and other lands;

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Sl. No.	Date	Particulars
23.	25.08.2023	Deed of Partition effected amongst (1) Dayanidhi son of late T.Krishna Reddy, (2) Sandhya.H wife of Dayanidhi, (3) Krishnashree, (4) Nityashree, daughters of Dayanidhi (registered as Document No. BSK-1-05931-2023-24, Book 1, and stored in electronic format in the Centralized Data Repository, by the Sub-Registrar, Banashankari on 25.08.2023) with regard to 1/3 rd share in portion of Survey No.59 measuring about 4 Acres 37 Guntas or 2,14,533 square feet and other lands;
24.	04.12.2023	Public Notice issued by Arvind Raghavan, Advocate in The Hindu and Udavayani newspapers with regard to Municipal No.1, Umarbagh Layout Ring Road, Ward No.180, Banashankari (earlier portion of Survey No.59) measuring about 2,14,533 square feet;
25.	14.02.2024	Joint Development Agreement executed between (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala, (5) Dayanidhi son of late T.Krishna Reddy, (6) Sandhya.H wife of Dayanidhi, (7) Krishnashree, (8) Nityashree, daughters of Dayanidhi, (9) S.K.Gayathri daughter of late T.Krishna Reddy and M/s Vaishnavi At-One Infrastructure LLP represented by its authorized signatory C.N.Govindaraju (registered as Document No. BSK-1-14444-2023-24 in Book 1, stored in electronic format in the centralized data repository by the Sub-Registrar, Basavanagudi (Banashankari)) with regard to Survey No.59 measuring about 4 Acres 37 Guntas or 2,14,533 square feet;
26.	14.02.2024	Power of Attorney executed by (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala, (5) Dayanidhi son of late T.Krishna Reddy, (6) Sandhya.H wife of Dayanidhi, (7) Krishnashree, (8) Nityashree, daughters of Dayanidhi, (9) S.K.Gayathri daughter of late T.Krishna Reddy in favour of M/s Vaishnavi At-One Infrastructure LLP represented by its authorized signatory C.N.Govindaraju (registered as Document No. BSK-4-00591-2023-24 in Book 4, stored in electronic format in the centralized data repository by the Sub-Registrar, Basavanagudi (Banashankari)) with regard to Survey No.59 measuring about 4 Acres 37 Guntas or 2,14,533 square feet;
27.	26.02.2024	Rectification Deed executed by (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala, (5) Dayanidhi son of late T.Krishna Reddy, (6) Sandhya.H wife of Dayanidhi, (7) Krishnashree, (8) Nityashree, daughters of Dayanidhi, (9) S.K.Gayathri daughter of late T.Krishna Reddy in favour of M/s Vaishnavi At-One Infrastructure LLP represented by its authorized signatory C.N.Govindaraju

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Sl. No.	Date	Particulars
		(registered as Document No. BSK-1-15193-2023-24 in Book 1, stored in electronic format in the centralized data repository by the Sub-Registrar, Basavanagudi (Banashankari)) with regard to Survey No.59 measuring about 4 Acres 37 Guntas or 2,14,533 square feet;
28.	01.02.2025	Computerized Tax Assessment Extract in Form 11 A (E-Khata) issued by the Bruhat Bengaluru Mahanagara Palike discloses (a) Bhaktha Vatsala son of late T.Krishna Reddy, (b) Gayathri wife of H.S.Gopinath and (c) Dayanidhi son of late T.Krishna Reddy, as joint khatedars of property bearing e-PID No. 7028214064 measuring about 19930.76 square metres or 2,14,533 square feet;
29.	27.02.2025	Letter addressed by Arvind Raghavan, Advocate to M/s Vaishnavi 81 Infrastructures LLP with regard to the public notice issued on 04.12.2023;
Re: Acquisition for the formation of Residential quarters for the Employees of the Geological Survey of India, with regard to Survey No. 59:		
30.	19.03.1983	Preliminary Notification bearing No. LAQ(3) SR 16/82-83, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore, with regard to Survey No. 59 measuring 7 Acres 23 Guntas;
31.	11.09.1984	Final Notification bearing No. RD 200 AQB 84, issued by office of the Secretary to Government, Revenue Department, with regard to Survey No. 59 measuring 4 Acres;
32.	05.06.1992	General Award bearing No. LAC 3428/84-85, issued by office of the Special Land Acquisition Officer, Bangalore, with regard to Survey No. 59;
Re: Litigation on Acquisition proceedings for the formation of residential Quarters for the employees of the Geological Survey of India, with regard to Survey No. 59:		
33.	19.12.2011	Certified copy of the Order in Writ Petition No. 4536/2004 combined with Writ Petition No. 4990/2004, on the file of the High Court of Karnataka, Bangalore filed by K.Sulochana, Bhaktavatsala, Gayathri.S.K, Dayanidhi, wife and children of late T.Krishna Reddy against the State of Karnataka, the Special Land Acquisition Officer, the Special Deputy Commissioner, Bangalore South, The Geological Survey of India, and Geological Survey of India Employees Association, with regard to Survey No. 59;
34.	19.06.2012	Typed copy of Memorandum of Appeal bearing Writ Appeal No. 3131/2012, on the file of the High Court of Karnataka, Bangalore, filed by K.Sulochana, Bhaktavatsala, Gayathri S.K and Dayanidhi, wife and children of late T.Krishna Reddy against (1) the State of

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Sl. No.	Date	Particulars
		Karnataka, (2) the Special Land Acquisition Officer, (3) the Special Deputy Commissioner, Bangalore South, (4) the Geological Survey of India and (5) the Geological Survey of India Employees Association;
35.	02.12.2014	Certified copy of Judgment in Writ Appeal No.3131/2012, on the file of High Court of Karnataka, Bangalore;
Re: Documents pertaining to BDA acquisition for formation of outer ring road:		
36.	16.11.1988	Preliminary Notification bearing No. BDA/SLAO/A2/72/88-89, issued by office of the Commissioner, Bangalore Development Authority, Bangalore, published in the Karnataka Gazette on 16.03.1989, with regard to Survey No. 59 measuring 7 Acres 23 Guntas;
37.	01.08.1990	Final Notification bearing No. HUD 335 MNX 90, issued by office of the Under Secretary to Government, Housing and Urban Development Department, published in Karnataka Gazette on 10.08.1990, with regard to portion of Survey No. 59 measuring 25 Guntas;
38.	05.04.2016	Sketch issued by office of the Survey Supervisor, Bangalore Development Authority, with regard to Survey No. 59 measuring about 02 ½ Guntas (out of 25 Guntas);
39.	03.05.2016	Certified Copy of Order in Writ Petition No. 12202 and 12363-12365 of 2016 on the file of Hon'ble High Court of Karnataka, filed by K. Sulochana, Bhaktavatsala, Gayathri S.K and Dayanidhi, wife and children of late T.Krishna Reddy (Petitioners) against 1. Government of Karnataka, Department of Urban Development, 2. Bangalore Development Authority and 3. The Special Land Acquisition Officer, BDA (Respondents) with regard to Survey No. 59 measuring 22 ½ Guntas;
40.	07.06.2016	Demand Notice bearing No. BDA/ LAO/1245/16-17 issued by office of the Land Acquisition Officer, Bangalore Development Authority, Bangalore, to K. Sulochana, Bhaktavatsala, Gayathri S.K and Dayanidhi, wife and children of late T.Krishna Reddy;
41.	07.06.2016	Receipt of Acknowledgement bearing challan No. 8516 issued by Canara Bank, BDA Complex Branch, KP West, Bengaluru, to K. Sulochana;
Re: Litigation Documents:		
Re: O.S No. 3295/2000:		
42.	18.05.2000/ 19.05.2000	Certified copy of Plaint in suit bearing O.S No.3295/2000 on the file of the City Civil Judge at Bangalore filed by United Constructions, represented by its authorized signatory N. Vijayan against T.Krishna

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Sl. No.	Date	Particulars
		Reddy son of Muni Reddy, since deceased by his legal heirs, Sulochana Reddy, Bhaktavatsala, S.K. Gayathri and S.K. Dayanidhi, wife and children of late T.Krishna Reddy, with regard to Survey No. 59, earlier No. 56 measuring about 5 Acres 12 ½ Guntas;
43.	23.06.2015	Certified copy of Compromise Petition in suit bearing O.S No. 3295/2000, on the file of the Addl. City Civil Judge, at Bangalore filed by United Construction Company against Sulochana Reddy and others;
44.	23.06.2015	Certified copy of Decree in suit bearing O.S. No. 3295/2000 on the file of VII Addl. City Civil and Sessions Judge, at Bangalore;
45.	19.05.2000 to 23.06.2015	Certified copy of Order Sheet in suit bearing O.S. No. 3295/2000 on the file of Court of City Civil Court at Bangalore filed by United Construction Company against T.Krishna Reddy and others;
Re: Miscellaneous Application No. 874/2004 in O.S. No. 3295/2000:		
46.	13.12.2004	Miscellaneous Application No. 874/2004 in O.S. No. 3295/2000 on the file of Court of City Civil and Sessions Judge, at Bangalore filed by United Construction Company, represented by its Authorised Signatory N. Vijayan (Petitioner) against Sulochana Reddy, Bhaktavatsala, S.K. Gayathri and S.K. Dayanidhi, wife and children of late T.Krishna Reddy (Respondents), with regard to Survey No. 59, earlier No. 56 measuring total extent of 5 Acres 12 ½ Guntas;
47.	30.04.2015	Joint Memo filed in Misc 874/2004 on the file of Additional City Civil Judge at Bangalore between United Construction Company and Sulochana Reddy, Bhakthavatsala, Dayanidhi, S.K.Gayathri;
48.	02.05.2015	Certified copy of Memorandum of Settlement under Section 89 of CPC read with Rules 24 & 25 of the Karnataka Civil Procedure (Mediation) Rules, 2005 in Misc No.874/2004 in O.S No.3295/2000 between United Construction Company and Sulochana Reddy, Bhakthavatsala, Dayanidhi, S.K.Gayathri;
49.	02.06.2015	Joint Memo filed in Misc 874/2004 on the file of Additional City Civil Judge at Bangalore between United Construction Company and Sulochana Reddy, Bhakthavatsala, Dayanidhi, S.K.Gayathri;
50.	02.06.2015	Certified copy of the Order in Misc 874/2004 on the file of VII Additional City Civil Judge at Bangalore;
Re: O.S No. 9040/2004:		
51.	31.01.2015	Certified copy of the Judgment and Order in suit bearing O.S No.9040/2004 on the file of the XVII Additional City Civil & Sessions

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Sl. No.	Date	Particulars
		Judge, Bengaluru filed by United Constructions Company against Sulochana Reddy, Bhakthavatsala, Dayanidhi, S.K.Gayathri;
52.	31.01.2015	Certified copy of Decree passed in suit bearing O.S. No. 9040/2004 on the file of the XVII Addl. City Civil and Sessions Judge, Bengaluru;
Re: NOC and Plan Sanction:		
53.	10.06.2024	Letter bearing No. PCCF/WL/D/CR-09/2024-25 addressed by the office of the Principal Chief Conservator of Forests (Wildlife) & Chief Wildlife Warden, Karnataka to Vaishnavi At-One Infrastructure LLP, with regard to Survey No.59;
54.	08.08.2024	Environmental Clearance bearing No. SEIAA 39 CON 2024 issued by the Member Secretary, State Environment Impact Assessment Authority (SEIAA) to Vaishnavi At-One Infrastructure LLP, with regard to proposed residential building in Survey No.59, Jaraganahalli Village;
55.	26.09.2024	No Objection Certificate bearing No. KSFES/GBC(1)/374, issued by office of the Director General of Police and Director, Karnataka Fire and Emergency Services to the Chief Commissioner, Bruhat Bengaluru Mahanagara Palike with regard to proposed residential building in Survey No.59, Jaraganahalli Village;
56.	29.10.2024	No Objection Certificate issued by the Chief Engineer (South), Bangalore Water Supply and Sewerage Board to Vaishnavi At-One Infrastructure LLP, with regard to proposed residential building in Survey No.59, Jaraganahalli Village;
57.	13.11.2024	No objection Certificate bearing No. CEE/BMASZ/SEE (O)/AE-2/24-25/5080-83, issued by office of the Chief Engineer Ele., [C, O & M], BMAZ (South), Bangalore Electricity Supply Company Limited to K.Sulochana and others, represented by their attorney holder Vaishnavi At-One Infrastructure LLP, with regard to proposed residential building in Survey No.59;
58.	06.01.2025	Combined Consent Order for Establishment bearing No. CTE-346894 issued by the office of the Chief/ Senior Environmental Officer, Karnataka State Pollution Control Board to Vaishnavi At-One Infrastructure LLP, with regard to proposed residential building in Survey No.59;
59.		Single site Residential Plan with regard to Survey No.59 measuring about 4 Acres 37 Guntas;
60.	16.01.2025	Work Order bearing No. BDA/TPM/PRL-75/2703/2024-25 issued by the Commissioner, Bangalore Development Authority, Bangalore

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Sl. No.	Date	Particulars
		to Vaishnavi At-One Infrastructure LLP with regard to Survey No.59 measuring about 4 Acres 37 Guntas;
Re: Endorsements:		
61.	07.12.1995	Endorsement bearing No. LRF: NTC: 179/1995-96, issued by office of the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No. 59;
62.	14.12.1995	Endorsement bearing No. KSC: ST:CR: 15/1995-96 issued by office of the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.59 measuring about 6 Acres 37 Guntas;
63.	21.06.2016	Endorsement bearing No. BDA: LAO:1270/16-17, issued by office of the Assistant Commissioner (Land Acquisition Officer), Bangalore Development Authority, Bangalore, with regard to Survey No. 59 measuring about 25 Guntas (out of 7 Acres 23 Guntas);
64.	16.05.2017	Endorsement bearing No. Bangalore/SLAO-2/537/2017-18, issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No. 59 measuring about 6 Acres 37 Guntas;
65.	22.05.2017	Endorsement bearing No. KHB/La.Acq:36/2016-17, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore, with regard to Survey No. 59 measuring about 6 Acres 37 Guntas;
Re: Record of Rights, Tenancy and Crops Extracts/Pahani Patrike (RTC/Pahani) relating to Survey No. 59 measuring about 7 Acres 23 Guntas (inclusive of 26 Guntas of kharab):		
66.		Record of Tenancy and Crops Extracts (RTC/Pahani) for the period set out below, with regard to Survey No.59 having the total extent as 7 Acres 23 Guntas and actual extent as 6 Acres 37 Guntas and there being 26 Guntas of kharab:
		(a) 1969-70 to 1973-74, 1979-80 to 1986-87, 1990-91 to 1993-94, 1995-96 to 2001-02, issued by office of the Tahsildar, Bangalore South Taluk, Bangalore;
		(b) 1975-76 to 1978-79, 1987-88 to 1989-90, issued by office of the Village Accountant, Sarakki Group Panchayath, Bangalore South Taluk;
		(c) 2001-02 to 2017-18, issued by office of the Village Accountant, Computerized Centre, Bangalore South Taluk, Bangalore;
Re: Survey Records:		
67.		Village Map of Jaraganahalli Village, issued by the Assistant Superintendent of Land Records, Bangalore Sub-Division, Bangalore;

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Sl. No.	Date	Particulars
68.		Moola Tippani issued by office of the Assistant Superintendent of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No.59;
69.		Re-survey Tippani issued by office of the Supervisor, Bangalore South Taluk, Bangalore, with regard to Survey No. 59;
70.		Second Reclassification Tippani issued by office of the Supervisor, Bangalore South Taluk, Bangalore, with regard to Survey No. 59;
71.	07.12.1995	Tally Certificate bearing No. ADLR.TC.3943/95-96, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No.59;
72.	07.12.1995	Karnataka Revision Settlement Akarband issued by office of the Assistant Director of Land Records, Land Surveyor, Bangalore Sub-division, with regard to Survey No.59;
73.		Sketch prepared by the Surveyor, Bangalore South Taluk, Bangalore, and issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to western portion of Survey No. 59;
Re: Search Reports with regard to Survey No. 59:		
74.	21.10.2016	Search Report bearing S.A No.25908/16-17, covering the period from 01.04.1925 to 14.02.1957, issued by office of the Sub-Registrar, Peenya, Bangalore, with regard to Survey No.59 measuring 7 Acres 23 Guntas;
75.	17.10.2016	Search Report bearing S.A No.24188/16-17, covering the period from 15.02.1957 to 31.03.1960, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore, with regard to Survey No.59 measuring 7 Acres 23 Guntas;
76.	23.03.2017	Search Report bearing S.A No.43020/16-17, covering the period from 01.04.1960 to 31.05.1989, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore, with regard to Survey No.59 measuring 7 Acres 23 Guntas;
77.	28.09.2016	Search Report bearing S.A No. 20024/16-17 covering the period from 01.06.1989 to 31.03.2004, issued by office of the Senior Sub-Registrar, Jayanagar (Kengeri), Bangalore, with regard to Survey No.59 measuring 7 Acres 23 Guntas;
78.	11.12.2017	Search Report bearing S.A No. 24534/17-18 covering the period from 01.04.2004 to 11.12.2017, issued by office of the Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore, with regard to Survey No.59;

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Sl. No.	Date	Particulars
79.	06.10.2023	Computerized Search Report bearing SA No.133175/23-24 covering the period from 01.01.2017 to 28.09.2023, issued by office of the Sub-Registrar, Banashankari with regard to Survey No.59;
80.	07.11.2023	Computerized Search Report bearing SA No.164171/23-24 covering the period from 28.09.2023 to 04.11.2023, issued by office of the Sub-Registrar, Banashankari with regard to Survey No.59;
Re: Search Report with regard to Municipal No.1:		
81.	16.08.2024	Computerized Search Report bearing SA No.128045/24-25 covering the period from 28.09.2023 to 13.08.2024, issued by office of the Sub-Registrar, Banashankari with regard to Survey No.59 (BBMP PID No. 56-280-1, Municipal No.1);
Re: Search Report with regard to e-PID No. 702821406:		
82.	28.02.2025	Computerized Search Report bearing SA No.342134/24-25 covering the period from 13.08.2024 to 28.02.2025, issued by office of the Sub-Registrar, Banashankari with regard to e-PID No. 702821406 (Survey No.59, Municipal No.1, PID 56-280-1);

II. GLOSSARY

Sl. No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1 Gunta is a unit of measurement which is equivalent to 16 annas. 1 Gunta is 1/40th of an acre or 121 square yards or 1089 square feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;

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Sl. No	Term	Description
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Pakka Book/ RR Pakka Book	A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land;
14.	Phoddi	Bifurcation / partition of a survey number into hissass with sub survey numbers or sub-dividing of fields;
15.	Phut Kharab/ Kharab	A piece or pieces of land classified as unarable and included in a survey number;
16.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
17.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
18.	Sub-Division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS:

All that piece and parcel of residentially converted land presently bearing e-PID No. 7028214064, Property No.1, Umarbhag Layout Ring Road, 100 feet Ring Road, Bengaluru- 560 070, Ward No.180-Banashanakari Temple, Bangalore (earlier bearing Municipal No. 1, Umarbhag Layout Ring Road, Ward No.180-Banashankari, Bangalore and still earlier a portion of Survey No.59, situated at Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk), measuring about 19,930.76 square metres or 2,14,533 square feet (i.e., 4 Acres 37 Guntas) and bounded as follows:-

East by	:	Road and thereafter remaining portion of Survey No.59;
West by	:	Road and property bearing Survey No.56;
North by	:	Property bearing Survey No.60;
South by	:	Ring Road and property bearing Survey No.58;

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IV. NOTE:

This Report has been prepared for our client Vaishnavi At-One Infrastructure LLP, (Client'). The said Report has been prepared in the context of our Client's development of the property detailed in the Property Details above and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or relied upon by any other entity or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. In the course of the investigation of title, we have (a) not issued any public notice and (b) not obtained any search reports from the concerned sub-registrar offices. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us, there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.

V. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No. 59 (earlier bearing Survey No. 56), situated at Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk, in all measuring about 6 Acres 37 Guntas ("Survey No. 59"), originally belonged to Munireddy alias Thayappa, he having acquired the same in an auction, which is duly confirmed by the First Munsiff Court, Bangalore on 25.03.1927 under the Decree passed in Misc. No. 1857/1927-28, in the Execution Petition No.244/1926-27, in suit bearing O.S No.99/1925-26 (Document No. 1).

2. (i) Munireddy alias Thayappa son of Dodda Muniyappa, (ii) Krishna Reddy, (iii) Ramaswamy Reddy, (iv) Govinda Reddy, all sons of Munireddy alias Thayappa, effected a partition of their property, under a registered Deed of Partition dated 18.04.1967 (Document No. 2), wherein Survey No.59 was allotted to the share of Krishna Reddy under Schedule 'B' to the said partition. Acting on the partition, on an application being made for transfer of khata, Krishna Reddy son of Munireddy was registered as khatedar in the revenue records by way of Mutation Register Extract bearing MR No. 43/1967-68 (Document No. 3).

3. Survey No.59 and other lands were notified for acquisition under the Preliminary Notification bearing No. LAQ(3) SR 16/82-83 dated 19.03.1983, issued by the Special Deputy

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Commissioner, Bangalore District and published in the Karnataka Gazette on 31.03.1983 (Document No.30), for formation of residential quarters for the employees of the Geological Survey of India. Thereafter, by a Final Notification bearing No. RD 200 AQB 84 dated 11.09.1984 published in the Karnataka Gazette on 33.11.1984 (Document No.31), only the western portion of Survey No. 59 measuring in all about 4 Acres was acquired.

4. The Bangalore Development Authority vide its Preliminary Notification bearing No. BDA/SLAO/A2/72/88-89 dated 16.11.1988 published in the Karnataka Gazette dated 16.03.1989 (Document No. 36) notified the lands in Survey No. 59 for acquisition. Thereafter by a Final Notification bearing No. HUD 335 MNX 90 dated 01.08.1990, published in Karnataka Gazette dated 10.08.1990 (Document Nos. 37 and 38) acquired only the south-western portion of Survey No.59 measuring in all about 25 Guntas for the formation of 150 feet outer ring road.

5. Pursuant to the acquisition of 25 Guntas in the south-western portion of Survey No. 59 by the Bangalore Development Authority, the Special Land Acquisition Officer, Bangalore, passed an Award in LAC 3428/84-85 dated 05.06.1992 (Document No.32) for the remaining extent of 3 Acres 15 Guntas (from and out of the 4 Acres that was originally notified). One of the conditions for release of compensation was that a no objection certificate be obtained from the concerned authority under the Urban Land (Ceiling and Regulation) Act, 1976. We gather from the Order and Endorsement both dated 20.06.1988, issued in case bearing No. ULC (12) MISC: 202/87-88, on the file of the Special Deputy Commissioner, Urban Land Ceiling, Bangalore (Document Nos. 4 & 5) that in view of the statement filed by T.Krishna Reddy son of Thayappa Reddy alias Munireddy under Section 6 (1) of the Urban Land (Ceiling and Regulation) Act 1976, the case was ordered to be closed, as there was no vacant land in excess of ceiling limit and also no further action under Sections 8, 9, 10 and 11 of the said Act was found to be necessary. The Urban Land (Ceiling and Regulation) Act 1976, having been repealed thereafter in 1999, the said act is no longer applicable.

6. T.Krishna Reddy son of Thayappa Reddy alias Munireddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for conversion of Survey No. 59 and the Special Deputy Commissioner upon the receipt of the requisite conversion fines, sanctioned the conversion of Survey No.59 measuring about 6 Acres 37 Guntas vide Official Memorandum bearing No. BDIS: ALN: SR(S) 373/1996-97 dated 08.05.1997, from agricultural to non-agricultural residential use (Document No.12 read with Document Nos.8 to 11).

7. The family tree of T. Krishna Reddy, issued by the Village Accountant, Sarakki Circle, Uttarahalli Hobli, Bangalore South Taluk and the Family Tree of T.Krishna Reddy by way of an Affidavit sworn by Dayanidhi @ Dinesh in the presence of G.Dakshahini, Advocate & Notary, and attested by the Deputy Tahsildar, Uttarahalli Hobli, Bangalore South Taluk, Bangalore (Document Nos.6 & 7), disclose that T.Krishna Reddy and his wife K.Sulochana have three children namely (a) Bhaktavatsala, (b) Gayathri and (c) Dayanidhi alias Dinesh. It further discloses as below:-



- (a) Bhakthavatsala and his wife Prathibha have two children namely Roopali and Dhruvadarshan.
- (b) Dayanidhi @ Dinesh and his wife Sandhya.H have two daughters namely Krishnashree and Nityashree.

8. It is gathered from the copy of the Plaint in suit bearing O.S No.3295/2000 on the file of the City Civil Judge at Bangalore (Document No.42) that Krishna Reddy and United Constructions had entered into a Joint Development Agreement dated 11.03.1995 for development of Survey No.59 measuring about 5 Acres 12 ½ Guntas. As there was a breach of the agreement and interference with the development of the same by Krishna Reddy, United Constructions had filed a suit bearing O.S No.7005/1997 on the file of the City Civil Judge at Bangalore against Krishna Reddy and his wife Sulochana, which was disposed off on the terms of the compromise between the parties.

9. T.Krishna Reddy son of late Thayappa Reddy died on 02.03.1999, as may be gathered from the Death Certificate dated 08.03.1999, issued by office of the Sub-Registrar, Births and Deaths, Jayanagar Range, Bangalore Mahanagara Palike (Document No.13), and left behind his wife K.Sulochana and children Bhaktavatsala, Gayathri and Dayanidhi as his only surviving legal heirs, as maybe gathered from the Family Tree of T.Krishna Reddy (Document No.6).

10. United Constructions filed another suit bearing O.S No.3295/2000 on the file of the City Civil Judge at Bangalore (Document No.42), against the legal heirs of late T.Krishna Reddy i.e., K.Sulochana Reddy, Bhakthavatsala, S.K.Dayanidhi, S.K.Gayathri, which suit was dismissed for non-prosecution on 07.11.2002. United Constructions filed Miscellaneous Application No.874/2004 in O.S No.3295/2000 on the file of the City Civil and Sessions Judge at Bangalore seeking for restoration of the suit bearing O.S No.3295/2000 and the said Miscellaneous Application was referred to mediation in view of the Joint Memo dated 30.04.2015 filed by the parties to the suit (Document Nos.46 & 47).

11. United Constructions had in the meantime filed another suit bearing O.S No.9040/2004 on the file of the XVII Additional City Civil & Sessions Judge at Bangalore, against the legal heirs of late T.Krishna Reddy i.e., K.Sulochana Reddy, Bhakthavatsala, S.K.Dayanidhi, S.K.Gayathri seeking for a permanent injunction restraining them from interfering with the development and construction work in Survey No.59 undertaken by United Constructions and from alienating or encumbering the same, which prayer was amended by an Order dated 09.08.2011 wherein direction was sought for payment of certain sums as may be gathered from the Judgment and Order dated 31.01.2015 (Document No. 49). While holding United Constructions was not in possession nor were they entitled to any permanent injunction restraining alienation, the suit bearing O.S No.9040/2004 was partly decreed in favour of United Constructions to the extent that K.Sulochana Reddy, Bhakthavatsala, S.K.Dayanidhi, S.K.Gayathri were ordered to jointly and severally pay certain sums with interest from the date of suit till the date of realization and proportionate

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costs to United Constructions under the Judgment and Order dated 31.01.2015 (Document No. 49).

12. Subsequently, United Constructions and K.Sulochana Reddy, Bhakthavatsala, S.K.Dayanidhi, S.K.Gayathri filed a Memorandum of Settlement on 02.05.2015 before the Bangalore Mediation Centre (Document No. 48), wherein suit bearing O.S No.3295/2000 was agreed to be restored and they agreed to give finality to the decree passed in O.S No.9040/2004. Further, United Constructions also agreed that the Joint Development Agreement dated 11.03.1995 has been lawfully terminated and have agreed to accept certain sum in full and final settlement against all their claims with regard to Survey No.59 measuring about 5 Acres 12 ½ Guntas. On 02.06.2015 a Joint Memo was filed in Misc 874/2004 on the file of Additional City Civil Judge at Bangalore, seeking for allowance of the petition and restoration of O.S No.3295/2000 in view of the settlement and to dispose the said suit in terms of the settlement (Document No. 49). Accordingly, the petition was allowed and the suit bearing O.S No.3295/2000 was restored on the original file, as may be gathered from the Order dated 02.06.2015 (Document No. 50).

13. In view of the Memorandum of Settlement, suit bearing O.S No.3295/2000 was restored vide an Order dated 02.06.2015 in Mis. 874/2004. A compromise petition was filed on 23.06.2015 (Document No. 43) wherein the terms of the Memorandum of Settlement dated 02.05.2015 were reiterated and the suit was sought to be dismissed on the terms of the settlement. The VII Additional City Civil & Sessions Judge at Bangalore by an Order dated 23.06.2015 disposed off the suit bearing O.S No. 3295/2000 as compromised before the Bangalore Mediation Centre as may be gathered from the Order Sheet (Document No. 45) and accordingly a compromise decree was drawn on 23.06.2015 (Document No. 44). In view of the Order Sheet having already been furnished, copy of the order in O.S No.3295/2000, has not been insisted upon.

14. K.Sulochana and her children Bhaktavatsala, Gayathri and Dayanidhi ("K.Sulochana & Others"), filed a Writ Petition bearing W.P No. 4536/2004 on the file of the High Court of Karnataka, against (1) State of Karnataka, (2) Special Land Acquisition Officer, (3) Special Deputy Commissioner, Bangalore South, (4) Geological Survey of India and (5) Geological Survey of India Employees Association, seeking to have the Award dated 05.06.1992 in L.A.C. 3428/ 84-85 (Document No.32) passed by the Respondents quashed in so far as it relates to 3 Acres 15 Guntas in Survey No.59 notified for acquisition and to consequently also get the entire acquisition proceedings as regard the said land annulled, as the Award passed was beyond the two year limit mandated under Section 11-A of the Land Acquisition Act. The High Court of Karnataka vide an Order dated 19.12.2011 dismissed the said petition (Document No.33).

15. Being aggrieved by the Order passed in W.P. No. 4536/2004, an appeal was filed by K.Sulochana & Others in Writ Appeal bearing No. 3131/2012 on the file of the High Court of Karnataka, Bangalore against (1) State of Karnataka, (2) Special Land Acquisition Officer, (3) Special Deputy Commissioner, Bangalore South, (4) Geological Survey of India and (5)

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Geological Survey of India Employees Association, seeking to set aside the said order dated 19.12.2011, as may be gathered from the Appeal dated 19.06.2012 (Document No.34). The High Court of Karnataka vide its Judgment and Order dated 02.12.2014 (Document No.35), allowed the appeal declaring the acquisition proceedings in so far as 3 Acres 15 Guntas in Survey No.59 as lapsed.

16. K. Sulochana and Others filed Writ Petition bearing Nos. 12202 & 12363-12365/2016 before the High Court of Karnataka against (1) Government of Karnataka, Department of Urban Development, (2) Bangalore Development Authority and (3) The Special Land Acquisition Officer, Bangalore Development Authority ("Government of Karnataka and Others"), seeking for a declaration that the acquisition proceedings in so far as it pertains to the unutilized portion measuring 22 ½ Guntas in Survey No. 59 was unenforceable, null and void. The said writ petition was disposed off by the High Court of Karnataka by its Order dated 03.05.2016 (Document No.39), wherein the said acquisition proceedings to the extent of 22 ½ Guntas in Survey No.59 was quashed and K.Sulochana and others were directed to refund the compensation amount received by them corresponding to 22 ½ Guntas of land to the State Government and others, upon which the ownership of the land would stand reverted to K.Sulochana and others. In pursuance of the said order of the High Court, a Demand Notice bearing No. BDA/ LAO/1245/16-17 dated 07.06.2016 (Document No.40), was issued by office of the Land Acquisition Officer, Bangalore Development Authority, Bangalore, to K. Sulochana and Others, for repayment of the compensation. K.Sulochana and others have refunded the compensation received by them as may be gathered from the Receipt of Acknowledgement dated 07.06.2016 (Document No.41). The Bangalore Development Authority by its Endorsement bearing No. BDA: LAO:1270/16-17 dated 21.06.2016 (Document No.63), issued by office of the Assistant Commissioner (Land Acquisition Officer), Bangalore Development Authority, Bangalore, has confirmed the repayment of the compensation amounts and the exclusion of 22 ½ Guntas in Survey No. 59 from acquisition. The Sketch prepared by the Survey Supervisor, Bangalore Development Authority dated 05.04.2016 (Document No. 38) shows the portion of Survey No.59 measuring about 02 ½ Guntas (from and out of the 25 Guntas) that was actually acquired by the BDA.

17. We observe that Column 11 of the RTC/Pahani for the period 1975-76 to 1978-79 and 1984-85 to 1986-67 (Document No. 66) with regard to Survey No. 59 shows 28 constructed houses and further the Search Report bearing SA No. 24534/17-18 (Document No. 78) also discloses some transactions with regard to sites formed in Survey No. 59. On enquiry we have been informed that a private layout has been formed in the eastern portion of Survey No. 59 which portion is not the subject matter of this report. On seeking for same, we have not been furnished with either the sanction plan or the sale deeds for the sites in the said layout as reflected in the Search Report bearing S.A. No. 24534/17-18 (Document No. 78). In the absence of the layout sanction plan, we are unable to ascertain the extent of land that has been used for formation of the layout. However, we have been furnished with the Sketch prepared by the Surveyor, Bangalore South Taluk, Bangalore, issued by the Tahsildar, Bangalore South Taluk, Bangalore (Document No. 73), which discloses that portion of residentially converted land in Survey No. 59 measuring about 4 Acres 37 Guntas along with 02 Guntas of 'A' kharab

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being 2 wells of 01 Gunta each and 11 Guntas of 'B' kharab being a 5.00 Metres Halla, together measuring in all about 5 Acres 10 Guntas, is located on the western side of the road formed in portion of Survey No. 59 and 02 ½ Guntas adjoining the south-western corner of the said land i.e., the western portion of Survey No.59, has been acquired for formation of BDA Ring Road.

18. All that piece and parcel of residentially converted land bearing Survey No.59 (Old Survey No.56), situated at Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk measuring about 6 Acres 37 Guntas less the eastern portion in which private layout is formed and less 02 ½ Guntas acquired for formation of outer ring road along the south-western corner side (excluding 12 Guntas of 'A' kharab and 14 Guntas of 'B' kharab) is hereinafter referred to as 'Portion of Survey No.59'.

19. It is gathered from the Death Certificate dated 17.11.2021 (Document No. 20) that K.Sulochana wife of late T.Krishna Reddy died on 03.11.2021 and left behind her children Bhakthavatsala, Dayanidhi and Gayathri as her only surviving legal heirs and her share in Portion of Survey No.59 devolved upon the aforesaid legal heirs.

20. We have been furnished with the Special Notice bearing No. W-180/KTR/88/2016-2017 issued by the Revenue Officer, Padmanabhanagar Range, Bruhat Bangalore Mahanagara Palike ('BBMP') and Improvement Charges Paid Receipt, both dated 04.07.2018 (Document Nos.15 & 16), which show that a vacant plot measuring about 2,14,533 square feet in Umar Bagh Layout Ring Road was assessed to tax and assigned Municipal No.1, Umarbagh Layout Ring Road, Ward No.180-Banashankari (earlier Ward No.56- Ganesh Mandir), Bangalore ('Municipal No.1'). The Khata Certificate and the Khata Extract, both dated 20.07.2018 (Document Nos.17 & 18) discloses K.Sulochana, Bhakthavatsala, Gayathri & Dayanidhi as joint khatedars of the same in the records of BBMP. The tax paid receipts (Document No.19) furnished to us disclose that the tax for the period 2020-21 to 2024-25 with regard to Municipal No.1 has been paid.

21. Though the Special Notice furnished to us does not capture that Portion of Survey No.59 was assigned Municipal No.1, we gather from the boundaries given in the subsequent Computerized Tax Assessment Extract in Form 11 A (E-Khata) issued by the Bruhat Bengaluru Mahanagara Palike dated 01.02.2025 (Document No. 28) and the partition deeds dated 06.06.2023, 25.08.2023 & 25.08.2023 (Document Nos.21, 22 & 23) that Municipal No.1, was assigned to Portion of Survey No.59 (being the western portion of Survey No.59). Endorsement from the BBMP may be obtained in confirmation of the fact that Municipal No.1 was carved out of Portion of Survey No.59.

22. (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala ('Bhakthavatsala HUF'), (5) Dayanidhi son of late T.Krishna Reddy, (6) Sandhya.H wife of Dayanidhi, (7) Krishnashree, (8) Nityashree, daughters of Dayanidhi ('Dayanidhi HUF'), (9) S.K.Gayathri daughter of late T.Krishna Reddy, effected a partition of

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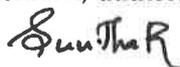
their joint family properties which interalia included Portion of Survey No.59 under a registered Partition Deed dated 06.06.2023 (Document No.21) wherein Portion of Survey No.59 was allotted to Bhakthavatsala HUF, Dayanidhi HUF and S.K.Gayathri, jointly, with each having 1/3rd share therein, under Schedule 'C' to the said partition deed.

23. Subsequently, Bhakthavatsala son of late T.Krishna Reddy along with his wife Srinivasa Reddy Prathiba and children Roopali B & Dhruva Rakshan effected partition of their family properties under a registered Partition Deed dated 25.08.2023 (Document No.22) wherein 1/3rd share in Portion of Survey No.59 was allotted to Bhakthavatsala HUF jointly, under Schedule 'B' to the said partition deed.

24. Dayanidhi son of late T.Krishna Reddy along with his wife Sandhya.H and children Krishnashree & Nityashree, also effected a partition of their family properties under a registered Partition Deed dated 25.08.2023 (Document No.23) wherein 1/3rd share in Portion of Survey No.59 was allotted to Dayanidhi HUF, jointly, under Schedule 'B' to the said partition deed.

25. A Public Notice was issued by Arvind Raghavan, Advocate in the Hindu and Udayavani being the local newspapers, on 04.12.2023, seeking for objections if any, from the general public, for the development of the Portion of Survey No.59/Municipal No.1 (Document No. 24) and we have been furnished with a letter dated 27.02.2025 addressed by Arvind Raghavan, Advocate to M/s Vaishnavi 81 Infrastructures LLP stating that he has not received any objections to the public notice so issued, as on the date of the letter (Document No.29).

26. (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala, (5) Dayanidhi son of late T.Krishna Reddy, (6) Sandhya.H wife of Dayanidhi, (7) Krishnashree, (8) Nityashree, daughters of Dayanidhi, (9) S.K.Gayathri daughter of late T.Krishna Reddy ('Bhakthavatsala & Others') and Vaishnavi At-One Infrastructure LLP ('Vaishnavi') entered into a Joint Development Agreement dated 14.02.2024 (Document No. 25) to develop Portion of Survey No.59 into a multi-storeyed residential apartment complex comprising of residential apartment units of different dimensions together with common areas, amenities and facilities ('Project') and on completion of such Project, Bhakthavatsala & Others and Vaishnavi have agreed to share the Net Sale proceeds of the project in the ratio of 35%:65%. For the purpose of development of Portion of Survey No.59, Vaishnavi is entitled to obtain loan and financial facility from banks/financial institutions by hypothecating Vaishnavi's Share of Revenue i.e., 65% and creating an equitable mortgage by deposit of title deeds pertaining to Portion of Survey No.59 with such banks/financial institutions, after obtaining plan sanction for construction of the Project and registration of the Project with RERA, subject to the repayment of all such borrowings being the sole responsibility of Vaishnavi. Accordingly, Bhakthavatsala & Others have also executed a Power of Attorney dated 14.02.2024 read with Rectification Deed dated 26.02.2024 (Document Nos.26 & 27) in favour of Vaishnavi, authorizing them to deal with and dispose off the saleable area in the



Project and create mortgages as against the security on Vaishnavi's Share of Revenue. The registration details of the Joint Development Agreement dated 14.02.2024 which were not entered in the Power of Attorney dated 14.02.2024 have been added by way of a Rectification Deed dated 26.02.2024.

27. Vaishnavi, as attorney holder of Bhakthavatsala & Others, for construction of a residential apartment complex comprising of Tower A (comprising of 2nd floor to 33rd floor) and Tower B (comprising of 2nd floor to 32nd floor), with both towers having common basement, ground and first floors and a club house comprising of ground and 2 upper floors and having a common basement with Tower A & Tower B in Portion of Survey No.59, has obtained the following No objection Certificates / Clearances from the concerned authorities which we have merely listed without going into details of the same as we have reviewed them only for the limited purposes of ascertaining compliance for sanction plan. The detailed review of the same would be part of technical diligence:-

- (a) The letter bearing No. PCCF/WL/D/CR-09/2024-25, dated 10.06.2024, addressed by the office of the Principal Chief Conservator of Forests (Wildlife) & Chief Wildlife Warden, Karnataka (Document No. 53) confirms that Survey No.59 is outside the notified eco-sensitive zone (ESZ) boundary of Bannerghatta National Park.
- (b) Environmental Clearance bearing No. SEIAA 39 CON 2024, dated 08.08.2024, issued by the Member Secretary, State Environment Impact Assessment Authority (SEIAA) (Document No. 54).
- (c) No Objection Certificate bearing No. KSFES/GBC(1)/374, dated 26.09.2024, from the office of the Director General of Police and Director, Karnataka Fire and Emergency Services to the Commissioner, Bruhat Bengaluru Mahanagara Palike (Document No. 55).
- (d) No Objection Certificate dated 29.10.2024, issued by the Chief Engineer (South), Bangalore Water Supply and Sewerage Board (Document No. 56).
- (e) No objection Certificate bearing No. CEE/BMASZ/SEE (O)/AE-2/24-25/5080-83, dated 13.11.2024, from the office of the Chief Engineer Ele., [C, O & M], BMAZ (South), Bangalore Electricity Supply Company Limited (Document No. 57).
- (f) Combined Consent Order for Establishment bearing No. CTE-346894, dated 06.01.2025, from the office of the Senior Environmental Officer, Karnataka State Pollution Control Board (Document No. 58), under the Water (Prevention and Control of Pollution) Act, 1974 and emission under the Air (Prevention and Control of Pollution) Act, 1981. The said consent is valid until 07.08.2034.

28. Vaishnavi made an application for approval of single site residential plan for land in Portion of Survey No.59 and on payment of the requisite plan sanction fees, the Commissioner, Bangalore Development Authority, Bangalore issued a Work Order bearing No. BDA/TPM/PRL-75/2703/2024-25 dated 16.01.2025 (Document No. 60) approving the single site residential plan (Document No.59).



29. Municipal No.1 was assigned e-PID No. 7028214064, Property No.1, Umarbhag Layout Ring Road, 100 feet ring road, Bengaluru- 560 070, Ward No.180-Banashanakari Temple, Bangalore measuring about 19,930.76 square metres or 2,14,533 square feet (i.e., 4 Acres 37 Guntas) ('Said Land'), as may be gathered from the Computerized Tax Assessment Extract in Form 11 A (E-Khata) issued by the Bruhat Bengaluru Mahanagara Palike dated 01.02.2025 (Document No. 28) and (a) Bhaktha Vatsala son of late T.Krishna Reddy, (b) Gayathri wife of H.S.Gopinath and (c) Dayanidhi son of late T.Krishna Reddy have been registered as joint khatedars of the same in the records of the BBMP.

30. The Endorsement bearing No. LRF: NTC: 179/1995-96 dated 07.12.1995, issued by office of the Tahsildar, Bangalore South Taluk, Bangalore (Document No.61), confirms that no tenancy applications have been filed in Form 7 under Section 48(A) of the Karnataka Land Reforms Act, 1961, with regard to Survey No. 59. We have not been furnished with Endorsement confirming no tenancy applications filed in Form 7A under Section 77(A) of the Karnataka Land Reforms Act, 1961, with regard to Survey No. 59. However, we have not insisted upon the same as the RTC/Pahani shows T. Krishna Reddy as the only occupant since 1969.

31. The Endorsement bearing No. KSC: ST:CR: 15/1995-96 dated 14.12.1995, issued by office of the Tahsildar, Bangalore South Taluk, Bangalore (Document No. 62), confirms that there are no proceedings pending under the Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with regard to Survey No.59 measuring 6 Acres 37 Guntas. The proper authority to issue the Endorsements under the Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 would be the Assistant Commissioner. However, keeping in mind that the land was purchased in auction by a person who did not belong to Scheduled Castes or Schedule Tribes in 1927, the question of provisions of the Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 being violated does not arise.

32. The Endorsement bearing No. Bangalore/SLAO-2/537/2017-18, dated 16.05.2017, issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board, Bangalore (Document No.64), confirms that there are no acquisitions by the Karnataka Industrial Area Development Board, with regard to Survey No. 59 measuring 6 Acres 37 Guntas.

33. The Endorsement bearing No. KHB/La.Acq:36/2016-17 dated 22.05.2017, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore (Document No.65), confirms that there are no acquisitions by the Karnataka Housing Board, with regard to Survey No. 59 measuring 6 Acres 37 Guntas.

34. The Record of Tenancy and Crops/Pahani Patrike (RTC/Pahani) for the period set out below with regard to Survey No. 59 (Document No. 66), discloses the total extent as 7

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Acres 23 Guntas and actual extent as 6 Acres 37 Guntas, there being 26 Guntas of kharab. It further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1969-70 to 1973-74	T.Krishna Reddy s/o Thayappa Reddy	-	-	
1975-76 to 1978-79	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	-	28 constructed houses	T.Krishna Reddy
1979-80 to 1983-84	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	-	-	T.Krishna Reddy
1984-85 to 1986-87	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	-	28 constructed houses	T.Krishna Reddy
1987-88 to 1989-90	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	-	-	T.Krishna Reddy
1990-91 to 1993-94	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	MR No. 43/67-68	-	T.Krishna Reddy
1995-96	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	MR No. 43/67-68	-	T.Krishna Reddy
1996-97 to 2002-03	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	MR No. 43/67-68	-	-
2003-04 to 2017-18	T.Krishna Reddy s/o Thayappa Reddy alias Muni Reddy	MR No. 43/67-68	-	T.Krishna Reddy

35. The RTC/Pahani for the period 1969-70 to 1973-74, 1975-76 to 1993-94, 1995-96 to 2017-18 furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy. Column 3 of the RTC/Pahani until 2010-11 discloses 26 Guntas kharab as 'A' kharab which has been rectified from the period 2010-11 onwards to record 12 Guntas as 'A' kharab and 14 Guntas as 'B' kharab, by way of an Order of the Assistant Commissioner bearing No. RRT (M) CR-58/09-10 dated 01.01.2010, as may be gathered from the Mutation Register Extract bearing MR No. 3/2011-12 (Document No.14).

36. We have not been furnished with RTC/ Pahani for the period 1974-75 and 1994-95. Taking into consideration that the RTC/Pahani for the periods prior and subsequent to the

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missing period do not show any change or deviation either in the ownership or occupancy, the same is not insisted upon. The RTC/Pahani for the period 1975-76 to 1978-79 and 1984-85 to 1986-67 records 28 constructed houses in Column 11 formed in Survey No. 59 which we have been given to understand is formed in the eastern portion of Survey No. 59 which is not subject matter of this Title Report.

37. The Village Map of Jaraganahalli Village and Moola Tippani, both issued by the Assistant Superintendent of Land Records, Bangalore Sub-Division, Bangalore (Document Nos.67 & 68), show the location, shape and boundaries of Survey No. 59. As per the Village Map, Survey No. 59 is bounded on the East by Survey No. 67, on the West by Survey Nos. 56 and 60, on the North by Survey No. 60 and on the South by Survey No. 58. It further discloses that there are two hallas running along both the eastern and western edges of Survey No. 59 which is further reflected in the Re-Survey Tippani and the Second Reclassification Tippani (Document Nos. 69 & 70).

38. The Re-survey Tippani issued by office of the Supervisor, Bangalore South Taluk, Bangalore (Document No.69) and the Tally Certificate dated 07.12.1995 bearing No. ADLR.TC.3943/95-96, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document No.71), both disclose that Survey No. 56 was renumbered as Survey No. 59 and Subbaiah son of Hanumanthaiah was recorded as the kardedar.

39. The Second Reclassification Tippani issued by office of the Supervisor, Bangalore South Taluk, Bangalore (Document No.70), discloses that on resurvey settlement carried out by the survey department on 06.12.1957, land bearing Survey No. 59 was classified as dry and garden land and Muni Reddy son of Dodda Mariyappa was registered as kardedar of the same. The same further discloses that there is 26 Guntas of kharab in Survey No. 59, out of which 14 Guntas of kharab is classified as halla, 02 Guntas is classified as Well and 10 Guntas as rock hillock.

40. Though the Secondary Reclassification Tippani (Document No.70) shows the bifurcation of kharab of 26 Guntas, the Karnataka Revision Settlement Akarband, issued by office of the Assistant Director of Land Records, Bangalore (Document No. 72) does not disclose the bifurcation of kharab and only records the total extent as 7 Acres 23 Guntas and actual extent as 6 Acres 37 Guntas, there being 26 Guntas of kharab, in Survey No. 59. However, we gather from the Mutation Register Extract bearing MR No. 3/2011-12 (Document No.14), that by an Order bearing No. RRT(M)CR-58/09-10 dated 01.01.2010, the Assistant Commissioner has rectified the kharab of Survey No.59 recorded in Column 3 of the RTC/Pahani and has recorded that the kharab in Survey No.59 comprises of 12 Guntas of 'A' Kharab and 14 Guntas of 'B' kharab, the total extent being 7 Acres 23 Guntas.

41. The Search Reports with regard to Survey No. 59, situated at Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring in all about 7 Acres 23 Guntas, issued by the concerned Sub-Registrar (Document Nos.74 to 80) disclose as follows:-

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SA. No.	From	To	Transaction	Site/ Survey No.	Extent		By	In favour of	Doc. No.
					A	G			
25908/ 16-17	01.04.1925	14.02.1957	Nil		7	23	-	-	-
24188/ 16-17	15.02.1957	31.03.1960	Nil		7	23	-	-	-
43020/ 16-17	01.04.1960	31.05.1989	Parttion Deed dated 19.04.1967		06	03	'B' Schedule allotted to Krishna Reddy		213
20024/ 16-17	01.06.1989	31.03.2004	Nil		7	23	-	-	-
24534/ 17-18	01.04.2004	11.12.2017	Sale Deed dated 25.10.2006	Site No. 27/ Survey No. 59	(10-6+17-6)2 ft X (49+45)2 ft	Aslam Shariff	Abdul Rahaman	26640	
			Sale Deed dated 28.04.2009	Survey No.52	ExW-15ft and NxS-13ft	T.Krishna Reddy rep by GPA Holder Mamtaz Begum	Mohammad Iqbal	426	
			Rectification Deed dated 04.02.2010	Site no. 27 survey No.59	ExW-20ft and NxS- 52 and 49 ft	Aslam Shariff	Mustafa Khan	6683	
			Deposit of Title Deeds dated 31.03.2010	Site No. 27/ Survey No. 59	ExW-20ft and NxS- 52 and 49 ft	Mustafa Khan son of Sattar Khan	Amanath Co-Operative Bank Ltd, rep by its Branch Manager	8054	
			Receipt dated 16.04.2012	Site No. 27/ Survey No. 59	ExW-20ft and NxS- 52 and 49 ft	Amanath Co-Operative Bank Ltd, rep by its Manager	Mustafa Khan son of Sattar Khan	882	
			Sale Deed dated 19.08.2013	Site No. 27/ Survey No. 59	E X W-10.6ft and 17.6 ft and N X S- 49 ft and 45 ft	Abdul Rahaman represented by his GPA holder Ramesh Kumar N	Ayub Khan	5898	
			133175 /23-24	01.01.2017	28.09.2023	Partition Deed dated 06.06.2023	59	22,229.39 9922.14	Bhaktavatsla, Srinivas Reddy Prathiba, Dayanidhi, Gayathri and others
Partition Deed dated 25.08.2023	59	1/3 rd share in 2,14,533 square feet 22,229.39				Bhaktavatsla, Srinivas Reddy Prathiba and others		5930	

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SA No.	From	To	Transaction	Site/Survey No.	Extent		By	In favour of	Doc. No.
					A	G			
			Partition Deed dated 25.08.2023			13,068		Dayanidhi, Sandhya and others	5931
164171 /23-24	28.09.2023	04.11.2023	Nil	59	-	-	-	-	-

42. The Search Reports for the period covering from 01.04.1925 to 04.11.2023 with regard to Survey No. 59 furnished to us discloses all transactions discussed hereinabove. The Search Report covering the period from 01.04.2004 to 11.12.2017 discloses some transactions in addition to the transactions discussed hereinabove with regard to the layout formed in the eastern portion of Survey No. 59, which is not the subject matter of this report and hence, we have not gone into the details of the same.

43. The Search Report with regard to Municipal No.1 (earlier Survey No. 59), measuring about 214533 square feet or 4 Acres 37 Guntas, issued by the concerned Sub-Registrar (Document No. 81) discloses as follows:-

SA No.	From	To	Transaction	Extent	By	In Favour Of	Doc. No.
128045 /24-25	28.09.2023	13.08.2024	Joint Development Agreement dated 13.02.2024	2,14,533 sq. ft or 4 A 37 G	Bhakthavatsala & others	Vaishnavi At-One Infrastructure LLP	14444
			Rectification Deed dated 24.02.2024	2,14,533 sq. ft or 4 A 37 G	Bhakthavatsala & others	Vaishnavi At-One Infrastructure LLP	15193

44. The Search Report covering the period from 28.09.2023 to 13.08.2024 with regard to Municipal No.1 (BBMP PID No. 56-280-1) does not disclose any transactions other than those discussed hereinabove.

45. The Search Report with regard to e-PID No. 702821406, measuring about 19,930.76 square metres or 2,14,533 square feet, issued by the concerned Sub-Registrar (Document No. 82) discloses as follows:-

SA No.	From	To	Transaction	Extent	By	In Favour Of	Doc. No.
342134 /24-25	13.08.2024	28.02.2025	Nil	2,14,533 sq. ft	-	-	-

46. The Search Report with regard to e-PID No. 702821406 (Survey No.59, Municipal No.1, PID 56-280-1) measuring about 2,14,533 square feet furnished to us does not disclose any transactions.

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VI. OBSERVATIONS AND SUGGESTIONS:

Taking into consideration the documents and information furnished, subject to the observations made herein above, we are of the view that-

- (a) All that piece and parcel of residentially converted land presently bearing e-PID No. 7028214064, Property No.1, Umarbhag Layout Ring Road, 100 feet ring road, Bengaluru- 560 070, Ward No.180-Banashanakari Temple, Bangalore (earlier bearing Municipal No. 1, Umarbagh Layout Ring Road, Ward No.180-Banashankari, Bangalore and still earlier a portion of Survey No.59, situated at Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk), measuring about 19,930.76 square metres or 2,14,533 square feet (i.e., 4 Acres 37 Guntas) ('Said Land'), presently vests jointly with (1) Bhakthavatsala son of late T.Krishna Reddy, (2) Srinivasa Reddy Prathiba wife of Bhakthavatsala, (3) Roopali B daughter of Bhakthavatsala, (4) Dhruva Rakshan son of Bhakthavatsala (for self and as kartha of his HUF), (5) Dayanidhi son of late T.Krishna Reddy, (6) Sandhya.H wife of Dayanidhi, (7) Krishnashree, (8) Nityashree, daughters of Dayanidhi, (9) S.K.Gayathri daughter of late T.Krishna Reddy ('Owners').
- (b) Vaishnavi At-One Infrastructure LLP has acquired development rights by virtue of Joint Development Agreement dated 14.02.2024 for the development of Portion of Survey No.59 into a residential project and is entitled to 65% of the net sale proceeds of the said project. Vaishnavi At-One Infrastructure LLP has also been authorized by the Owners under a Power of Attorney dated 12.04.2024 read with the Rectification Deed dated 26.02.2024 for the sale of the saleable area of the said residential project.
- (c) Vaishnavi At-One Infrastructure LLP is entitled to avail loan only for construction of the residential project on the Said Land subsequent to sanction plan and the RERA certificate being obtained, by way of hypothecation of Developer's Revenue Share and creating an equitable mortgage by deposit of title deeds of the Said Land to the extent of Developer's Revenue Share.

We have been assisted by Ms. Ashwini C M in the preparation of this Title Report.

In the event of there being any clarification, please feel free to write to us.

Thanking you,

Yours faithfully,
INDUSLAW,


(R.Sunitha)
Advocate