



M. R. RAJINI

**ADVOCATE AND
PROPERTY LAWS CONSULTANT**

Mobile : 95359 82832. e-mail : rajiniraju16@gmail.com

Ref. :

Date : 29/09/2025
Date : Bengaluru.....

M/s. PRESTIGE PROJECTS PRIVATE LIMITED,
Prestige Falcon Towers, No.19,
Brunton Road, BANGALORE - 560 025.

Sir/s,

Sub: Title Opinion in respect of Properties measuring (i) 00 Acres 05 Guntas in Sy.No.59/1 duly converted for non-agricultural Residential-Personal Housing purposes vide Conversion Order bearing No. ALN (A) (S) SR: 59/19-20, dated 19/03/2020, issued by The Deputy Commissioner, Bangalore District, Bangalore and (ii) 00 Acre 05 Guntas and 1 Gunta of 'A' Kharab in Sy.No. 59/2 duly converted for non-agricultural Residential-Personal Housing purposes vide Conversion Order bearing No. ALN (A) (S) SR: 63/19-20, dated 08/09/2020, issued by The Deputy Commissioner, Bangalore District, Bangalore and both situated at Valagere Kalahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

*_*_*_*_*_*

I am furnished with the photocopies of the following documents and my opinion is as follows: -

| SL. NO | DATE | NATURE OF THE DOCUMENTS |
|--------|------------|--|
| 1. | 17/12/2011 | Notarised copy of Affidavit sworn to by Sri. Chowda Reddy confirming the Family Tree of Sri. Nagappa. |
| 2. | | Certified Copy of Order Sheet in O.S No. 720/2007 on the file of Civil Judge (Senior Division) and JMFC at Anekal. |
| 3. | 06/02/2010 | Certified copy of Compromise Petition filed in O.S No. 720/2007 on the file of Civil Judge (Senior Division) and JMFC at Anekal. |
| 4. | 06/02/2010 | Certified copy of Final Decree passed in O.S No. 720/2007 on the file of Civil Judge (Senior Division) and JMFC at Anekal registered as Document No. 1501/2011-12 in Book I and stored in C.D No. SRJD72, in the Office of Sub-Registrar Sarjapura, Bangalore. |

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| | | |
|-----|------------|--|
| 5. | | Mutation Register Extract bearing M.R.No.H8/2016-17 issued by Revenue Authorities. |
| 6. | 11/09/2018 | Certified copy Joint Development Agreement executed by Sri.K.N. Chowda Reddy and Sri. C.Girish in favour of M/s. Sannidhi Builders registered as Document No. 3756/2018-19 in Book-I and stored in C.D. No. ANKD444 in the Office of Sub-Registrar, Anekal. |
| 7. | 11/09/2018 | General Power of Attorney executed by Sri K.N. Chowda Reddy and Sri. C.Girish in favour of M/s. Sannidhi Builders registered as Document No. 225/2018-19 in Book IV and stored in CD. No. ANKD444 in the Office of Sub-Registrar Basavangudi (Anekal). |
| 8. | 19/03/2020 | Conversion Order bearing No. ALN [AS] SR: 59/19-20 and 112843 issued by The Deputy Commissioner, Bangalore Urban District. |
| 9. | 08/09/2020 | Conversion Order bearing No. ALN [A][Sj SR 63/2019-20 and 112842 issued by The Deputy Commissioner, Bangalore Urban District. |
| 10. | 14/02/2022 | Deed of Cancellation of Joint Development Agreement executed by Sri K.N. Chowda Reddy and Sri. C.Girish in favour of M/s Sannidhi Builders registered as Document No. 11889/2021-22 in Book I and stored in CD. No. BSKD1243 in the Office of Sub-Registrar Basavangudi (Banashankari), Bangalore. |
| 11. | 14/02/2022 | Revocation of General Power of Attorney executed by Sri. K.N. Chowda Reddy and Sri. C. Girish in favour of M/s. Sannidhi Builders registered as Document No. 506/2021-22 in Book IV and stored in CD. No. BSKD1243 in the Office of Sub-Registrar Basavangudi (Banashankari), Bangalore. |
| 12. | 14/02/2022 | Sale Deed executed by Sri K.N. Chowda Reddy and Sri. C. Girish in favour of M/s. KLSR Urban Properties Private Limited, registered as Document No. 11927/2021-22 in Book I and stored in CD. No. BSKD1243 in the Office of Sub-registrar, Basavangudi (Banashankari), Bangalore. |
| 13. | | Record of Rights bearing R.R. No. 122 issued by the Revenue Authorities. |
| 14. | | Record of Rights bearing R.R. No. 123 issued by the Revenue Authorities. |
| 15. | | Pahanies for the period between 1969-70 and 2025-26 issued by the Revenue Authorities in respect of Property in Sy.No.59/1. |



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| Ref. | | Date | |
|------|------------|---------|--|
| 16. | | 2025-26 | Pahanies for the period between 1969-70 and 2025-26 issued by the Revenue Authorities in respect of Property in Sy.No.59/2. |
| 17. | | | Moola Tippani in respect of Property in Sy.No.59 issued by the Revenue Authorities. |
| 18. | | | Hissa Tippani issued by the Revenue Authorities. |
| 19. | 19/10/2015 | | Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore. |
| 20. | 19/07/2019 | | Endorsements issued by The Tahsildar, Anekal Taluk, Anekal. |
| 21. | 20/10/2015 | | Endorsement issued by the Thasildar, Anekal Taluk in respect of Property in Sy.No.59/2. |
| 22. | | | Village Map of Valagere Kalahalli Village issued by the Revenue Authorities. |
| 23. | | | Akarbandh issued by Revenue Authorities. |
| 24. | | | Encumbrance Certificates for the period from 01/04/1930 to 24/10/2019 issued in the Office of Sub-Registrar Basavangudi (Anekal). |
| 25. | | | Encumbrance Certificate for the period between 01/04/2010 and 29/09/2025 issued in the Office of Sub-Registrar Sarjapura, in respect of Schedule Property. |

:DESCRIPTION OF THE PROPERTY:

Item No.1:

All that Property measuring 00 Acres 05 Guntas in Sy.No.59/1 duly converted for non-agricultural Residential-Personal Housing purposes vide Conversion Order bearing No. ALN (A) (S) SR: 59/19-20, dated 19/03/2020, issued by The Deputy Commissioner, Bangalore District, Bangalore and bounded by:

East : Property in Sy.No.59/2;
West : Property in Sy.No.68/3;
North : Property belonging to Sri.Nagesh;
South : Property in Sy.No.59/6;


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Item No.2:

All that Property measuring 00 Acre 05 Guntas and 1 Gunta of 'A' Kharab in Sy.No. 59/2, duly converted for non-agricultural Residential-Personal Housing purposes vide Conversion Order bearing No. ALN (A) (S) SR: 63/19-20, dated 08/09/2020, issued by The Deputy Commissioner, Bangalore District, Bangalore and both situated at Valagere Kalahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded by:


East : Property in Sy.No.59/7;
West : Property in Sy.No.59/1;
North : Property belonging to Sri. Nagesh;
South : Property in Sy.No.59/5;

:SOURCE OF TITLE:

The properties described in Item Nos.1 and 2 above will be hereinafter together referred to as Schedule Property for convenience.

The Schedule Property earlier formed portion of Larger Property measuring 01 Acre 31 Guntas including 01 Gunta of kharab land in Sy.No. 59 of V.K. Halli Village.

The Larger Property in Sy.No.59 was later subjected to phodi and was bifurcated into seven portions i.e. (i) Property measuring 05 Guntas owned by Sri.Munishyamy was assigned with new Sy.No.59/1, the Property in Item No.1 herein, (ii) Property measuring 06 Guntas owned by Sri.Nanjappa was assigned with new Sy.No.59/2, the Property in Item No. 2 herein, (iii) Property measuring 20 Guntas owned by Sri.Doddachowda was assigned with new Sy.No.59/3, (iv) Property measuring 22 Guntas owned by Sri. Venkata Reddy was assigned with new Sy.No.59/4, (v) Property measuring 09 Guntas owned by Sri.Munishyamy was assigned with new Sy.No.59/5, (vi) Property measuring 04 Guntas owned by Sri.Nanjundapa was assigned with new Sy.No.59/6 and (vii) Property measuring 05 Guntas owned by Sri.Munishyamy was assigned with new Sy.No.59/7 of V.K. Halli Village.


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Ref. : The Property in Item No. 1 later came to be owned by Sri. Sunka Reddy (son of Sri. Sunka Reddy). The Property in Item No.2 later came to be owned by Sri. Nanjundappa (son of Sri. Muni Reddy).

The Column No.12 of the pahanies for the period from 1969-70 to 2018-19 in respect of Properties in Sy.Nos. 59/1 and 59/2 discloses the name of one Sri. Nagappa as tenants.

I am made available with the Affidavit dated 17/12/2011 sworn to by Sri. Chowda Reddy confirms the details with regard to the family of Sri. Nagappa who married Smt. Nanjamma and begot eight children namely (1) Sri. Anandarama Reddy, (2) Smt. Jayamma, (3) Sri. Gopala Reddy, (4) Sri. Chowda Reddy, (5)

Smt. Sarojamma, (6) Smt. Rathamma, (7) Smt. Savithamma and (8) Smt. Shanthamma. The said Sri. Chowda Reddy married Smt. Sugunamma and begot two children namely Sri. Girish C. and Smt. Lakshmi alias Dhanalakshmi.

Upon demise of Sri. Nagappa, amongst his children, Smt. Shanthamma filed a suit for Partition in O.S. No.720/2007 on the file of the Civil Judge and JMFC, Anekal as against her above named mother, brothers and sisters. During the pendency of the said suit the disputes between the parties settled out of court and they filed a Compromise Petition dated 06/02/2010, wherein the Schedule Property was allotted to the share of Sri. Chowda Reddy. The Hon'ble court accepted the said compromise and decreed the suit accordingly on 06/02/2010 and drawn a Final Decree dated 06/02/2010. Thus from the date of said decree, the said Sri. Chowda Reddy started enjoying the Schedule Property as owner thereof and the final decree for his share got registered on 04/07/2011 as Document No.1501/2011-12 in Book-I and stored in C.D. No. SRJD72, in the Office of the Senior Sub-Registrar, Sarjapura and his name came to be mutated

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in the revenue records vide Mutation Register Extract bearing M.R. No.H8/2016-17.

The aforesaid Sri. K.N. Chowda Reddy along with his son have entrusted the Schedule Property along with other properties in favour of M/s. Sannidhi Builders in terms of a Joint Development Agreement dated 11/09/2018 registered as Document No.3756/2018-19 in Book-I and stored in C.D. No.ANKD444, in the Office of the Sub-Registrar, Anekal, Bangalore. Simultaneously on the same date, they had executed a General Power of Attorney dated 11/09/2018 registered as Document No.225/2018-19 in Book-IV and stored in C.D. No.ANKD444, in the Office of the Sub-Registrar, Anekal, Bangalore.

The said Sri. K.N. Chowda Reddy secured conversion of the Property in Item to.1 from Agricultural purposes to Non-Agriculture Residential purposes vide Conversion Order bearing No. ALN[A][S] SR 59/19-20 (112843) dated 19/03/2020, issued by The Deputy Commissioner, Bangalore Urban District, Bangalore and since then the Property in Item No. 1 ceased to be agricultural land and became fit for non-agricultural uses.

The said Sri. K.N. Chowda Reddy secured conversion of the Property in Item No.2 including 01 Gunta 'A' Kharab land from agricultural purposes to non-agricultural Residential purposes vide Conversion Order bearing No. ALN[A][S]SR 63/ (112842) dated 08/09/2020 issued by The Deputy Commissioner, Bangalore Urban District, Bangalore and since then the Property in Item No. 2 ceased to be agricultural land and became fit for non-agricultural uses.

Later the aforesaid Joint Development Agreement got cancelled in terms of a Deed of Cancellation dated 14/02/2022 registered as Document No.11889/2021-22 in Book-I and stored in C.D. No. BSKD1243, in the Office of the Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore and in lieu of the same the aforesaid General Power of Attorney was revoked in terms of a Revocation of

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Ref. : General Power of Attorney dated 14/02/2022 registered as Document No. 506/2021-22 in Book-IV and stored in C.D. No. BSKD1243, in the Office of the Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore. Date :

The said (1) Sri. K.N. Chowda Reddy along with his son (2) Sri. C. Girish sold the Schedule Property in favour of M/s. KLSR Urban Properties Private Limited in terms of a Sale Deed dated 14/02/2022, registered as Document No.11927/2021-22 in Book I and stored in C.D.No. BSKD1243, in the Office of the Senior Sub-Registrar, Basavangudi (Banashankari), Bangalore and since then M/s. KLSR Urban Properties Private Limited are in the possession of the Schedule Property as owners thereof.

E-Khata in favour of KLSR is not produced. However, Khata is only a revenue entry for tax purposes and does not confer title. Hence, non-availability of the same does not materially affect the title.

The said Joint Development Agreement is registered as Document No. 4033/2025-26, in Book I, stored in the Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru, whereby the Owner has granted development rights to the Developer to undertake the development of the Schedule Property in accordance with the terms and conditions stipulated therein.

In furtherance of the said development arrangement, the Owner has also executed a registered Power of Attorney in favour of the Developer authorizing it to represent the Owner and to carry out various acts, deeds and things required for development of the Schedule Property, including obtaining approvals, sanctions, marketing of units, execution of agreements for sale and sale deeds and other related documents.

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The said Power of Attorney is registered as Document No. 580/2025-26, in Book IV, stored in the Central Data Cell, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru.

Accordingly, the Developer is authorized to develop the Schedule Property and deal with the prospective purchasers in accordance with the rights and obligations set out in the Joint Development Agreement and the Power of Attorney executed by the Owner.

Pursuant to the Joint Development Agreement registered as Document No. 4033/2025-26 and the Power of Attorney registered as Document No. 580/2025-26, both registered in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru, M/s. Prestige Projects Private Ltd. (Developer) has been duly authorized by M/s. KLSR Urban Properties Private Limited (Owner) to undertake the development of the Schedule Property.

The said Power of Attorney also authorizes the Developer to market the project, enter into Agreements for Sale, receive consideration, and execute Sale Deeds and other related documents in favour of prospective purchasers, in accordance with the terms and conditions contained in the Joint Development Agreement.

The revenue records in respect of the Schedule Property, Record of Rights bearing R.R. No.122 issued by the Revenue Authorities discloses the name of Sri. Munishyama as owner thereof. Record of Rights bearing R.R. No.123 issued by the Revenue Authorities discloses the name of Sri. Munishyama as owner thereof.

Pahanies in respect of Property in Sy.No. 59/1 issued by the Revenue Authorities for the period between 1969-70 to 2025-26 discloses the names of Sri.Sunkaiah and Sri. Chowda Reddy as owners during relevant period of time. The said pahanies do not disclose any tenancy claims during the said period.

Pahanies in respect of Property in Sy.No. 59/2 issued by the Revenue Authorities for the period between 1969-70 to 2025-26, discloses the names of Sri.Namaa,

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Ref. Sri. Nanjundappa and Sri. Chowda Reddy as owners during relevant period of Date :
time. The said pahanies do not disclose any tenancy claims during the said period.

Moola Tippani in respect of Property in Sy.No. 59 issued by the Revenue Authorities discloses the shape of the said property.

Hissa Tippani in respect of Property in Sy.No. 59 issued by the Revenue Authortieis confirms that the said property divided into seven portions as stated above.

Endorsement dated 19/10/2015 issued by The Assistant Commissioner, Bangalore South Taluk, Bangalore states that there are no proceedings initiated under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Certain Lands) Act, 1978 in respect of the Schedule Property.

Endorsement dated 19/07/2003 Issued by the Tahslidar, Arekal Taluk states that the Index of Lands and Record of Rights in respect of the Property in SyNo.59/1 are not available in his office records.

Endorsement dated 19/07/2019 issued by the Tahsildar, Anekal Taluk states that the Index of Lands and Record of Rights in respect of the Property in SyNo.59/2 are not available in his office records.

Endorsement dated 20/10/2015 issued by the Tahsildar, Anekal Taluk states that there are tenancy claims in respect of Property in Sy.No.59/2.

Akarabandh in respect of the Property in Sy.No.59/1 issued by the Revenue Authorities confirms the extent of the said property as 00 Acres 05 Guntas and there is no Kharab land.

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Behind, Parimala Hospital,
Bengaluru - 560 076.**

Akarabandh in respect of the Property in Sy.No.59/2 issued by the Revenue Authorities confirms the extent of the said property as 00 Acres 05 Guntas and 01 Gunta Kharab land.

Village Map of Valagere Kallahalli issued by the Revenue Authorities discloses the location of the Property in Sy.No.59 in the said village.

Nil Encumbrance Certificate in respect of Property in Sy.No. 59 issued by the Jurisdictional Sub-Registrar, for the period from 01/04/1930 to 31/03/1970, from 01/04/1930 to 31/03/1960 is produced.

Encumbrance Certificates in respect of Properties in Sy.Nos. 59/1 and 59/2 issued by the Jurisdictional Sub-Registrar for the period from 01/04/1960 to 31/03/2004 and 01/04/2004 to 24/10/2019 discloses the transactions referred to above.

Encumbrance Certificates for the period from 04/06/2010 to 29/09/2025 issued by Jurisdictional Sub-Registrar in respect of the Schedule Property is produced and the same discloses the transactions referred to above.

Thus on the basis of the documents referred to above and representations made and subject to what is stated hereinabove, I am of the opinion that M/s. KLSR Urban Properties Private Limited., are the owners of the Schedule Property and their title to the same is clear and marketable and also free from all encumbrances during the said periods referred to in the Encumbrance Certificates. While conducting the title scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the


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Ref. conformity of photocopies or extracts with that of the original documents. I have Date

also assumed that copies of documents made available to me were/are properly authorized and executed. In the event of facts in this Opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my Opinion, it may or may not have an impact on my opinion.

Further during discussions, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physical possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or forums or Government Offices in relation to the Schedule Property or in respect of any litigations and no responsibility will be accepted by me in respect thereto or to any third party with regard to this Opinion.

This opinion is provided for you on the basis of the aforesaid documents referred to above and representations and observations made etc., as aforesaid and further this opinion shall not be used as evidence in any court or other forums or Government/ Authorities.

All documents sent to me and referred to above are returned herewith.

Yours faithfully,

M.R. RAJINI

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