

**March 18, 2026**

To,

**BRIGADE ENTERPRISES LIMITED,**

having its registered office at 29<sup>th</sup> & 30<sup>th</sup> Floor,  
World Trade Centre, 26/1, Brigade Gateway Campus,  
Dr. Rajkumar Road, Malleswaram - Rajajinagar, Bengaluru – 560055.

**TITLE REPORT**

**I. Description of the Composite Property:**

1. All that piece and parcel of immovable property being converted for layout-residential purposes and bearing Survey No. 17/1, measuring 02 Acres 25 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and Bangalore Urban District (**'Survey No. 17/1'**);
2. All that piece and parcel of immovable property being converted for layout-residential purposes and bearing Survey No. 17/2, measuring 03 Acres 05 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and Bangalore Urban District (**'Survey No. 17/2'**);
3. All that piece and parcel of immovable property being converted for layout-residential purposes and bearing Survey No. 17/3, measuring 31 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and Bangalore Urban District (**'Survey No. 17/3'**);
4. All that piece and parcel of immovable property being converted for layout-residential purposes and bearing Survey No. 17/4, measuring 03 Acres, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and Bangalore Urban District (**'Survey No. 17/4'**); and
5. All that piece and parcel of immovable property being converted for layout-residential purposes and bearing Survey No. 17/5, measuring 01 Acre 09 Guntas, situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk and Bangalore Urban District (**'Survey No. 17/5'**).

**J. SAGAR ASSOCIATES**

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Survey No. 17/1, Survey No. 17/2, Survey No. 17/3, Survey No. 17/4 and Survey No. 17/5, measuring in total 10 Acres 30 Guntas are hereinafter referred collectively referred to as the ‘**Composite Property**’ and are together bounded on the:

East by : Budigere Road;  
West by : Property bearing Survey No. 18;  
North by : Properties bearing Survey Nos. 16 & 89; and  
South by : Bhandarapura Village.

## **II. List of Documents Reviewed:**

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

<b>Sl. No.</b>	<b>Particulars of Documents</b>
1.	Sale Deed dated 05.01.1948 (Registered as Document No. 1314/1947-48, Book-I, Volume No. 646, at Page 163, at the office of the Sub-Registrar, Hosakote);
2.	Sale Deed dated 21.12.1952 (Registered as Document No. 3076/1969-70, Book-I, Volume No. 746, at Pages 126 to 127, at the office of the Sub-Registrar, Hosakote);
3.	Extract of the record of rights register bearing R.R. No. 288;
4.	Extract of the entry made in the mutation register bearing M.R. No. 14/1951-52;
5.	Sale Deed dated 31.07.1961 (Registered as Document No. 1624/1961-62, Book-I, Volume No. 995, at the office of the Sub-Registrar, Hosakote);
6.	Extract of the record of rights register bearing R.R. No. 434;
7.	Extract of the entry made in the mutation register bearing M.R. No. 10/1961-62;
8.	Sale Deed dated 17.08.1962 (Registered as Document No. 1847/1962-63, Book-I, Volume No. 1036, at the office of the Sub-Registrar, Hosakote);
9.	Extract of the record of rights register bearing R.R. No. 446;
10.	Extract of the entry made in the mutation register bearing M.R. No. 12/1962-63;

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11.	Sale Deed dated 17.08.1962 (Registered as Document No. 1851/1962-63, Book-I, at the office of the Sub-Registrar, Hoskote);
12.	Extract of the record of rights register bearing R.R. No. 447;
13.	Extract of the entry made in the mutation register bearing M.R. No. 13/1962-63;
14.	Sale Deed dated 08.02.1963 (Registered as Document No. 3384/1962-63, Book-I, Volume No. 1050, at Pages 59 to 61, at the office of the Sub-Registrar, Hoskote);
15.	Extract of the record of rights register bearing R.R. No. 460;
16.	Extract of the entry made in the mutation register bearing M.R. No. 19/1962-63;
17.	Sale Deed dated 08.7.1966 (Registered as Document No. 1564/1966-67, Book-I, Volume No. 1155, at Pages 122 to 124, at the office of the Sub-Registrar, Hoskote);
18.	Partnership Deed dated 03.03.1969 (Registered as Document No. 4212/1968-69, Book-I, Volume No. 1239, at the office of the Sub-Registrar, Hoskote);
19.	Sale Deed dated 17.11.1975 (Registered as Document No. 2508/1975-76, Book-I, Volume No. 1467, at Pages 55 to 60, at the office of the Sub-Registrar, Hoskote);
20.	Extract of the entry made in the mutation register bearing M.R. No. 30/1975-76;
21.	Deed dated 30.01.1950 (Registered as Document No. 1779/1949-50, Book-I, Volume No. 699, at Pages 208 to 209, at the office of the Sub-Registrar, Hoskote);
22.	Gift Deed dated 07.03.1956 (Registered as Document No. 2951/1955-56, Book-I, Volume No. 846, at the office of the Sub-Registrar, Hoskote);
23.	Sale Deed dated 05.04.1957 (Registered as Document No. 54/1957-58, Book-I, Volume No. 874, at the office of the Sub-Registrar, Hoskote);
24.	Sale Deed dated 23.01.1961 (Registered as Document No. 3353, Book-I, Volume No. 984, at Pages 108 to 110, at the office of the Sub-Registrar, Hoskote);
25.	Sale Deed dated 23.01.1961 (Registered as Document No. 3357, Book-I, Volume No. 985, at Pages 24 to 26, at the office of the Sub-Registrar, Hoskote);
26.	Sale Deed dated 23.01.1961 (Registered as Document No. 3352, Book-I, Volume No. 983, at the office of the Sub-Registrar, Hoskote);

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27.	Agreement/Declaration/Confirmation dated 14.08.1965 (unregistered) executed by Mr. A. Muniyappa in favour of Mr. M. Ramaiah, son of Mr. Munishamappa;
28.	Sale Deed dated 10.12.1965 (Registered as Document No. 3198/1965-66, Book-I, Volume No. 1138, at Pages 199 to 203, at the office of the Sub-Registrar, Hoskote);
29.	Extract of the record of rights register bearing R.R. No. 471;
30.	Sale Deed dated 10.12.1965 (Registered as Document No. 3199/1965-66, Book-I, Volume No. 1140, at the office of the Sub-Registrar, Hoskote);
31.	Sale Deed dated 17.11.1975 (Registered as Document No. 2809/1975-76, Book-I, Volume No. 1465, at Pages 230 to 235, at the office of the Sub-Registrar, Hoskote);
32.	Extract of the entry made in the mutation register bearing M.R. No. 31/1975-76;
33.	Sale Deed dated 11.02.1976 (Registered as Document No. 3948/1975-76, Book-I, Volume No. 1474, at Pages 142 to 147, at the office of the Sub-Registrar, Hoskote);
34.	Sale Deed dated 11.02.1976 (Registered as Document No. 3947/1975-76, Book-I, Volume No. 1474, at Pages 137 to 142, at the office of the Sub-Registrar, Hoskote);
35.	Plaint filed in suit bearing O.S. No. 1760/2024 before Senior Civil Judge, Bengaluru Rural;
36.	Genealogical Tree of Mrs. Muniyamma, wife of Late Venkatappa issued by the Village Accountant, Bangalore East Taluk;
37.	Sale Deed dated 05.01.1948 (Registered as Document No. 1315/1947-48, Book-I, Volume No. 648, at Page 63, at the office of the Sub-Registrar, Hosakote);
38.	Sale Deed dated 31.08.1960 (Registered as Document No. 1995, Book-I, Volume No. 974, at the office of the Sub-Registrar, Hoskote);
39.	Extract of the record of rights register bearing R.R. No. 400;
40.	Sale Deed dated 30.07.1964 (Registered as Document No. 1436/1964-65, Book-I, Volume No. 1096, at Pages 56 to 58, at the office of the Sub-Registrar, Hoskote);
41.	Extract of the record of rights register bearing R.R. No. 462;
42.	Extract of the entry made in the mutation register bearing M.R. No. 9/1964-65;

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43.	Sale Deed dated 28.10.1966 (Registered as Document No. 3434/1966-67, Book-I, Volume No. 1666, at Pages 124 to 126, at the office of the Sub-Registrar, Hoskote);
44.	Extract of the record of rights register bearing R.R. No. 523;
45.	Endorsement dated 30.12.2025 bearing No. RTI (G) CR: 21/2025-26 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
46.	Partnership Deed dated 01.04.2023 of M/s. Tulip Enterprises;
47.	Certificate of Registration of M/s. Tulip Enterprises issued by the Registrar of Firms, Bangalore;
48.	Extract of the entry made in the mutation register bearing M.R. No. H4/2022-23;
49.	Death Certificate of Mrs. Kavitha Chhabria @ Maya Chhabria, issued by the Chief Registrar of Births and Deaths;
50.	Genealogical Tree of Mrs. Late Kavitha Chhabria @ Maya Chhabria issued by the Deputy Tahsildhar, Bangalore District;
51.	Retirement and Reconstitution Deed dated 28.09.2023 (Registered as Document No. BNS-1-13319-2023-24, Book-1, at the office of the Sub-Registrar, Banasawadi, Bangalore);
52.	General Power of Attorney dated 21.09.2023 [Registered as Document No. INR-4-00675-2023-24, Book-4, at the office of the Sub-Registrar, Senior Sub-Registrar, Shivajinagara (Indiranagara)];
53.	Extract of the entry made in the mutation register bearing M.R. No. T46/2024-25;
54.	Order dated 04.05.1987 passed in ULC.A. (10) 10/1986-87 before the Court of the Additional Special Deputy Commissioner, Urban Land Ceiling Bangalore;
55.	Order dated 04.05.1987 passed in ULC.A. (10) 9/1986-87 before the Court of the Additional Special Deputy Commissioner, Urban Land Ceiling Bangalore;
56.	Order dated 04.05.1987 passed in ULC.A. (10) 11/1986-87 before the Court of the Additional Special Deputy Commissioner, Urban Land Ceiling Bangalore;
57.	Order dated 22.11.1988 passed in Appeal No. 59/1988 by the Karnataka Appellate Tribunal, Bangalore;
58.	Extract of the entry made in the mutation register bearing M.R. No. 9/2008-09;

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59.	Extract of the entry made in the mutation register bearing M.R. No. 39/2008-09;
60.	Order dated 11.03.2008 bearing No. RRT. C.R: 482/07-08 passed by the Assistant Commissioner, Bangalore;
61.	Endorsement dated 30.12.2025 bearing No. RTI (G) CR: 22/2025-26 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
62.	Official Memorandum dated 08.09.2025 bearing No. 790385 issued by the Deputy Commissioner, Bangalore District;
63.	Official Memorandum dated 08.09.2025 bearing No. 790388 issued by the Deputy Commissioner, Bangalore District;
64.	Official Memorandum dated 08.09.2025 bearing No. 790389 issued by the Deputy Commissioner, Bangalore District;
65.	Official Memorandum dated 08.09.2025 bearing No. 790390 issued by the Deputy Commissioner, Bangalore District;
66.	Official Memorandum dated 08.09.2025 bearing No. 790392 issued by the Deputy Commissioner, Bangalore District;
67.	Agreement to Sell dated 08.01.1978 (Unregistered);
68.	Agreement to Sell dated 08.01.1978 (Unregistered);
69.	Plaint filed in O.S. No. 747/2025 before the Court of the IV Addl Senior Civil Judge, Bengaluru Rural District, Bengaluru;
70.	Compromise Decree dated 04.09.2025 passed in suit bearing O.S. No. 747/2025 before the Court of the IV Addl Senior Civil Judge, Bengaluru Rural District, Bengaluru;
71.	Compromise Petition filed in O.S. No. 747/2025 before the Court of the IV Addl Senior Civil Judge, Bengaluru Rural District, Bengaluru;
72.	Commencement Certificate/Order dated 28.08.2025 issued by the Town Planning Member, Bangalore Development Authority, Bangalore;
73.	Joint Development Agreement dated 25.08.2025 [Registered as Document No. INR-1-04194-2025-26, Book-1, at the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore];
74.	Irrevocable General Power of Attorney dated 25.08.2025 [Registered as Document No. INR-4-00403-2025-26, Book-1, at the office of the Sub-Registrar, Shivajinagar (Indiranagara), Bangalore];

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75.	Special Power of Attorney dated 22.11.2023 (Registered as Document No. SHR-4-00595-2023-24, Book-4, at the office of the Sub-Registrar, Shanthinagara);
76.	Special Power of Attorney dated 12.07.2021 (Registered as Document No. SHR-4-00069-2021-22, Book-4, stored in C.D. No. SHRD748, at the office of the Sub-Registrar, Shanthinagara, Bangalore);
77.	Record of Rights, Tenancy and Crops Inspection Certificates issued with respect to: (a) Survey No.17/1 for the period: (i) 1968-69 to 1977-78; (ii) 1979-80 to 2025-26; (b) Survey No.17/2 for the period: (i) 1968-69 to 1977-78; (iii) 1979-80 to 2025-26; (c) Survey No. 17/3 for the period: 1968-69 to 2025-26; (d) Survey No. 17/4 for the period (i) 2024-25 to 2025-26; and (e) Survey No. 17/5 for the period (i) 2024-25 to 2025-26;
78.	Endorsement dated 08.12.2025 bearing No. R.K/C.R/1438/2025-26 issued by the Tahsildhar, Bangalore East Taluk;
79.	Endorsement dated 06.02.2026 bearing RK/CR/1642/2025-26 issued by the Tahsildhar, Bangalore East Taluk, Krishnarajapura;
80.	Order dated 22.04.2022 passed in proceedings bearing RRT (BE) CR: 05/2022-23 by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
81.	Extract of the entry made in the mutation register bearing M.R. No. T44/2021-22;
82.	Order passed in RRT (BE) CR: 06/2022-23 by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
83.	Extract of the entry made in the mutation register bearing M.R. No. T40/2021-22;
84.	Extract of the entry made in the mutation register bearing M.R. No. T41/2021-22;
85.	Order dated 11.11.2023 bearing RA (BE): 551/2024 passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru;
86.	Extract of the entry made in the mutation register bearing M.R. No. T13/2024-25;
87.	Extract of the entry made in the mutation register bearing M.R. No. T14/2024-25;
88.	Extract of the entry made in the mutation register bearing M.R. No. T15/2024-25;

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89.	Endorsement dated 08.12.2025 bearing No. R.K/C.R/1438/2025-26 issued by the Tahsildhar, Bangalore East Taluk;
90.	Extract of Tippani;
91.	Village Map of Cheemasandra;
92.	Extract of the Hissa Survey Tippani and RR Pakka Book with respect to property bearing Survey No. 17;
93.	Extract of Karnataka Revision Settlement Akarband (Utharu);
94.	Extract of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to Survey No. 17/2;
95.	Extract of Karnataka Revision Settlement Akarband (Utharu);
96.	Endorsement dated 11.12.2025 bearing No. PTCL/ BE/CR: 905/2025-26 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
97.	Endorsement dated 20.12.2025 bearing No. RD1218114041968, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District;
98.	Endorsement dated 20.12.2025 bearing No. RD1218114041978, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District;
99.	Endorsement dated 20.12.2025 bearing No. RD1218114041977, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District;
100.	Endorsement dated 20.12.2025 bearing No. RD1218114041977, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District;
101.	Endorsement dated 20.12.2025 bearing No. RD1218114041972, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District;
102.	Endorsement dated 15.12.2025 bearing No. LAQ/NH-75 (Old No. 4)/CR/151/2025-26, issued by the Special Land Acquisition Officer & Competent Authority, NHAI, Hebbala, Bangalore;
103.	Endorsement dated 15.12.2025 bearing No. LAQ/NH-75 (Old No. 4)/CR/151/2025-26, issued by the Special Land Acquisition Officer & Competent Authority, NHAI, Hebbala, Bangalore;
104.	Endorsement dated 12.01.2026 bearing No. KHB/LAO/Bidarahalli/969/2025-26, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore; and
105.	Encumbrance Certificates issued with respect to property bearing: (a) Survey No. 17/1 for the period: (i) 01.04.1945 to 31.03.1975; (ii) 14.06.1954 to 13.06.1966; (iii) 31.07.1957 to 31.07.1969; (iv) 01.08.1969 to 17.11.1975; (v) 01.04.1975 to 31.07.1986; (vi) 01.08.1986 to 31.05.1989; (vii) 01.06.1989 to

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31.03.2004; (viii) 01.04.2004 to 05.06.2025; (b) Survey No. 17/2 for the period: (i) 31.07.1957 to 31.07.1969 (ii) 31.06.1965 to 29.09.1965; (iii) 01.08.1969 to 17.11.1975; (iv) 01.04.1975 to 31.07.1986; (v) 01.08.1986 to 31.05.1989; (vi) 01.06.1989 to 31.03.2004; (vii) 01.04.2004 to 05.06.2025; (c) Survey No. 17/3 for the period: (i) 31.07.1957 to 31.07.1969; (ii) 01.08.1969 to 17.11.1975; (iii) 01.04.1975 to 31.07.1986; (iv) 01.08.1986 to 31.05.1989; (v) 01.06.1989 to 31.03.2004; (vi) 01.04.2004 to 05.06.2025.
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### III. Title Flow:

Upon review of the aforementioned documents, our observations are as under:

#### Survey No. 17/1:

1. In terms of the Sale Deed dated 05.01.1948 (Registered as Document No. 1314/1947-48, Book-I, Volume No. 646, at Page 163, at the office of the Sub-Registrar, Hosakote) (**Document No.1**), we observe that Mr. Krishnojirao, son of Mr. Durgojirao conveyed property bearing Survey No. 17/1, measuring 02 Acres 25 Guntas situated at Cheemasandra Village ('**Survey No. 17/1**') in favour of Mr. Muninagappa, son of Mr. Kenchappa.
2. We observe from the Sale Deed dated 21.12.1952 (Registered as Document No. 3076/1969-70, Book-I, Volume No. 746, at Pages 126 to 127, at the office of the Sub-Registrar, Hoskote) (**Document No.2**) that Mr. Muninagappa, son of Mr. Kenchappa conveyed property bearing Survey No. 17/1, measuring 02 Acres 22 Guntas in favour of Mr. M.V. Munisanjeevaiah, son of Mr. Chikkavenkata Subbaiah. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 288 (**Document No.3**) and extract of the entry made in the mutation register bearing M.R. No. 14/1951-52 (**Document No.4**).
3. Under a Sale Deed dated 31.07.1961 (Registered as Document No. 1624/1961-62, Book-I, Volume No. 995, at the office of the Sub-Registrar, Hoskote) (**Document No.5**) Mr. M.V. Munisanjeevaiah, son of Mr. Chikkavenkata Subbaiah conveyed property bearing Survey No. 17/1, measuring 02 Acres 25 Guntas in favour of Mr. Sheenappa, son of Mr. Doddaramaiah. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 434 (**Document No.6**) and extract of the entry made in the mutation register bearing M.R. No. 10/1961-62 (**Document No.7**).

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In terms of the Sale Deed dated 05.01.1948 (Registered as Document No. 1314/1947-48), Mr. Muninagappa, son of Mr. Kenchappa acquired an extent of 02 Acres 25 Guntas in Survey No. 17/1 and thereafter the said Mr. Muninagappa conveyed the property bearing Survey No. 17/1, measuring 02 Acres 22 Guntas under a Sale Deed dated 21.02.1952 (Registered as Document No. 3076/1969-70) in favour of Mr. M.V. Munisanjeevaiah. However, subsequently the said Mr. M.V. Munisanjeevaiah conveyed an extent of 02 Acres 25 Guntas in Survey No. 17/1 in favour of Mr. Sheenappa, son of Mr. Doddaramaiah under the aforementioned Sale Deed dated 31.07.1961 (Registered as Document No. 1624), thereby conveying an extent of 03 Guntas in excess. It appears from the Index of lands Register, M.R. No. 14/1951-52 and Record of Rights that Mr. M.V. Munisanjeevaiah was in possession of an extent of 02 Acres 25 Guntas.

4. Mr. Sheenappa, son of Mr. Doddaramaiah conveyed Survey No. 17/1 in favour of Mr. Chikkavenkatappa, son of Mr. Doddappa under a Sale Deed dated 17.08.1962 (Registered as Document No. 1847/1962-63, Book-I, Volume No. 1036, at the office of the Sub-Registrar, Hoskote) (**Document No.8**). In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 446 (**Document No.9**) and extract of the entry made in the mutation register bearing M.R. No. 12/1962-63 (**Document No.10**).
5. Under a Sale Deed dated 17.08.1962 (Registered as Document No. 1851/1962-63, Book-I, at the office of the Sub-Registrar, Hoskote) (**Document No.11**), we observe that Mr. Chikkavenkatappa, son of Mr. Doddappa conveyed Survey No. 17/1 in favour of Mr. H.M. Yellappa, son of Mr. Munishamaiah. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 447 (**Document No.12**) and extract of the entry made in the mutation register bearing M.R. No. 13/1962-63 (**Document No.13**).
6. In terms of the Sale Deed dated 08.02.1963 (Registered as Document No. 3384/1962-63, Book-I, Volume No. 1050, at Pages 59 to 61, at the office of the Sub-Registrar, Hoskote) (**Document No.14**), we observe that Mr. H.M. Yellappa, son of Mr. Munishamaiah conveyed Survey No. 17/1 in favour of Mr. Chikkavenkatappa, son of Mr. Doddappa. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 460 (**Document No.15**). and extract of the entry made in the mutation register bearing M.R. No. 19/1962-63 (**Document No.16**).

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7. In terms of the Sale Deed dated 08.7.1966 (Registered as Document No. 1564/1966-67, Book-I, Volume No. 1155, at Pages 122 to 124, at the office of the Sub-Registrar, Hoskote) (**Document No.17**), we observe that Mr. Chikkavenkatappa, son of Mr. Dodda Appanna conveyed Survey No. 17/1 in favour of Mrs. Gracy Abraham, wife of Mr. Y.B. Abraham.
8. Thereafter, under a Partnership Deed dated 03.03.1969 (Registered as Document No. 4212/1968-69, Book-I, Volume No. 1239, at the office of the Sub-Registrar, Hoskote) (**Document No.18**), entered between Mrs. K.V. Mariamma, wife of Mr. K.J. Varghese and Mrs. Gracy Abraham, wife of Mr. Y.B. Abraham, we observe that the said parties had formed a partnership firm in the name of M/s. Kinatukara Farm, whereunder, the Survey No. 17/1 (owned by Mrs. Gracy Abraham) was contributed into the said firm.
9. Under a Sale Deed dated 17.11.1975 (Registered as Document No. 2508/1975-76, Book-I, Volume No. 1467, at Pages 55 to 60, at the office of the Sub-Registrar, Hoskote) (**Document No.19**), we observe that Mrs. Gracy Abraham, wife of Mr. Y.B. Abraham conveyed Survey No. 17/1 in favour of Mr. Harilal T., son of Mr. Tarachand. In this regard, we have been provided with the extract of the entry made in the mutation register bearing M.R. No. 30/1975-76 (**Document No.20**). It appears from the said Sale Deed dated 17.11.1975 that the partnership firm (in the name of M/s. Kinatukara Farm) formed by Mrs. K.V. Mariamma and Mrs. Gracy Abraham was dissolved by mutual consent of the said parties under a Dissolution Deed of Partnership dated 17.11.1975.

**Survey No. 17/2:**

10. We observe from the Deed dated 30.01.1950 (Registered as Document No. 1779/1949-50, Book-I, Volume No. 699, at Pages 208 to 209, at the office of the Sub-Registrar, Hoskote) (**Document No.21**) that Mr. A. Muniyappa conveyed/transferred the property bearing Survey No. 17/2, measuring 07 Acres 14 Guntas, situated at Cheemasandra Village in favour of Mrs. Muniyamma, wife of Mr. Vengatappa.
11. Under a Gift Deed dated 07.03.1956 (Registered as Document No. 2951/1955-56, Book-I, Volume No. 846, at the office of the Sub-Registrar, Hoskote) (**Document No.22**), Mrs. Muniyamma, wife of Mr. Venkatappa conveyed another portion of Survey No. 17/2, measuring 02 Acres in favour of Mr. Chinkalappa, son of Mr. Doddappa.

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12. Under as Sale Deed dated 05.04.1957 (Registered as Document No. 54/1957-58, Book-I, Volume No. 874, at the office of the Sub-Registrar, Hoskote) (**Document No.23**), we observe that Mrs. Muniyamma, wife of Mr. Vengatappa conveyed a portion of property bearing Survey No. 17/2, measuring 02 Acres in favour of Mr. Chikkavenkatappa, son of Mr. Doddappa.
13. Thereafter, Mr. Chikkavenkatappa, son of Mr. Doddappa conveyed a portion of the property bearing Survey No. 17, measuring 02 Acres (acquired by him under the Sale Deed dated 05.04.1957) in favour of Mr. M. Ramaiah, son of Mr. Munishamappa under Sale Deed dated 23.01.1961 (Registered as Document No. 3353, Book-I, Volume No. 984, at Pages 108 to 110, at the office of the Sub-Registrar, Hoskote) (**Document No.24**).
14. Under a Sale Deed dated 23.01.1961 (Registered as Document No. 3357, Book-I, Volume No. 985, at Pages 24 to 26, at the office of the Sub-Registrar, Hoskote) (**Document No.25**), we observe that Mr. Chinkalappa, son of Mr. Doddappa conveyed the property bearing Survey No. 17/2, measuring 02 Acres (acquired by him under a Gift Deed dated 07.03.1956) in favour of Mr. Ramaiah, son of Mr. Munishamappa.
15. Upon the death of Mrs. Muniyamma, wife of Mr. Yangatappa @ Venkatappa, her husband, Mr. Venkatappa, son of Mr. Nanjundappa conveyed the remaining portion of Survey No. 17/2, measuring 03 Acres 14 Guntas in favour of Mr. Ramaiah, son of Mr. Munishamappa under a Sale Deed dated 23.01.1961 (Registered as Document No. 3352, Book-I, Volume No. 983, at the office of the Sub-Registrar, Hoskote) (**Document No.26**).

We observe from the Deed dated 30.01.1950 (Registered as Document No. 1779/1949-50) (discussed above) that Mrs. Muniyamma, wife of Mr. Vengatappa had to obtain consent from Mr. A. Muniyappa prior to conveyance of the property bearing Survey No. 17/2, measuring 07 Acres 14 Guntas. In this regard, we have been provided with the Agreement/Declaration/Confirmation dated 14.08.1965 (unregistered) (**Document No.27**) executed by Mr. A. Muniyappa in favour of Mr. M. Ramaiah, son of Mr. Munishamappa, thereby confirming that he had no objection in Late Muniyamma and/or her husband, Mr. Venkatappa conveying the property bearing Survey No. 17/2, measuring 07 Acres 14 Guntas.

In manner stated above, Mr. Ramaiah @ M. Ramaiah, son of Mr. Munishamappa acquired an extent of 07 Acres 14 Guntas in Survey No. 17/2.

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16. Under the Sale Deed dated 10.12.1965 (Registered as Document No. 3198/1965-66, Book-I, Volume No. 1138, at Pages 199 to 203, at the office of the Sub-Registrar, Hoskote) (**Document No.28**), we observe that Mr. M. Ramaiah, son of Mr. Munishamappa along with the children of Late Muniyamma (being the erstwhile owner) being Ms. Kousalya, Master Nagaraja and Master R. Murthy (*Master Nagaraja and Master R. Murthy being minors represented by their guardians Mr. M. Ramaiah and Ms. Kousalya*) conveyed an extent of 03 Acres 14 Guntas in property bearing Survey No. 17/2 in favour of Mrs. K.V. Mariamma, wife of Mr. K.J. Varghese. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 471 (**Document No.29**)
17. Under the Sale Deed dated 10.12.1965 (Registered as Document No. 3199/1965-66, Book-I, Volume No. 1140, at the office of the Sub-Registrar, Hoskote) (**Document No.30**), we observe that Mr. M. Ramaiah, son of Mr. Munishamappa conveyed property bearing Survey No. 17/2, measuring in total 04 Acres in favour of Mrs. K.V. Mariamma, wife of Mr. K.J. Varghese.
18. Thereafter, under a Partnership Deed dated 03.03.1969 (Registered as Document No. 4212/1968-69, Book-I, Volume No. 1239, at the office of the Sub-Registrar, Hoskote) (*Document No.18 herein*), entered between Mrs. K.V. Mariamma, wife of Mr. K.J. Varghese and Mrs. Gracy Abraham, wife of Mr. Y.B. Abraham, we observe that the said parties had formed a partnership firm in the name of M/s. Kinatukara Farm, whereunder, the Survey No. 17/2, measuring 07 Acres 14 Guntas (owned by Mrs. K.V. Mariamma) was contributed into the said firm.
19. Under a Sale Deed dated 17.11.1975 (Registered as Document No. 2809/1975-76, Book-I, Volume No. 1465, at Pages 230 to 235, at the office of the Sub-Registrar, Hoskote) (**Document No. 31**), we observe that Mrs. K.V. Mariamma, wife of Late K.J. Varghese conveyed the property bearing Survey No. 17/2, measuring 03 Acres 05 Guntas in favour of Mr. Harilal T, son of Mr. Tarachand. In this regard, we have been provided with the extract of the entry made in the mutation register bearing M.R. No. 31/1975-76 (**Document No.32**). It appears from the said Sale Deed dated 17.11.1975 that the partnership firm (in the name of M/s. Kinatukara Farm) formed by Mrs. K.V. Mariamma and Mrs. Gracy Abraham was dissolved by mutual consent of the said parties under a Dissolution Deed of Partnership dated 17.11.1975.

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20. Under a Sale Deed dated 11.02.1976 (Registered as Document No. 3948/1975-76, Book-I, Volume No. 1474, at Pages 142 to 147, at the office of the Sub-Registrar, Hoskote) (**Document No.33**), we observe that Mrs. K.V. Mariyamma, wife of Late K.J. Varghese conveyed the property bearing Survey No. 17/2, measuring 03 Acres in favour of Mrs. Kiran Amarlal, wife of Mr. Amarlal.
21. Under a Sale Deed dated 11.02.1976 (Registered as Document No. 3947/1975-76, Book-I, Volume No. 1474, at Pages 137 to 142, at the office of the Sub-Registrar, Hoskote) (**Document No.34**), we observe that Mrs. K.V. Mariyamma, wife of Late K.J. Varghese conveyed the property bearing Survey No. 17/2, measuring 01 Acre 09 Guntas in favour of Mrs. Kavitha Bai Arjunlal, wife of Mr. S. Arjunlal.
22. In manner stated above: (i) Mr. Harilal T, son of Mr. Tarachand acquired an extent of 03 Acres 05 Guntas in property bearing Survey No. 17/2; (ii) Mrs. Kiran Amarlal, wife of Mr. Amarlal acquired an extent of 03 Acres in property bearing Survey No. 17/2; and (iii) Mrs. Kavitha Bai Arjunlal, wife of Mr. S. Arjunlal acquired an extent of 01 Acre 09 Guntas in property bearing Survey No. 17/2.
23. We observe from the Complaint filed in suit bearing O.S. No. 1760/2024 before Senior Civil Judge, Bengaluru Rural (**Document No.35**) that Mrs. Nagarathamma, daughter of Late Venkatappa and Late Muniyamma (as Plaintiff) against Mrs. Kousalya, daughter of Late Venkatappa and others (as Defendants) that the plaintiff had filed the said suit seeking for partition, possession, declaration and permanent injunction of a portion of Survey No. 17/2, measuring 03 Acres 14 Guntas. In this regard, we have been provided with the Genealogical Tree of Mrs. Muniyamma, wife of Late Venkatappa issued by the Village Accountant, Bangalore East Taluk (**Document No.36**). *We observe that the said suit is pending.*

### **Survey No. 17/3:**

24. In terms of the Sale Deed dated 05.01.1948 (Registered as Document No. 1315/1947-48, Book-I, Volume No. 648, at Page 63, at the office of the Sub-Registrar, Hosakote) (**Document No.37**), we observe that Mr. Krishnoji Rao, son of Mr. Durgoji Rao conveyed property bearing Survey No. 17/3, measuring 31 Guntas situated at Cheemasandra Village ('**Survey No. 17/3**') in favour of Mr. Kallappa, son of Mr. Kenchappa.

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25. Under a Sale Deed dated 31.08.1960 (Registered as Document No. 1995, Book-I, Volume No. 974, at the office of the Sub-Registrar, Hoskote) (**Document No.38**), we observe that Mr. Kallappa, son of Mr. Kenchappa along with his minor children conveyed the Survey No. 17/3 in favour of Mr. Puttachari, son of Mr. Vishwakarma. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 400 (**Document No.39**).
26. We observe from the Sale Deed dated 30.07.1964 (Registered as Document No. 1436/1964-65, Book-I, Volume No. 1096, at Pages 56 to 58, at the office of the Sub-Registrar, Hoskote) (**Document No.40**), we observe that Mr. Puttachar, son of Mr. Vishwakarma conveyed Survey No. 17/3 in favour of Mr. H. Bhavanilal, son of Late Himmathamul. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 462 (**Document No.41**) and extract of the entry made in the mutation register bearing M.R. No. 9/1964-65 (**Document No.42**).
27. Under the Sale Deed dated 28.10.1966 (Registered as Document No. 3434/1966-67, Book-I, Volume No. 1666, at Pages 124 to 126, at the office of the Sub-Registrar, Hoskote) (**Document No.43**), we observe that Mr. H. Bhavarilal, son of Late Himmathamul conveyed Survey No. 17/3 in favour of Mrs. K.V. Mariamma, wife of Mr. K.J. Varghese. In this regard, we have been provided with the extract of the record of rights register bearing R.R. No. 523 (**Document No.44**).
28. Thereafter, under a Partnership Deed dated 03.03.1969 (Registered as Document No. 4212/1968-69, Book-I, Volume No. 1239, at the office of the Sub-Registrar, Hoskote) (*Document No.18 herein*), entered between Mrs. K.V. Mariamma, wife of Mr. K.J. Varghese and Mrs. Gracy Abraham, wife of Mr. Y.B. Abraham, we observe that the said parties had formed a partnership firm in the name of M/s. Kinatukara Farm, whereunder, the Survey No. 17/3 (owned by Mrs. K.V. Mariamma) was contributed into the said firm.
29. Under a Sale Deed dated 11.02.1976 (Registered as Document No. 3947/1975-76, Book-I, Volume No. 1474, at Pages 137 to 142, at the office of the Sub-Registrar, Hoskote) (*Document No.34 herein*), we observe that Mrs. K.V. Mariamma, wife of Late K.J. Varghese conveyed property bearing Survey No. 17/3 in favour of Mrs. Kavitha Bai Arjunlal Arjunlal, wife of Mr. S. Arjunlal. It appears from the said Sale Deed dated 11.02.1976 that the partnership firm (in the name of M/s. Kinatukara Farm) formed by Mrs. K.V. Mariamma and Mrs. Gracy Abraham was dissolved by mutual consent of the said parties under a Dissolution Deed of Partnership dated 17.11.1975

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We observe from the Notice dated 18.04.1979 bearing No. LRF (B) CS9/111/75-79 issued by the Land Tribunal that one Mr. T.P. Joseph had filed a tenancy application under Section 48 (1) of the Karnataka Land Reforms Act, 1961 against Mrs. K.V. Mariamma and Mrs. Gracy Abraham with respect to Survey Nos. 17/2 and 17/3. We have not been provided with documents evidencing any proceedings being initiated. In this regard, we have been provided with the Endorsement dated 30.12.2025 bearing No. RTI (G) CR: 21/2025-26 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document No.45**), confirming that the Order/ extract of the proceedings with respect to LRF (B) CS9/111/75-79 is not available.

**Common Flow:**

30. Mr. Harilal T. Goklaney, son of Mr. Tarachand Goklaney, Mrs. Kiran Amarlal, wife of Mr. Amarlal, Mrs. Archana Chhabria, wife of Mr. Sanjay Chhabria, Mrs. Sonia Roop Goklaney together with Mr. Avnash Amarlal, son of Mr. Assardas Amarlal, Mrs. Ekta A. Kukreja, wife of Mr. Avnash Amarlal formed a partnership firm in the name of M/s. Tulip Enterprises vide Partnership Deed dated 01.04.2023 (**Document No.46**), whereunder, we observe that: (i) Mr. Harilal T. Goklaney (being the owner of Survey No. 17/1, measuring 02 Acres 25 Guntas and Survey No. 17/2, measuring 03 Acres 05 Guntas; (ii) Mrs. Kiran Amarlal (being the owner of Survey No. 17/2, measuring 03 Acres); and (iii) Mrs. Archana Chhabria and Mrs. Sonia Roop Goklaney (being the legal heirs of Late Kavitha Bai and owner of Survey No. 17/2, measuring 01 Acre 09 Guntas and Survey No. 17/3, measuring 31 Guntas) contributed their respective portions of Survey No. 17/1, Survey No. 17/2 and Survey No. 17/3 in favour of M/s. Tulip Enterprises, as capital contribution. In this regard, we have been provided with the Certificate of Registration of M/s. Tulip Enterprises issued by the Registrar of Firms, Bangalore (**Document No.47**). In this regard, we have been provided with: (i) extract of the entry made in the mutation register bearing M.R. No. H4/2022-23 (**Document No.48**), whereunder, we observe that upon the death of Late Kavitha Bai the khata with respect to Survey No. 17/2, measuring 01 Acres 09 Guntas and Survey No. 17/3, measuring 31 Guntas was mutated in the names of Mrs. Archana Chhabria and Mrs. Sonia Roop Goklaney; (ii) Death Certificate of Mrs. Kavitha Chhabria @ Maya Chhabria, issued by the Chief Registrar of Births and Deaths (**Document No.49**), whereunder, we observe that Mrs. Kavitha Chhabria @ Maya Chhabria deceased on 20.08.2013; and (iii) Genealogical Tree of Mrs. Late Kavitha

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Chhabria @ Maya Chhabria issued by the Deputy Tahsildhar, Bangalore District  
**(Document No.50)**

31. Under a Deed of Retirement and Reconstitution Deed dated 28.09.2023 (Registered as Document No. BNS-1-13319-2023-24, Book-1, at the office of the Sub-Registrar, Banasawadi, Bangalore) **(Document No.51)** of M/s. Tulip Enterprises, we observe that Mr. Harilal T. Goklaney, son of Mr. Tarachand Goklaney, Mrs. Kiran Amarlal, wife of Mr. Amarlal (represented by her General Power of Attorney holder, Mr. Avnash Amarlal) and Mrs. Archana Chhabria, wife of Mr. Sanjay Chhabria, Mrs. Sonia Roop Goklaney retired from the said partnership firm and released all their right, title and interest over Survey No. 17/1, Survey No. 17/2 and Survey No. 17/3. In this regard, we have been provided with the General Power of Attorney dated 21.09.2023 [Registered as Document No. INR-4-00675-2023-24, Book-4, at the office of the Sub-Registrar, Senior Sub-Registrar, Shivajinagara (Indiranagara)] **(Document No.52)** executed by Mrs. Kiran Amarlal, wife of Mr. Assardas Amarlal in favour of Mr. Avnash Amarlal, son of Mr. Seth Assardas Amarlal.
32. In terms of the extract of the entry made in the mutation register bearing M.R. No. T46/2024-25 **(Document No.53)**, we observe that property bearing Survey No. 17/2, measuring 7 Acres 14 Guntas was bifurcated into three portions i.e., Survey No. 17/2, measuring 03 Acres 05 Guntas (**'Survey No. 17/2'**), Survey No. 17/4, measuring 03 Acres (**'Survey No. 17/4'**) and Survey No. 17/5, measuring 01 Acre 09 Guntas (**'Survey No. 17/5'**), all situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

#### **IV. Proceedings:**

33. In terms of the Order dated 04.05.1987 passed in ULC.A. (10) 10/1986-87 before the Court of the Additional Special Deputy Commissioner, Urban Land Ceiling Bangalore **(Document No.54)**, we observe that Mr. Harilal T had filed a declaration under Section 6 (1) of the Urban Land Ceiling and Regulation, Act 1976 in connection with Survey No. 17/1 and Survey No. 17/2 (03 Acres 05 Guntas) and the said authority held that the Urban Land Ceiling and Regulation, Act 1976 would not apply.
34. In terms of the Order dated 04.05.1987 passed in ULC.A. (10) 9/1986-87 before the Court of the Additional Special Deputy Commissioner, Urban Land Ceiling Bangalore **(Document No.55)**, we observe that Mrs. Kavitha Bai Arjunlal had filed a declaration

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under Section 6 (1) of the Urban Land Ceiling and Regulation, Act 1976 in connection with Survey No. 17/2 (01 Acre 09 Guntas) and Survey No. 17/3 (31 Guntas) and the said authority held that the declarant being Mrs. Kavitha Bai did not hold excess land.

35. In terms of the Order dated 04.05.1987 passed in ULC.A. (10) 11/1986-87 before the Court of the Additional Special Deputy Commissioner, Urban Land Ceiling Bangalore (**Document No.56**), we observe that Mr. Kiran Amarlal had filed a declaration under Section 6 (1) of the Urban Land Ceiling and Regulation, Act 1976 in connection with Survey No. 17/2 (03 Acres) and the said authority held that the declarant being Mr. Kiran Amarlal did not hold excess land.
36. In terms of the Order dated 22.11.1988 passed in Appeal No. 59/1988 by the Karnataka Appellate Tribunal, Bangalore (**Document No.57**), we observe that Mr. Harilal T. Goklaney had filed appeal against the Assistant Commissioner and others seeking to set aside the Order dated 31.12.1987 passed in proceedings bearing LRF (83) 521/86-87 by the Assistant Commissioner, Bangalore, where under the Assistant Commissioner had ordered to forfeit the Survey No. 17/1 and portion of Survey No. 17/2 for violation of Sections 79 A and 79 B of Karnataka Land Reforms Act, 1961. The Karnataka Appellate Tribunal, Bangalore set-aside the said Order dated 31.12.1987 and held that there was no violation of Sections 79 A and 79 B. In this regard, we have been provided with the extract of the entry made in the mutation register bearing M.R. Nos. 9/2008-09 (**Document No.58**) and 39/2008-09 (**Document No.59**) and Order dated 11.03.2008 bearing No. RRT. C.R: 482/07-08 passed by the Assistant Commissioner, Bangalore (**Document No.60**), whereunder, we observe that the name of the government was removed from the RTC's of Survey No. 17/2, measuring 03 Acres 05 Guntas and Survey No. 17/1, measuring 02 Acres 25 Guntas and the name of Mr. Harilal was restored in the RTC's. Further, we have not been provided with the Order dated 31.12.1987 passed in proceedings bearing LRF (83) 521/86-87 by the Assistant Commissioner, Bangalore. In this regard, we have been provided with an Endorsement dated 30.12.2025 bearing No. RTI (G) CR: 22/2025-26 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document No.61**), confirming that the said Order dated 31.12.1987 is not available.

**V. Conversion of the Composite Property:**

37. We observe from the: (i) Official Memorandum dated 08.09.2025 bearing No. 790385 issued by the Deputy Commissioner, Bangalore District; (ii) Official Memorandum dated

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08.09.2025 bearing No. 790388 issued by the Deputy Commissioner, Bangalore District; (iii) Official Memorandum dated 08.09.2025 bearing No. 790389 issued by the Deputy Commissioner, Bangalore District; (iv) Official Memorandum dated 08.09.2025 bearing No. 790390 issued by the Deputy Commissioner, Bangalore District; and (v) Official Memorandum dated 08.09.2025 bearing No. 790392 issued by the Deputy Commissioner, Bangalore District (**Document Nos.62 to 66**) that Composite Property has been converted from agricultural purposes to layout-residential purposes.

#### VI. Agreements with third parties:

38. We observe from the Agreement to Sell dated 08.01.1978 (Unregistered) (**Document No. 67**) that Mr. Harilal T, son of Mr. Tarachand had agreed to convey a portion of Survey No. 17/1, measuring 02 Acres 25 Guntas and a portion of Survey No. 17/2, measuring 03 Acres 05 Guntas in favour of Mr. Ziaulla Sheriff, Mr. Noor Ahmed Sheriff, Mr. Zahoor Ahmed Sheriff and Mr. Abdul Salam.
39. We observe from the Agreement to Sell dated 08.01.1978 (Unregistered) (**Document No. 68**) that Mrs. Kiran Amarlal, wife of Mr. Amarlal and Mrs. Kavitha Bai Arjunlal, wife of Mr. S. Arjunlal had agreed to convey portions of Survey No. 17/2, measuring 03 Acres and 01 Acre 09 Guntas and Survey No. 17/3, measuring 31 Guntas in favour of Mr. Ziaulla Sheriff, Mr. Noor Ahmed Sheriff, Mr. Zahoor Ahmed Sheriff and Mr. Abdul Salam.
40. We observe from the Complaint and Compromise Decree dated 04.09.2025 passed in suit bearing O.S. No. 747/2025 before the Court of the IV Addl Senior Civil Judge, Bengaluru Rural District, Bengaluru (**Document Nos. 69 to 70**) that Mr. Ziaulla Sheriff, son of Late Abdul Gaffar Sheriff (as plaintiff) had filed the said suit against M/s. Tulip Enterprises and others (as defendants) seeking to declare that the Deed of Partnership dated 01.04.2023 and Deed of Retirement and Reconstitution dated 28.09.2023 (discussed above) are not binding on the plaintiff. During the pendency of the suit the parties arrived at a compromise and filed a Compromise Petition (**Document No. 71**), whereunder, the plaintiff released and relinquished all his right, title over the Composite Property in favour M/s. Tulip Enterprises and its partners and further confirmed and recognised M/s. Tulip Enterprises as the owner of the Composite Property. *It appears from an online litigation search conducted by us in the e-courts website that IBC Knowledge Park Private Limited has filed an appeal in RFA No. 2572/2025 before the Hon'ble High Court of Karnataka, at Bengaluru against the Compromise Decree dated 04.09.2025 passed in*

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*suit bearing O.S. No. 747/2025 by the Court of the IV Addl Senior Civil Judge, Bengaluru Rural District, Bengaluru. The said appeal is pending.*

**VII. Development on the Composite Property:**

41. We observe from the Commencement Certificate/Order dated 28.08.2025 issued by the Town Planning Member, Bangalore Development Authority, Bangalore (**Document No. 72**), that the said authority accorded permission to change of land use of properties bearing Survey No. 17/1, measuring 02 Acres 25 Guntas, Survey No. 17/2, measuring 07 Acres 14 Guntas and Survey No. 17/3, measuring 31 Guntas from agricultural use to residential use.
  
42. We observe that M/s. Tulip Enterprises (as owner), represented by its Partners, Mr. Avnash Amarlal and Mrs. Ekta A Kukreja entered into a Joint Development Agreement dated 25.08.2025 [Registered as Document No. INR-1-04194-2025-26, Book-1, at the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore] (**Document No. 73**) with Brigade Enterprises Limited (as Developer) to develop multi-storeyed residential apartments in Composite Property. Further, we observe that Owner was entitled to 36.36 % of the sale proceeds derived from the sale of the apartment units in the project and Developer was entitled to the remaining 63.64 % of the sale proceeds derived from the sale of the apartment units in the project. In this regard, we have also been provided with the Irrevocable General Power of Attorney dated 25.08.2025 [Registered as Document No. INR-4-00403-2025-26, Book-1, at the office of the Sub-Registrar, Shivajinagar (Indiranagara), Bangalore] (**Document No. 74**), thereby authorising the Developer to do certain acts and deeds in connection with the development of the Composite Property. In this regard, we have been provided with the: (i) Special Power of Attorney dated 22.11.2023 (Registered as Document No. SHR-4-00595-2023-24, Book-4, at the office of the Sub-Registrar, Shanthinagara) executed by Mrs. Ekta A Kukreja, wife of Mr. Avnash Amarlal in favour of Mr. S.R. Srinivas, son of Mr. Ramachandra Murthy S (**Document No. 75**); (ii) Special Power of Attorney dated 12.07.2021 (Registered as Document No. SHR-4-00069-2021-22, Book-4, stored in C.D. No. SHRD748, at the office of the Sub-Registrar, Shanthinagara, Bangalore) executed by Mr. Avnash Amarlal, son of Mr. Assardas Amarlal in favour of Mr. S.R. Srinivas, son of Mr. Ramachandra Murthy S (**Document No. 76**).

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**VIII. Revenue Records, Survey Records and Encumbrance Certificates:**

43. We have been provided with the Record of Rights, Tenancy and Crops Inspection Certificates (RTC's) issued with respect to: (a) Survey No.17/1 for the period: (i) 1968-69 to 1977-78; (ii) 1979-80 to 2025-26; (b) Survey No.17/2 for the period: (i) 1968-69 to 1977-78; (iii) 1979-80 to 2025-26; (c) Survey No. 17/3 for the period: 1968-69 to 2025-26; (d) Survey No. 17/4 for the period (i) 2024-25 to 2025-26; and (e) Survey No. 17/5 for the period (i) 2024-25 to 2025-26 (**Document No. 77**). We have not been provided with the RTC's issued with respect to Survey No. 17/2 for the period 1995-96 to 1999-2000. In this regard, we have been provided with an Endorsement dated 08.12.2025 bearing No. R.K/C.R/1438/2025-26 issued by the Tahsildhar, Bangalore East Taluk (**Document No.78**), confirming that the RTC's for the said period are mutilated. Further, we have not been provided with RTC with respect to Survey No. 17/1 and Survey No. 17/2 for the period 1978-79. In this regard, we have been provided with an Endorsement dated 06.02.2026 bearing RK/CR/1642/2025-26 issued by the Tahsildhar, Bangalore East Taluk, Krishnarajapura (**Document No. 79**) confirming that RTC with respect to Survey No. 17/1 and Survey No. 17/2 for the period 1978-79 was not available.
44. In terms of the Order dated 22.04.2022 passed in proceedings bearing RRT (BE) CR: 05/2022-23 by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document No. 80**), we observe that the khata with respect to Survey No. 17/2, measuring 04 Acres 09 Guntas was mutated in the name of Mr. T. Harilal even though, Mrs. Kavitha Bai Arjunlal and Mr. Kiran Amarlal had acquired the portions of Survey No. 17/2 under two Sale Deeds (as discussed above). The said discrepancy was rectified to reflect: (i) Mr. Kiran Amarlal as holder of a portion of Survey No. 17/2, measuring 03 Acres; and (ii) Mrs. Kavitha Bai as holder of a portion of Survey No. 17/2, measuring 01 Acre 09 Guntas in the RTC's. In this regard, we have been provided with the extract of the entry made in the mutation register bearing M.R. No. T44/2021-22 (**Document No.81**).
45. We observe from the Order passed in RRT (BE) CR: 06/2022-23 by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document No. 82**) that the name of Mr. Harilal T, son of Mr. Tarachand was wrongly mentioned as Mr. Harilal T Goklaney, son of Mr. Tarachand in the RTC's with respect to Survey Nos. 17/1 & 17/2. The said discrepancy was rectified to reflect Mr. Harilal T, son of Mr. Tarachand instead of Mr. Harilal T, son of Mr. Tarachand in the RTC's with respect to Survey Nos. 17/1 & 17/2. In this regard, we have been provided with the extract of the entries made in the

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- mutation register bearing M.R. Nos. T40/2021-22 (**Document No.83**) and T41/2021-22 (**Document No.84**).
46. We observe from the Order dated 11.11.2023 bearing RA (BE): 551/2024 passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru (**Document No. 85**), that the said authority ordered to mutate the khata with respect to Survey No. 17/1, measuring 02 Acres 25 Guntas, Survey No. 17/2, measuring in total 07 Acres 14 Guntas (now bearing Survey No. 17/2, Survey No. 17/4 & Survey No. 17/5) in the name of M/s. Tulip Enterprises as per the Deed of Retirement and Reconstitution Deed dated 28.09.2023 (*as discussed above*). In this regard, we have been provided with the: (i) extract of the entry made in the mutation register bearing M.R. No. T13/2024-25 (**Document No.86**); (ii) extract of the entry made in the mutation register bearing M.R. No. T14/2024-25 (**Document No.87**) and (iii) extract of the entry made in the mutation register bearing M.R. No. T15/2024-25 (**Document No.88**).
47. We have not been provided with the extracts of the entries made in the mutation register bearing M.R. Nos. 1/1942-43, 10/1947-48, 8/1943-44, 9/1947-48. In this regard, we have been provided with the Endorsement dated 08.12.2025 bearing No. R.K/C.R/1438/2025-26 issued by the Tahsildhar, Bangalore East Taluk (**Document No.89**), confirming that the said mutation registers were not available.
48. In terms of the extract of Tippani (**Document No. 90**) and Village Map of Cheemasandra Village (**Document No. 91**), we observe the shape and the location of property bearing Survey No. 17.
49. We observe from the extract of the Hissa Survey Tippani and RR Pakka Book issued with respect to property bearing Survey No. 17 (**Document No. 92**) that the said property has been bifurcated into three portions Viz., property bearing Survey No. 17/1, Survey No. 17/2 and Survey No. 17/3.
50. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to: (a) Survey No. 17/1, we observe that Survey No.17/1 admeasures 02 Acres 25 Guntas (without any Kharab land); (b) Survey No. 17/2, we observe that Survey No. 17/2 admeasures 07 Acres 14 Guntas (without any Kharab land); (c) Survey No. 17/3, we observe that Survey No. 17/3 admeasures 31 Guntas (without any Kharab land) (**Document No.93**).

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51. We observe from the extract of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to Survey No. 17/2 (**Document No. 94**) that the said property has been bifurcated into three portions Viz., property bearing Survey No. 17/2, Survey No. 17/4 and Survey No. 17/5.
52. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to: (a) Survey No. 17/2, we observe that Survey No. 17/2 admeasures 03 Acres 05 Guntas (without any Kharab land); (b) Survey No. 17/4, we observe that Survey No. 17/4 admeasures 03 Acres (without any Kharab land); and (c) Survey No. 17/5, we observe that Survey No. 17/5 admeasures 01 Acres 09 Guntas (without any Kharab land) (**Document No.95**).
53. In terms of the Endorsement dated 11.12.2025 bearing No. PTCL/ BE/CR: 905/2025-26 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document No.96**) we observe that no proceedings have been initiated/pending under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Composite Property from the period 1995 to till the date of the said Endorsement i.e., 11.12.2025.
54. In terms of the: (i) Endorsement dated 20.12.2025 bearing No. RD1218114041968, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District (**Document No. 97**); (ii) Endorsement dated 20.12.2025 bearing No. RD1218114041978, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District (**Document No. 98**); (iii) Endorsement dated 20.12.2025 bearing No. RD1218114041977, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District (**Document No.99**); (iv) Endorsement dated 20.12.2025 bearing No. RD1218114041975, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District (**Document No.100**); and (v) Endorsement dated 20.12.2025 bearing No. RD1218114041972, issued by the Tahsildhar, Bangalore East Taluk, Bangalore Urban District (**Document No.101**), we observe that there are no tenancy applications filed in Form 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to the Composite Property as on 20.12.2025.
55. We observe from the Endorsement dated 15.12.2025 bearing No. LAQ/NH-75 (Old No. 4)/CR/151/2025-26, issued by the Special Land Acquisition Officer & Competent Authority, NHAI, Hebbala, Bangalore (**Document No. 102**) that no acquisition proceedings have been initiated in connection with the Composite Property as on 15.12.2025.

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56. We observe from the Endorsement dated 12.01.2026 bearing No. KHB/LAO/Bidarahalli/969/2025-26, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (**Document No.103**) that no acquisition proceedings have been initiated in connection with the Composite Property as on 12.01.2026.
57. We observe from the Endorsement dated 19.01.2026 bearing No. KIADB/SLAO/KEMKA/1534/2025-26, issued by the Special Land Acquisition Officer, KIADB Office, Bangalore (**Document No.104**) that no acquisition proceedings have been initiated in connection with the Composite Property as on 19.01.2026.
58. We have been provided with the Encumbrance Certificates issued by the jurisdictional office of the Sub-Registrar ('EC's') with respect to property bearing: (a) Survey No. 17/1 for the period: (i) 01.04.1945 to 31.03.1975; (ii) 14.06.1954 to 13.06.1966; (iii) 31.07.1957 to 31.07.1969; (iv) 01.08.1969 to 17.11.1975; (v) 01.04.1975 to 31.07.1986; (vi) 01.08.1986 to 31.05.1989; (vii) 01.06.1989 to 31.03.2004; (viii) 01.04.2004 to 05.06.2025; (b) Survey No. 17/2 for the period: (i) 31.07.1957 to 31.07.1969 (ii) 31.06.1965 to 29.09.1965; (iii) 01.08.1969 to 17.11.1975; (iv) 01.04.1975 to 31.07.1986; (v) 01.08.1986 to 31.05.1989; (vi) 01.06.1989 to 31.03.2004; (vii) 01.04.2004 to 05.06.2025; (c) Survey No. 17/3 for the period: (i) 31.07.1957 to 31.07.1969; (ii) 01.08.1969 to 17.11.1975; (iii) 01.04.1975 to 31.07.1986; (iv) 01.08.1986 to 31.05.1989; (v) 01.06.1989 to 31.03.2004; (vi) 01.04.2004 to 05.06.2025 (**Document No. 105**).

**IX. Opinion on title of the Composite Property:**

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

- (i) M/s. Tulip Enterprises, a partnership firm at No.100/1, City Centre, J.C. Road, Bengaluru- 560042 has acquired right, title and interest over immovable properties being converted for layout-residential purposes and bearing: (i) Survey No. 17/1, measuring 02 Acres 25 Guntas; (ii) Survey No. 17/2, measuring 03 Acres 05 Guntas; (iii) Survey No. 17/3, measuring 31 Guntas ; and (iv) Survey No. 17/4, measuring 03 Acres, totally measuring 10 Acres 30 Guntas, all situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk Viz., Composite Property;

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- (ii) M/s. Tulip Enterprises has executed a Joint Development Agreement dated 25.08.2025 [Registered as Document No. INR-1-04194-2025-26, Book-1, at the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore] and Irrevocable General Power of Attorney dated 25.08.2025 [Registered as Document No. INR-4-00403-2025-26, Book-1, at the office of the Sub-Registrar, Shivajinagar (Indiranagara), Bangalore] in favour of Brigade Enterprises Limited in connection with development on the Composite Property; and
- (iii) A suit bearing O.S. No. 1760/2024 (filed before the Senior Civil Judge, Bengaluru Rural) and an appeal bearing RFA No. 2572/2025 (filed before the Hon'ble High Court of Karnataka, at Bengaluru) are pending.

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**Ms. Brijita Prakash,**  
**Partner,**  
**J. Sagar Associates,**  
**Advocates & Solicitors**

*This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume 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 rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.*

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