

## REPORT ON TITLE

PROPERTY: ALL THAT PIECE AND PARCEL OF CONVERTED LANDS BEARING:

- (i) SURVEY NO. 220 (OLD 16/P14) ADMEASURING 3 ACRES;
- (ii) SURVEY NO. 221/1 MEASURING 2 ACRES;
- (iii) SURVEY NO. 221/2 MEASURING 1 ACRE;  
BOTH (ii) & (iii) FORMING A PART OF OLD SURVEY NO. 221,  
(PREVIOUSLY SURVEY NO. 17/P16);
- (iv) SURVEY NO. 222/1 MEASURING 8 GUNTAS; AND
- (v) SURVEY NO. 222/2 MEASURING 2 ACRES 32 GUNTAS;  
BOTH (iv) & (v) FORMING A PART OF OLD SURVEY NO. 222  
(PREVIOUSLY SURVEY NO. 17/P11)

ALL SITUATED AT KANNUR VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST  
TALUK, BANGALORE DISTRICT, BANGALORE, MEASURING IN ALL 9 ACRES.

February 24, 2026

PRIVILEGED AND CONFIDENTIAL



**TABLE OF CONTENTS**

<b>Sl. No.</b>	<b>Details</b>	<b>Page No.</b>
1.	Scope of the Report	3
2.	Common aspects of prior title re: the Schedule Properties	3
3.	Devolution of title of:	7
	Survey No. 220 (old 16/P14) admeasuring 3 acres	7
	Survey No. 221/1 measuring 2 acres and Survey No. 221/2 measuring 1 acre, both forming a part of old Survey No. 221, (previously Survey No. 17/P16)	15
	Survey No. 222/1 measuring 8 guntas and Survey No. 222/2 measuring 2 acres 32 guntas, both forming a part of old Survey No. 222 (previously Survey No. 17/P11)	26
4.	Additional common aspects pertaining to the Schedule Properties	34
	Relinquishment for Road Widening	34
	Plans and Khata	35
	Joint Development	35
	Zoning Regulations	35
	Endorsements in relation to the Schedule Properties	36
	Survey documents in relation to the Schedule Properties	36
	Responses to applications filed under the Right to Information Act, 2005	37
	Public notice	38
5.	Conclusion	38
6.	Disclaimers	39
7.	Annexures – Documents examined	40
	Common prior title documents	40
	Schedule Property 1	41
	Schedule Property 2	43
	Schedule Property 3	49
	Other documents	53



**A. SCOPE OF THE REPORT**

1. This title report (hereinafter "**Report**") is submitted pursuant to a legal due diligence conducted by us basis instructions from Poulomi Estates Private Limited on the property described below:

All that piece and parcel of converted lands in Kannur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, bearing:

- i. Survey No. 220 (previously Survey No. 16/P14) admeasuring 3 (three) acres ("**Schedule Property 1**");
  - ii. Survey No. 221/1 measuring 2 (two) acres and Survey No. 221/2 measuring 1 (one) acre, both forming a part of old Survey No. 221, (previously Survey No. 17/P16) ("**Schedule Property 2**"); and
  - iii. Survey No. 222/1 measuring 8 (eight) guntas and Survey No. 222/2 measuring 2 (two) acres 32 (thirty two) guntas, both forming a part of old Survey No. 222 (previously Survey No. 17/P11) ("**Schedule Property 3**");  
in all measuring 9 (nine) acres ("**Schedule Properties**")
2. The Schedule Properties are currently owned by Poulomi Estates Private Limited (hereinafter "**the Owner**")
  3. This Report traces the title of the Owner to the Schedule Properties.

**B. COMMON ASPECTS OF PRIOR TITLE WITH RESPECT TO THE SCHEDULE PROPERTIES**

1. The Schedule Properties are government grant lands that were originally 3 (three) contiguous blocks of 3 (three) acres each. We have been informed that there are no grant orders available in respect of any of the Schedule Properties and we have independently verified this aspect with the office of the Tahsildar, Krishnarajapura. Therefore, in order to ascertain prior title to the Schedule Properties, we have relied on other available documents.
2. We understand from the Official Memorandum dated April 2, 1961 issued by the Special Deputy Commissioner, Bangalore District (**Document 1**) that there were certain *gomala* lands (free pasturage lands for cattle) in Survey Nos. 16 and 17 of Kannur Village, Bidarahalli Hobli, Hoskote Taluk, that were encroached upon by certain landless persons and that the concerned Assistant Commissioner had directed that these lands be granted to such landless persons. In line therewith and as per the Grant Register Extract (*Saguvali Vitarana Vahi*) for Survey Nos. 16 and 17 of Kannur Village, Bidarahalli Hobli for the year 1961-62, a copy of which has been issued by the Tahsildar, Hoskote Taluk (**Document 2**), we understand that the aforesaid lands were granted in the following manner:



- 2.1. Adilakshmi Ammal was granted 3 (three) acres in Survey No. 16, which now constitutes Schedule Property 1;
  - 2.2. Ramarao Pawar was granted 3 (three) acres in Survey No. 17, which now constitutes Schedule Property 2; and
  - 2.3. M. Gopal was granted 3 (three) acres in Survey No. 17, which now constitutes Schedule Property 3.
3. The documents made available to us do not disclose that the aforesaid grantees belonged to the Scheduled Castes or Scheduled Tribes. On the other hand, the aforesaid Official Memorandum (**Document 1**) refers to the grantees being landless persons who had encroached on the aforesaid lands and much later, as per certain records issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura in the year 2012 (**Document 5**), two of the grantees i.e., Ramarao Pawar and M. Gopal are recorded as being ex-servicemen and one grantee, i.e., Adilakshmi Ammal is recorded as a dependent of an ex-serviceman. Upon checking with the office of the Tahsildar, Krishnarajapura, we have ascertained that there are no additional documents in this regard.

*Therefore, we are of the view that the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (as amended) are not attracted in the present case.*

4. As the grant orders are unavailable, we have examined the relevant provisions of law<sup>1</sup> at the time of the grant of the Schedule Properties in order to determine the non-alienation period applicable to the Schedule Properties, as per which there is a 15 (fifteen) year non-alienation period from the date of the grantee taking possession of the land. Assuming that the grants in respect of the Schedule Properties were subject to a non-alienation period, the original grantees sold their respective portions thereof, after a period of nearly 20 (twenty) years from the year 1961-62.

*In our view, the transfer of the Schedule Properties by the original grantees is not vitiated by any restriction on alienation.*

5. R. Suguna, the predecessor-in-title of Schedule Property 1 and others filed several Writ Petitions before the Karnataka High Court (**Document 3**) seeking directions to the Tahsildar, Bangalore East Taluk for undertaking 'phodi and durast work' in respect of the Survey Nos. held by them. Pursuant to the order of the Hon'ble High Court dated June 17, 2014 (**Document 3**) directing the Tahsildar to take necessary action, a "Missing Files Committee" was constituted to retrace the records and documents of the Survey Nos. as per applicable law and the details as regards the Schedule Properties was recorded in the in the proceedings of the Committee, as mentioned below:

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<sup>1</sup> Rule 43-G of the rules under the Mysore Land Revenue Code, 1888



- 5.1. The records of the proceedings (**Document 4**) clarify that Survey Nos. 16 and 17 of Kannur Village were earlier *gomala* lands and that:
- 5.1.1. Adilakshmi Ammal was granted 3 (three) acres in Survey No. 16 as set forth in the Grant Register Extract (*Saguvali Vitarana Vahi*) and her name has been recorded in the Record of Rights and in the Record of Rights, Tenancy, Crops and *Pahani* ("**RTC**"). It further makes a mention that in one Mutation Register Extract, Survey No. 16 was circled and corrected to Survey No. 17. Further, the records of the proceedings clarify that any reference in the documents to Adilakshmi Ammal, Adilakshmi Ammal and Muni Ammal refer to the same person;
- 5.1.2. Ramarao Pawar was granted 3 (three) acres in Survey No. 17 as set forth in the Grant Register Extract (*Saguvali Vitarana Vahi*) and his name has been recorded in the Index of Lands (*a copy of which we have not been provided*) and in MR 11/86-87, Survey No. 16 was circled and corrected to Survey No. 17; and
- 5.1.3. M. Gopal was granted 3 (three) acres in Survey No. 17 as set forth in the Grant Register Extract (*Saguvali Vitarana Vahi*) and his name has been recorded in the RTC and in the Record of Rights. However, in the RTC, Survey No. 16 was circled and corrected to Survey No. 17.
6. The reports issued by several governmental authorities, such as the Tahsildar, Revenue Inspector and the Deputy Commissioner (collectively, "**Reports**") (**Document 5**), provided to us, reflect the following:
- 6.1. That the original grantees were Adilakshmi Ammal, Ramarao Pawar and M. Gopal who were each granted 3 (three) acres in Survey No. 16/P14 (erroneously mentioned as 16/P12), 17/P16 and 17/P11 respectively;
- 6.2. The portions in the Grant Register Extract (*Saguvali Vitarana Vahi*) in relation to the details of the Grant Order (*Saguvali Chit*) are dilapidated and hence, the same cannot be read/understood;
- 6.3. That Ramarao Pawar and M. Gopal were ex-servicemen and Adilakshmi Ammal was a dependent of an ex-serviceman and that their names are recorded in the Grant Register Extract (*Saguvali Vitarana Vahi*);
- 6.4. Most importantly, the Reports also record the flow of title in respect of the Schedule Properties, which is set forth below:



Name of Grantee	Details of Land granted	Date from when grantee's name is reflected in the <i>Pahani</i>	1 <sup>st</sup> Sale	2 <sup>nd</sup> Sale	3 <sup>rd</sup> Sale
Adilakshmi Ammal	3 acres (dependent of a military personnel)	68-69	Dyavanna 15.2.82	Dharmananda 28.10.05 MR 51/05-06	R. Suguna 19.10.07
Ramarao Pawar	3 acres (soldier)	68-69	K. Puttanna 20.2.82 MR 12/86-87	Mukhtar Ahmed Khan 9.12.05 MR 36/05-06 (1 acre)  Chandrashekhar Gowda 2-00 25.10.05	
M. Gopal	3 acres (soldier)	68-69	G. Lakkappa 5.7.82 MR 8/86-89	Mukhtar Ahmed Khan 31.01.01 2-32	

7. The Order issued by the office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (**Document 6**) records that pursuant to a report by the Tahsildar, the Assistant Commissioner, ordered that R. Suguna's name be deleted from Survey No. 16 and included in Survey No. 17 of Kannur Village, Bidarahalli Hobli, Bangalore East Taluk after verifying the necessary documents.

*The Proceedings and the Order (Documents 4 and 6) corroborate that R. Suguna was the owner of 3 (three) acres in Survey No.17.*

8. The Report detailing the sub-division of the Survey Nos. issued by the (i) Village Accountant, Kannur Revenue Circle, Bidarahalli Hobli, Bangalore East Taluk; (ii) Revenue Inspector, Doddagubbi Circle, Bidarahalli Hobli, Bangalore East Taluk; and (iii) Surveyor, Bangalore East Taluk, (**Document 7**) reflects as follows:

Survey No. in possession	RTC No.	Name of person in possession	Extent as per RTC	Extent in possession	Additional comments
17	16/P14	Suguna wife of Veeranna	3 acres	3 acres	As the person is in possession of Survey No. 17, the name to be deleted



					from Survey No. 16.
	17/P16	Mukhtar Ahmed Khan	1 acre	3 acres	
		Chandrashekhar Gowda	2 acres		
	17/P11	Mukhtar Ahmed Khan	2 acre 32 guntas	3 acres	
		Lakkappa	8 guntas		

*By virtue of this document, it is evident that all the Schedule Properties are situated in old Survey No. 17 of Kannur Village, Bidarahalli Hobli, Bangalore East Taluk.*

9. From the Revenue Sketches (**Document 8**) provided to us, the following details can be ascertained:

Chalta No	Old Survey No.	New Survey No.	Original grantee	Current name as per RTC	Extent granted	Extent as per phodi
03	17	220	Adilakshmi Ammal	Suguna wife of Veeranna	3 acres	3 acres
04		221	Ramarao Pawar (recorded as Rama Dasa Pawar in <b>Document 8</b> )	Mukhtar Ahmed Khan Chandrashekhar Gowda	3 acres	1 acre 2 acres
05		222	M. Gopal	Mukhtar Ahmed Khan Lakkappa	3 acres	2 acres 32 guntas 8 guntas

*From the aforesaid documents, it is clear that the Schedule Properties were originally grant lands. The details of how the survey numbers were changed are also set out above. The devolution of title for each of the Schedule Properties from the original grantee to the current Owners are also captured.*

**C. DEVOLUTION OF TITLE OF SCHEDULE PROPERTY 1**

1. Adilakshmi Ammal was granted 3 (three) acres of land in Survey No. 16 as recorded in the Grant Register Extract (*Saguvali Vitarana Vahi*) (**Document 2**), which is also substantiated by the Record of Rights bearing RR No. 886 (**Document 9**), and records the Grant Order (*Saguvali Chit*) No. as 283/61-62, under which Adilakshmi Ammal was granted 3 (three) acres of land in Survey No. 16 and the upset price for the same was paid under challan no. RD 430/16-3-1962.



2. The Mutation Register Extract bearing MR No. 21/82-83 (**Document 10**), reflects that Adilakshmi Ammal was granted 3 (three) acres of land in Survey No. 16 *vide* S.C 283/61-62 and the upset price for the same was paid under challan No. LR427 16-3-1962 and RD 430/16-3-1962.

*We note slight discrepancies in relation to the details of the challans as set forth in the Grant Register Extract (Saguvali Vitarana Vahi) (Document 2) and the Mutation Register Extract bearing MR No. 21/82-83 (Document 10), but it may be taken as a typographical error.*

3. Thereafter, Adilakshmi Ammal sold Survey No. 16 measuring 3 (three) acres to Dyavanna son of Thammanna *vide* Sale Deed dated February 15, 1982 (**Document 11**). The aforesaid Sale Deed (**Document 11**) records that Survey No. 16 was recently resurveyed and recorded as Survey No. 17, though the Schedule in the Sale Deed (**Document 11**) reflects the property as Survey No. 16.

*While there is a minor discrepancy as regards the survey number mentioned in the aforesaid Sale Deed (Document 11), this has been sufficiently addressed in other documents, as clarified in relevant portions of this Report.*

4. As per the RTC for the year 1989-90, the sale by Adilakshmi Ammal in favour of Dyavanna was recorded in Mutation Register Extract bearing MR No. 9/88-89. However, our examination of MR No. 9/88-89 revealed that the same pertains to another survey number and does not record the transfer in favour of Dyavanna.

*As there is a sale deed in favour of Dyavanna and the RTC for the year 1989-90 anyway records him as being in possession, the discrepancy in the MR number does not pose a material risk to the title of the Owner.*

5. From the Mutation Register Extract bearing MR 36/92-93 (**Document 12**), we understand that there was a partition in Dyavanna's family, under which Survey No. 16 measuring 3 (three) acres, was allotted to Dyavanna's son, Thammanna and his sons, Subramani, Nagaraju and Muniraju.

*We have not been provided with a copy of the aforesaid partition deed and have relied on the Mutation Register Extract bearing MR 36/92-93 (Document 12) in this regard.*

*We note that Mutation Register Extract bearing MR 36/92-93 (Document 12), records Dyavanna's name as Dyavappa, however, this is not a material irregularity.*

6. Pursuant thereto, the RTC reflected the name of Thammanna, son of Dyavanna.



7. We note from the Inheritance Register Extract bearing IHC No. 13/98-99 (**Document 13**) that:
- 7.1. Thammanna son of Dyavanna died on March 28, 1994 and his heirs were his wife, Muniyamma and his sons, Subramani, Nagaraj and Muniraj; and
  - 7.2. Apart from one Survey No. 16, measuring 3 (three) acres (there are 4 (four) other Survey Nos. 16, measuring 3 (three) acres mentioned therein along with other properties), which are to be in the name of Subramani, the rest of the properties were to be mutated in the name of all the named heirs i.e., Muniyamma, Subramani, Nagaraj and Muniraj.

*It may be noted that the RTCs are in the names of Thammanna's sons Subramani, Nagaraj and Muniraj and omit to name his wife, Muniyamma; however, this does not have a bearing on the Owner's title. Further, the names of Thammanna's daughters are not included in the Inheritance Register Extract bearing IHC No. 13/98-99 (**Document 13**); however, as the daughters have been made party to the subsequent sale deed (as set out below in Paragraph 8), the Owner's title is not impacted.*

8. *Vide Sale Deed dated October 28, 2005 (**Document 14**), Muniyamma, (wife of late Thammanna), Lakshamma, Subramani, Nagaraj, Sunandamma, Muniraju, (children of late Thammanna and Muniyamma), Ashok, (son of Subramani), Nethravati and Chaitra, (minor daughters of Subramani, represented by their father and natural guardian, Subramani), Naveen (son of Nagaraj), Devegowda and Manikanta, (minor sons of Nagaraj, represented by their father and natural guardian, Nagaraj), and Sushma and Reshma, (minor daughters of Muniraj, represented by their father and natural guardian, Muniraj), sold Survey No. 16/P14 measuring 3 (three) acres in favour of B. Dharmananda.*

*While late Thammanna's wife, daughters, sons and their children have been named as vendors in the aforesaid sale deed, we have not been able to verify if all lineal descendants of late Thammanna have been made parties, as the family tree of late Thammanna is unavailable.*

*It may be noted that the recitals in the Sale Deed dated October 28, 2005 (**Document 14**) erroneously record that: (i) the land was originally granted to P. Manikyam and subsequently sold to Thammanna; and (ii) the Inheritance Register Extract bearing IHC no. 13/98-99 has been recorded as the Mutation Register Extract bearing MR No. 13/98-99. However, these do not affect the Owner's title.*

9. Pursuant to the aforesaid sale, B. Dharmananda's name was reflected in the Mutation Register Extract bearing MR No. 52/2005-06 (**Document 15**).



10. B. Dharmananda sold Survey No. 16/P14 measuring 3 (three) acres in favour of Suguna R., vide Sale Deed dated October 19, 2007 (**Document 16**).

*It may be noted that the recitals in the Sale Deed dated October 19, 2007 (**Document 16**) erroneously record that: (i) the date of sale from Adilakshmi Ammal in favour of Dyavanna as February 27, 1987 instead of February 15, 1982; and (ii) the Inheritance Register Extract bearing IHC No. 13/98-99 has been recorded as the Mutation Register Extract bearing MR No. 13/98-99. However, these do not affect the Owner's title.*

11. Thereafter, Suguna R.'s name was recorded in Mutation Register Extract bearing MR No. 26/2007-08 (**Document 17**).

*While the sale deed in favour of B. Dharmananda and in favour of R. Suguna, records that P. Manikyam was the original grantee inaccurately and basis this, some of the documents record the same i.e., the WP 14524/2014 and certain portions of the Reports (**Documents 3 and 5**) provided. However, it is clear from the Proceedings and the Reports (**Documents 4 and 5**), that Adilakshmi Ammal is the original grantee in respect of Schedule Property 1, and that there appears to be an error in the recitals of the aforesaid sale deed dated October 19, 2007. This however, would not impact the Owner's title.*

12. Suguna R., in the year 2018, mortgaged Survey No. 16/P14 measuring 3 (three) acres in favour of ECL Finance Limited via Memorandum of Entry dated September 07, 2018 (**Document 18**) with the intent to create a security by way of mortgage by deposit of title deeds, to secure due repayment, discharge and redemption by Manyata Developers Private Limited (the borrower) to whom the loan was granted by ECL Finance Limited. In the following year, ECL Finance Limited executed a Deed of Discharge dated January 16, 2019, in favour of Suguna R., (**Document 19**) whereby Survey No. 16/P14 measuring 3 (three) acres was discharged upon clearing of the sanctioned loan amount and accordingly all documents that were deposited were duly returned to Suguna R.

13. Mutation Register Extract bearing MR No. T3/2013-14 issued by the Village Accountant, Krishnarajapura (**Document 20**), reflects that Survey No. 16 measuring 148.07 acres was *phodied*/sub-divided into multiple sub numbers out of which Survey No. 16/P14 was allotted to Suguna R., measuring 3 (three) acres.

14. However, pursuant to a report by the Tahsildar, the Assistant Commissioner, ordered that R. Suguna's name be deleted from Survey No. 16 and included in Survey No. 17 of Kannur Village, Bidarahalli Hobli, Bangalore East Taluk after verifying the necessary documents as set forth in the Order (**Document 6**).



15. Thereafter, the land in possession and ownership of Suguna R. in Survey No. 17 was assigned new Survey No. 220 as reflected in Mutation Register Extract bearing MR No. T52/2021-22 (**Document 21**).
16. Suguna.R., got the Schedule Property 1 measuring 3 (three) acres converted from agricultural land to Hi-Tech Industries (IT/BT) – Industrial *via* Official Memorandum dated September 06, 2022 (**Document 22**) as per the provisions of the Karnataka Land Revenue Act, 1964. Pursuant thereto, the same was duly recorded in Mutation Register Extract bearing MR No. T25/2022-23 (**Document 23**).
17. *Vide* Sale Deed dated July 12, 2024 (**Document 24**), Suguna R. conveyed the whole of Schedule Property 1 to the Owner.
18. The Owner got the Schedule Property 1 measuring 3 (three) acres re-converted from Hi-Tech Industries (IT/BT) – Industrial to Residential – Group housing/Apartment *via* Official Memorandum dated January 16, 2025 (**Document 25**) as per the provisions of the Karnataka Land Revenue Act, 1964.

**D. RECORD OF RIGHTS, TENANCY AND CROPS/PAHANI**

19. The Record of Rights, Tenancy and Crops (RTC/*Pahani*) (**Documents 26 to 29**) for the period set out below reflects as follows:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 16 – 3 ACRES</b>				
1968-69 to 1972-73	Adilakshmi Ammal	Grant	-	Adilakshmi Ammal
1973-74 to 1975-76	Adilakshmi Ammal	Grant	-	Unclear and Illegible
1978- 79 to 1980 – 81	Adilakshmi Ammal	Grant	-	-
1981-82	Adilakshmi Ammal	Grant	-	Dyavanna
1982-83 to 1983-84	Adilakshmi Ammal	Grant	-	-
1983-84 to 1987-88	Adilakshmi Ammal, Dyavanna	Grant MR No. Unclear	-	-
1988-89	Adilakshmi Ammal, Dyavanna	Grant MR No. Unclear	-	Dyavanna



Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1989-90 to 1991- 92	Dyavanna, Thammanna	MR 9/88-89 MR 36/92-93	-	Dyavappa Thammanna
1992-93 to 1994-95	Dyavanna, Thammanna	MR 9/88-89 MR 36/92-93	-	Dyavappa Thammanna
1995-96 to 1997-98	Thammanna, T. Subramani, Muniraju, Nagaraju, All sons of Thammanna	MR 8/88-89 IHC 13/98-99	-	Thammanna
1998-99 to 1999-2000	Thammanna, T. Subramani, Muniraju, Nagaraju, All sons of Thammanna	MR 8/88-89 IHC 13/98-99	-	T. Subramani, Muniraju, Nagaraju. All sons of Thammanna
2000-01	T. Subramani Muniraju Nagaraju All sons of Thammanna	IHC 13/98-99	-	T. Subramani Muniraju Nagaraju All sons of Thammanna

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 16/P14 – 3 ACRES</b>				
2001 – 02 to 2004 -05	T. Subramani Muniraju Nagaraju All sons of Thammanna	IHC 13/98-99	-	-
2005-2006	B. Dharmananda S/o Late Byraiah	MR 52/2005- 2006	-	T. Subramani Nagaraju Muniraju B. Dharmananda
2006-07	C. Dharmananda S/o Late Byraiah	MR 52/2005- 2006	-	B. Dharmananda



2007-08	R.Suguna w/o Veeranna. R	MR 26/2007- 2008	-	B. Dharmananda R. Suguna
2008-09 to 2011-12	R.Suguna	MR 26/2007- 2008	-	R.Suguna
2012-13	R. Suguna	MR 26/2007- 2008	-	R.Suguna

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 16 – 135 ACRES 27 GUNTAS</b>				
2014-15- 2019-20	Suguna R.	MR T3/ 2013-14	-	Suguna R.

*Pursuant to an order by the Government, duly recorded in MR T3/2013-14, the RTCs for all sub-divisions of Survey No. 16 were amalgamated to verify as to who were actually in possession of Survey No.16 or 17 of Kannur village, hence, for the aforesaid periods, the extent was 135 acres 27 guntas.*

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 220 – 3 ACRES</b>				
2021-22	Suguna wife of Veeranna	MR 29/2007-08	-	Suguna wife of Veeranna
2022-23 to 2023-24	Suguna wife of Veeranna	MR T25/2022- 2023	-	Suguna wife of Veeranna

20. The RTC/*Pahani's* do not disclose anything apart from the details mentioned above. We do not have RTC's for the years 1977-78, 2013-14 and 2020-21, but as the names of the owner and the person in possession are the same in the RTC's before and after, this will not affect the title of the Owner.

**B. ENCUMBRANCE CERTIFICATES**

21. The Encumbrance Certificate with regard to Schedule Property 1 does not disclose any transaction other than the ones mentioned hereunder:

Document No.	S.A.No.	From	To	Transaction	By	In favour of	Docu- ment details
(Document 30)	4430/18-19	April 1, 1960	July 31, 1986	Sale deed February 15, 1982	Adilakshmi Ammal	Dyavanna	1986/81-82
(Document 31)	14287/22-23	August 1, 1986	May 31, 1989	-	-	-	-



(Document 32)	10921/18-19	June 01, 1989	March 31, 2004	-	-	-	-
(Document 33)	6239/22-23	April 1, 2004	May 5, 2022	Discharge deed January 16, 2019	ECL Finance Limited	R. Suguna	SHV-1-06442-2018-19
				Mortgage deed September 07, 2018	R. Suguna Mukthar Ahmed Khan, represented by his POA Mr. A. Venkataramana	ECL Finance Limited	SHV-1-03831-2018-19
(Document 34)	ECC-30102025-6726249	January 01, 2007	December 01, 2007	Sale Deed October 19, 2007	B. Dharmananda	Suguna W/o Veeranna	BDH-1-02233-2007-8
(Document 35)	ECC-23102025-6535654	April 01, 2004	October 23, 2025	Sale Deed November 17, 2005	Muniyamma, Lakshamma, Subramani, Nagaraj, Sunandamma, Muniraju, Ashok, Nethravati and Chaitra, Naveen, Devegowda and Manikant, and Sushma and Reshma	B. Dharmananda	KRI-1-09278-2005-06
				Sale Deed October 19, 2007	B. Dharmananda	Suguna W/o Veeranna	BDH-1-02233-2007-8



(Document 36)	24300/22-23	April 1, 2020	July 27, 2022		-	-	-
(Document 37)	3377/23-24	April 1, 2022	April 17, 2023		-	-	-
(Document 38)	ECC-16012024-6542466	April 01, 2023	January 16, 2024		-	-	-
(Document 39)	ECC-06102025-6098065	January 01, 2024	September 30, 2025	Sale Deed July 12, 2024	Suguna R.	Poulomi Estates Private Limited	INR-1-03886-2024-25
				Release Deed June 28, 2024	A Venkataramana (authorised by Dyuti Infrastructure)	BDA, represented by Executive Engineer North Division	BDA-1-00900-2024-25

22. The Encumbrance certificates bearing: (i) 6239/22-23; and (ii) ECC-23102025-6535654 (**Documents 33 and 35**), reflect several other entries in relation to Survey No. 16; however, we have only listed the relevant entry pertaining to Schedule Property 1.
23. The Encumbrance certificate bearing ECC – 23102025-6535654 reflects the date of the Sale Deed from Muniyamma and others in favour of B. Dharmananda as November 17, 2005 and not as November 18, 2005 i.e., the date on which the said sale deed was registered. This, we assume, is on account of the fact that the sale deed was presented before the Sub-Registrar office for registration on October 17, 2005 with the registration process being completed on October 18, 2005, as we can see from the said Sale Deed that the same was kept pending for verification of records by the authority. This, however, will not affect the title of the Owner, in any way, manner or form.
24. We would advise that an encumbrance certificate be applied for and procured from September 30, 2025 for the sake of updation of records.

**C. DEVOLUTION OF TITLE OF SCHEDULE PROPERTY 2**

1. Ramarao Pawar was granted 3 (three) acres of land in Survey No. 17 as recorded in the Grant Register Extract (*Saguvali Vitarana Vahi*) (**Document 2**), duly substantiated in the Record of Rights bearing RR No. 980 (**Document 40**), which records the Grant Order (*Saguvali Chit*) No. as 278/61-62 under which Ramarao Pawar was granted 3 (three) acres of land in Survey No. 17. This is also reflected in the Mutation Register Extract bearing MR No. 11/86-87 (**Document 41**), which records the Grant Order (*Saguvali Chit*) No. as S.C



278/61-62 and the upset price for the same was paid under challan No. LR467/16-3-1962 and RD 440/16-3-1962.

*In the Mutation Register Extract bearing MR No. 11/86-87 (**Document 41**), we observe that Survey No. 16 was circled and corrected to Survey No. 17, which is the correct survey number.*

*We note slight discrepancies in relation to the details of the challans as set forth in the Grant Register Extract (Saguvali Vitarana Vahi) (**Document 2**) and the Mutation Register Extract bearing MR No. 11/86-87 (**Document 41**), but it may be taken as a typographical error.*

*While the number 11 in MR No. 11/86-87 (**Document 41**) is not clearly visible, it is noted that the RTCs, as mentioned below and the recitals of the Sale Deeds (**Document 43**) corroborate that the number in MR No. 11/86-87 (**Document 41**), is in fact number 11.*

2. Ramarao Pawar sold Survey No. 17 measuring 3 (three) acres to K. Puttanna son of Karagappa *vide* Sale Deed dated February 20, 1982 (**Document 43**) and the same was reflected in the Mutation Register Extract bearing MR No. 12/86-87 (**Document 44**).
3. K. Puttanna sold a portion of the aforesaid property i.e., land measuring 1 (one) acre (out of the 3 (three) acres) in Survey No. 17/P16 *via* Sale deed dated January 20, 2004 (registered on September 30, 2004), in favour of Mukhtar Ahmed Khan (**Document 45**) and the same was reflected in the Mutation Register Extract bearing MR No. 36/2005-06 (**Document 46**).
4. Mukhtar Ahmed Khan executed and registered an Agreement of Sale dated November 26, 2013 (**Document 47**) whereby Mukhtar Ahmed Khan agreed to sell Survey No. 17/P16 measuring 1 (one) acre to A. Venkataramana along with a registered General Power of Attorney dated November 26, 2013 (**Document 48**) whereby A. Venkataramana was given the right and power to deal with Survey No. 17/P16 as he deemed fit.
5. Thereafter, on the next day, i.e., November 27, 2013, Mukhtar Ahmed Khan executed: (i) a Supplement Agreement (unregistered), under which the balance sale consideration was paid; (ii) a Letter, under which he confirmed that full, free and vacant possession of Survey No. 17/P16 measuring 1 (one) acre was handed over to A. Venkataramana in part performance of the 'Agreement for Sale dated November 22, 2012' and Section 53A of the Transfer of Property Act, 1882 read with Section 2(47) of the Income Tax Act, 1961; and (iii) a Declaratory Affidavit – declaring that Mukhtar Ahmed Khan agreed to sell his portion of the land in Survey No. 17/P16 measuring 1 (one) acre, that the entire sale consideration was received and that Mukhtar Ahmed Khan executed a Power of Attorney in favour of A. Venkataramana which he shall not revoke. (**Documents 49 to 51**). Mukhtar



Ahmed Khan, executed and registered an Addendum to the General Power of Attorney dated August 27, 2018, in favour of A. Venkataramana (**Document 52**), increasing the scope/powers of A. Venkataramana and confirming that the General Power of Attorney dated November 26, 2013 (**Document 48**), is irrevocable.

*It is to be noted that in the aforesaid Letter, the Agreement for Sale dated November 26, 2013 has been inadvertently mentioned as November 22, 2012.*

*In light of the above, A. Venkataramana had the absolute right to deal with Survey No. 17/P16 measuring 1 (one) acre as he deemed fit.*

6. For a remaining portion of the aforesaid property, i.e., Survey No. 17/P15 measuring 2 (two) acres, K. Puttanna executed a General Power of Attorney dated October 24, 2005 (**Document 53**) in favour of his wife, Akkayamma, wherein Akkayamma would do all such acts, deeds and things listed therein on behalf of K. Puttanna, including sale of Survey No. 17/P16 measuring 2 (two) acres. The recitals of the General Power of Attorney dated October 24, 2005 (**Document 53**) record that K. Puttanna had suffered a stroke and hence, he was issuing the power of attorney.
7. K. Puttanna (represented by his wife and general power of attorney holder, Akkayamma), Narayana Swamy, Muninarayanappa, Lakshamana (all sons of K. Puttanna and his first wife, late Thayamma), Akkayamma and Shankar, son of K. Puttanna and Akkayamma executed a Sale Deed dated October 25, 2005 in favour of T. N. Chandrashekar Gowda conveying land bearing Survey No. 17/P16 measuring 2 (two) acres (**Document 54**). The same was duly reflected in the Mutation Register Extract bearing MR 44/2005-06 (**Document 55**).
8. The family tree of K. Puttanna (**Document 56**), reflects that K. Puttanna had 2 (two) wives, late Thayamma and Akkayamma, wherein: (i) K. Puttanna and late Thayamma had 4 (four) children namely, Kanthamma, Narayana Swamy, Muninarayana (recorded as Muninarayanappa in the Sale Deed dated October 25, 2005 (**Document 54**)) and Lakshmana; and (ii) K. Puttanna and Akkayamma had 5 (five) children namely, Lakshamma, Ashwathamma, Saraswathi, Shankar and Kumara. However, in the abovementioned sale deed dated October 25, 2005 (**Document 54**), the daughters (Kanthamma, Lakshamma, Ashwathamma and Saraswathi alias Saraswathamma) and Kumara were not made parties to the aforesaid Sale Deed (**Document 54**).
9. Akkayamma, along with her daughters, Kanthamma, Lakshamma, Ashwathamma and Anand (son of late Saraswathamma) released their rights in several properties including Survey No. 17/P16 measuring 3 (three) acres in favour of: (i) P. Narayanaswamy, Muninarayana, Lakshmana, sons of K. Puttanna and his first wife, late Thayamma; and (ii) Shankara, and Kumara, sons of K. Puttanna and Akkayamma under a Release Deed dated



February 6, 2017 (**Document 62**). Subsequently, a Rectification Deed dated February 10, 2017 (**Document 63**), was also registered by Akkayamma and others, to rectify the fact that Survey No. 17/P16 measuring 3 (three) acres (along with certain other properties) were recorded incorrectly as inherited properties in the aforesaid Release Deed (**Document 62**) though they were actually self-acquired properties purchased by K. Puttanna.

10. The aforesaid Sale Deed dated October 25, 2005 (**Document 54**) categorically states that the aforesaid 2 (two) acres in Survey No. 17/P16 (as that was the portion being sold) was the self-acquired property of K. Puttanna and the same was further confirmed by Akkayamma, along with her daughters, Kanthamma, Lakshamma, Ashwathamma and Anand (son of late Saraswathamma) *vide* a Release Deed dated February 6, 2017, (**Document 62**) read with a Rectification Deed dated February 10, 2017 (**Document 63**).

*From the recitals of the aforesaid Power of Attorney, the Sale Deed, Release Deed and Confirmation Deed below, we note that the aforesaid portion of Survey No. 17 measuring 3 (three) acres that was purchased by K. Puttanna was his self-acquired property.*

*In light of the foregoing, the conveyance of Survey No. 17/P16 measuring 2 (two) acres by K. Puttanna (represented by his wife and general power of attorney holder, Akkayamma) and others, in favour of T. N. Chandrashekar Gowda is absolute.*

11. T. N. Chandrashekar Gowda executed a registered Agreement of Sale dated July 29, 2010 in favour of A. Venkataramana (**Document 57**) to sell Survey No. 17/P16 measuring 2 (two) acres. The recitals of the Agreement of Sale dated July 29, 2010 (**Document 57**) state that pursuant to a resurvey of land, it was found out that the land granted to Ramarao Pawar was actually Survey No. 17 and not Survey No. 16. Ramarao Pawar filed an application before the Tahsildar, Bangalore South Taluk who conducted an enquiry and passed an order in LND/CR/82/1980-81 dated October 15, 1981, which confirmed the right of Ramarao Pawar in Survey No. 17. We have been provided an illegible copy of the same (**Document 42**) and hence, will have to rely on the recital of the aforesaid sale agreement in this regard. We have been given to understand that the original of this registered Agreement of Sale dated July 29, 2010 has been lost. Pursuant thereto, a lost article report (**Document 72**) was filed and a public notice was issued on April 16, 2024 (**Document 74**). A. Venkataramana also attested to an Affidavit (**Document 73**) stating that the original Agreement of Sale dated July 29, 2010 in favour of A. Venkataramana was lost while shifting the original documents.
12. The aforesaid Agreement of Sale was cancelled by a Cancellation of Sale Agreement dated November 27, 2010 (**Document 58**).



*The office of the Sub-Registrar, Bidarahalli has recorded in the rear side of Cancellation of Sale Agreement dated November 27, 2010 that this 'Deed cancels the Sale Deed Reg. as No. 2662/2010-11.....' However, it must be noted that the Agreement of Sale dated July 29, 2010 in favour of A. Venkataramana (Document 57) was cancelled and the aforesaid registration number matches with this Agreement of Sale. The reference to the Agreement of Sale as the Sale Deed in the aforesaid note is merely a typographical error and does not impact the Owner's title in any form or manner.*

13. However, on the same day, i.e., November 27, 2010, T. N. Chandrashekar Gowda: (i) executed and registered a General Power of Attorney in favour of A. Venkataramana (**Document 59**) whereby T. N. Chandrashekar Gowda, *inter-alia*, gave A. Venkataramana the right and power to sell Survey No. 17/P16 measuring 2 (two) acres; and (ii) also executed a Full Settlement of Sale Agreement (with possession) in favour of A. Venkataramana (**Document 60**) whereby T. N. Chandrashekar Gowda agreed to sell Survey No. 17/P16 measuring 2 (two) acres to A. Venkataramana and also, handed over possession on that day. The Full Settlement of Sale Agreement (with possession) in favour of A. Venkataramana (**Document 60**) has been adjudicated and necessary stamp duty and penalties has been paid as per the order by the jurisdictional District Registrar and duly endorsed (**Document 75**).

14. A. Venkataramana executed an unregistered Agreement of Sale dated October 15, 2014 in favour of Manyata Developers Pvt. Ltd. (**Document 61**), wherein, A. Venkataramana agreed to sell 3 (three) acres of land situated in Survey No. 17/P16 along with other properties held by him for terms and consideration as set forth in the Agreement of Sale.

*It may be noted that A. Venkataramana executed the unregistered sale agreement not as a power of attorney holder of Mukhtar Ahmed Khan and T. N. Chandrashekar Gowda, but as the vendor himself, though he was not the owner of the Schedule Property 2. However, this is not material given that no sale deed was executed in favour of Manyata Developers Pvt. Ltd. by A. Venkataramana.*

15. The land in possession and ownership of Mukhtar Ahmed Khan (1 acre) and T. N. Chandrashekar Gowda (2 acres) in Survey No. 17/P16 was assigned new Survey No. 221 as reflected in Mutation Register Extract bearing MR No. T52/2021-22 (**Document 64**).

16. Survey No. 221 was *phodied*/sub-divided into 221/1 measuring 2 (two) acres that was owned by T. N. Chandrashekar Gowda and 221/2 measuring 1 (one) acre that was owned by Mukhtar Ahmed Khan as reflected in the Mutation Register Extract bearing MR No. T22/2022-23. (**Document 65**).

17. Survey Nos. 221/1 and 221/2 were duly converted from agricultural purpose to non-agricultural Hitech Industries (IT/BT) – Industrial purpose *vide* Official Memoranda dated



February 09, 2023 bearing Nos. ALN(EBB)SR/219/2022-23 and ALN(EBB)SR/220/2022-23 (**Documents 66 and 67**) which is also reflected in the Mutation Register Extracts bearing MR No. T53/2022-23 and T54/2022-23 (**Documents 68 and 69**).

18. Mukthar Ahmed Khan and T. N. Chandrashekar Gowda, represented by their Power of Attorney Holder, A. Venkataramana executed two separate Absolute Sale Deeds dated June 09, 2023 and April 02, 2024 respectively, in favour of Dyuti Infrastructure Private Limited, wherein A. Venkataramana and Manyata Developers Private Limited signed as confirming parties (**Documents 70 and 71**).
19. *Vide* Sale Deed dated July 12, 2024 (**Document 76**), Dyuti Infrastructure Private Limited, conveyed the whole of Schedule Property 2 to the Owner.
20. The Owner got the Schedule Property 2 measuring 3 (three) acres re-converted from Hi-Tech Industries (IT/BT) – Industrial to Residential – Group housing/Apartment *via* two Official Memoranda, both dated January 16, 2025 (**Documents 77 and 78**) as per the provisions of the Karnataka Land Revenue Act, 1964.

**D. LITIGATION**

21. In the year 2005, Koorlappa (since dead by his LRS, Narayanappa) had filed a suit bearing OS No.511/2005 in the Addl. Senior Civil Judge, Bangalore seeking partition and separate possession with respect to various properties including Survey No. 17/P16 measuring 3 (three) acres (**Document 79**). During the pendency of the suit, Survey No. 17/P16 measuring 3 (three) acres was deleted as set forth in the Compromise Petition as '*Survey No. 17/P16 measuring 3 (three) acres was not in the name of any one of the joint family members*'. While we have perused the final decree in this matter, the same is of no relevance as regards Schedule Property 2 as Survey No. 17/P16 measuring 3 (three) acres was no longer the subject matter of the suit and the Mutation Register Extracts bearing MR No. T5/2020-21 and MR T46/2022-23 (**Documents 80 to 83**) records the release of this property from the aforesaid litigation.

**E. RECORD OF RIGHTS, TENANCY AND CROPS/PAHANI**

22. The Record of Rights, Tenancy and Crops (RTC/*Pahani*) (**Documents 84 to 89**) for the period set out below reflects as follows:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 16 – 3 ACRES</b>				
1973-74 to 1975-76	Ramarao Pawar	Grant	-	Ramarao Pawar



1978 - 79 to 1980-81	Ramarao Pawar	Grant	-	-
1981-82	Ramarao Pawar	Grant	-	K. Puttanna
1982-83 to 1983-84	(Ramarao Pawar) K. Puttanna	Grant MR 11/86-87 MR 12/86-87	-	-

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 17 - 3 ACRES</b>				
1984-85 to 1985-86	(Ramarao Pawar) K. Puttanna, Karllappa, Eerappa	Grant MR 11/86-87 MR 12/86-87	-	-
1986-87 to 1988-89	(Ramarao Pawar) K. Puttanna, Karllappa, Eerappa	Grant MR 11/86-87 MR 12/86-87	-	K. Puttanna
1989-90	(Ramarao),  K. Puttanna	Grant MR 11/ 1986-87 MR 12/86-87	-	K. Puttanna
1990-91	(Ramarao),  K. Puttanna	Grant MR 11/ 1986-87 MR 12/86-87	-	-
1991-92 to 1994-95	(Ramarao),  K. Puttanna	Grant MR 11/ 1986-87 MR 12/86-87	-	K. Puttanna
1995-96 to 2001-02	K. Puttanna	MR 12/86-87	-	K. Puttanna



Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 17 – 3 ACRES</b>				
2002-03 to 2004-05	K. Puttanna	MR 12/ 86-87	-	K. Puttanna
2005-06	Mukthar Ahmed Khan, T.N.Chandrashekar Gowda	MR 36/2005-06 MR 44/ 2005- 06	-	K. Puttanna, Mukthar Ahmed Khan, T. N. Chandrashekar Gowda.
2006-07 to 2013-14	Mukthar Ahmed Khan, T.N.Chandrashekar Gowda	MR 36/2005-06 MR 44/ 2005- 06	-	Mukthar Ahmed Khan, T.N.Chandrashekar Gowda
2014-15 to 2017-18	Mukthar Ahmed Khan, T.N.Chandrashekar Gowda	MR 36/2005-06 MR 44/ 2005- 06	OS No. 511/2005	Mukthar Ahmed Khan, T.N.Chandrashekar Gowda
2018-19 – 19-20	Mukthar Ahmed Khan	MR 36/ 2006- 06	Court Case O.S No. 511/2005 dated 12/03/2010	Mukthar Ahmed Khan, T.N. Chandrashekar Gowda

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 221 – 3 ACRES</b>				
2021-22 (3 acres)	Mukthar Ahmed Khan, T.N. Chandrashekar Gowda	MR 36/ 2005- 06 MR 44/2005-06	Court Case O.S No. 511/2005 dated 12/03/2010 MR T5/ 2020-21	Mukthar Ahmed Khan, T.N. Chandrashekar Gowda
<b>SURVEY NO. 221/1 – 2 ACRES</b>				
2022-23	T.N. Chandrashekar Gowda	MR T52/2022- 23	MR T46/2022-23	T.N. Chandrashekar Gowda
2023-24	T.N. Chandrashekar Gowda  (Land Conversion)	MR T52/2022- 23  (Industrial)	MR T46/2022-23	T.N. Chandrashekar Gowda



Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 221/2 – 1 ACRE</b>				
2022-23 (1 acre)	Mukthar Khan Ahmed	MR T22/2022- 23	MR T5/2020-21	Mukthar Ahmed Khan
2023-24 (1 acre)	Mukthar Khan (Land Conversion)	MR T55/2022- 23 (Industrial)	MR T5/2020-21	Mukthar Ahmed Khan

23. The RTC/*Pahani's* do not disclose anything apart from the details mentioned above. We do not have RTC's for the years 1977-78 and 2020-21, but as the names of the owner and the person in possession are the same in the RTC's before and after, this will not affect the title of the Owner.

**F. ENCUMBRANCE CERTIFICATES**

24. The Encumbrance Certificate with regard to Schedule Property 2 does not disclose any other transaction other than the ones mentioned hereunder:

Document No.	S.A.No.	From	To	Transaction	By	In favour of	Document details
(Document 90)	4429/18-19	April 1, 1960	July 31, 1986	-	-	-	-
(Document 91)	183/03-04	April 1, 1981	June 30, 1986	Sale February 20, 1982	Ramarao Pawar	K. Puttanna	2042/81-82
(Document 92)	14295/22-23	August 1, 1986	May 31, 1989	-	-	-	-
(Document 93)	8327/ 10-11	June 1, 1989	March 31, 2004	-	-	-	-
(Document 94)	19248/23-24	June 01, 1989	March 31, 2004	-	-	-	-
(Document 95)	6238/22-23	April 1, 2004	May 5, 2022	Rectification deed. February 10, 2017	Akkayamma, Kanthamma,	P Narayasawmy, Muninarayana	HLS-1-05237-2016-17



					Lakshma mma, Ashwatha mma, Ananda	, Shankar, Kumara.	
				Release Deed February 06, 2017	Akkayam ma, Kantham ma, Lakshma mma, Ashwatha mma, Ananda	P Narayasawmy, Muninarayana , Shankar, Kumara.	HLS-1- 05161- 2016-17
				Sale Deed October 25, 2006	Akkayam ma and others	T. N. Chandrashekh ar Gowda	KRI-1- 08442/2 005-06
				Sale Deed September 30, 2004	K. Puttanna	Mukhtar Ahmed Khan	KRI-1- 18313/2 004-05
				Cancellatio n deed November 27, 2010	A.Venkata ramana	T.N. Chandrasheka r	BDH-1- 04270- 2010-11
				Agreement of Sale July 29, 2010	T.N. Chandrash ekar	A.Venkataram ana	BDH-1- 02662- 2010-11
(Document 96)	ECC- 06092023- 3260536	April 01, 2004	Septem ber 06, 2023	Rectificatio n Deed February 10, 2017	Ashwatha mma, Lakshma mma, Ananda, Akkayam ma, Kantham ma,	Muninarayana P Narayanasaw m, Lakshman Shankar.	HLS-1- 05237- 2016-17
				Agreement of Sale November 27, 2013	Mukhtar Ahmed Khan	A. Venkataraman a	SHV-1- 2391- 2013-14
				Cancellatio n deed November 27, 2010	A.Venkata ramana	T.N. Chandrasheka r	BDH-1- 04270- 2010-11



				Agreement of Sale July 29, 2010	T.N. Chandrashekar	A.Venkataramana	BDH-1-02662-2010-11
				Sale Deed October 25, 2006	Akkayama and others	T. N. Chandrashekar Gowda	KRI-1-08442/2005-06
(Document 97)	24307/22-23	April 01, 2020	July 27, 2022	-	-	-	-
(Document 98)	24306/22-23	April 01, 2020	July 27, 2022	-	-	-	-
(Document 99)	3377/23-24	April 01, 2022	April 17, 2023	-	-	-	-
(Document 100)	3400/23-24	April 01, 2022	April 17, 2023	-	-	-	-
(Document 101)	ECC-16012024-6542751	April 01, 2023	January 16, 2024	-	-	-	-
(Document 102)	ECC-16012024-6541448	April 01, 2023	January 16, 2024	-	-	-	-
(Document 103)	ECC-23102025-6535848.	June 01, 2023	October 23, 2025	Sale Deed June 09, 2023	Mukthar Ahmed Khan	Dyuti Infrastructure Private Limited	INR-1-16767-2023-24
(Document 104)	ECC No. 07032024-8291895	January 15, 2024	March 07, 2024	-	-	-	-
(Document 105)	ECC No. 07032024-8292001	January 15, 2024	March 07, 2024	-	-	-	-
(Document 106)	ECC-06102025-6099544	January 01, 2024	September 30, 2025	Sale Deed July 12, 2024	Dyuti Infrastructure Private Limited	Poulomi Estates Private Limited	INR-1-03885-2024-25
				Release Deed June 28, 2024	A Venkataramana (authorised by Dyuti Infrastructure)	BDA	BDA-1-00900-2024-25
				Sale Deed April 02, 2024	A Venkataramana	Dyuti Infrastructure Private Limited	INR-1-00119-2024-25



(Document 107)	ECC-06102025-6099879	January 01, 2024	October 06, 2025	Sale Deed July 12, 2024	Dyuti Infrastructure Private Limited	Poulomi Estates Private Limited	INR-1-03885-2024-25
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The Encumbrance certificate bearing S.A. No. 4429/18-19 (**Document 90**), reflect several other entries in relation to Survey No. 17 and not pertaining to Schedule Property 2. Therefore, none of those entries have been included herein.

25. We would advise that an encumbrance certificate be applied for and procured from October 06, 2025 for the sake of updation of records.

**G. DEVOLUTION OF TITLE OF SCHEDULE PROPERTY 3**

1. M. Gopal was granted 3 (three) acres of land in Survey No. 17 (as recorded in the Grant Register Extract (*Saguvali Vitarana Vahi*) (**Document 2**)). This is also duly reflected in the Record of Rights bearing RR No. 986 (**Document 108**), which records the Grant Order (*Saguvali Chit*) No. as 283/61-62 under which M. Gopal was granted 3 (three) acres of land in Survey No. 17. Additionally, this is also reflected in the Mutation Register Extract bearing MR No. 17/86-87 (**Document 109**), which records the Grant Order (*Saguvali Chit*) No. S.C 283/61-62 and the upset price for the same was paid under challan No. RD 431/16-3-62 and another challan, the details of which are illegible.

*It may be noted that the number of the Grant Order is the same as the grant to Adilakshmi Ammal above. However, as these grant orders are not available, we cannot comment on the same.*

*In the Mutation Register Extract bearing MR No. 17/86-87 (**Document 109**), we observe that that Survey No. 16 was circled and corrected to Survey No. 17, which is the correct survey number.*

*We note slight discrepancies in relation to the details of the challans as set forth in the Grant Register Extract (*Saguvali Vitarana Vahi*) (**Document 2**) and the Mutation Register Extract bearing MR No. 17/86-87 (**Document 109**), but it may be taken as a typographical error.*

2. M. Gopal sold Survey No. 17 measuring 3 (three) acres to G. Lakkappa *vide* Sale Deed dated July 05, 1982 (**Document 110**) and the same was reflected in the Mutation Register Extract bearing MR No. 18/86-87 (**Document 111**).



3. Lakkappa along with his children (Umesh Kumar and Harish) and Pillanjinappa, Ramesh and Nagesh sold a portion of the property measuring 2 acres 32 guntas in favour of Mukthar Ahmed Khan *vide* Sale Deed dated January 31, 2001 (**Document 112**).

*We are unaware as to why Pillanjinappa, Ramesh and Nagesh joined in the execution of the sale deed. In the recitals of the aforesaid Sale Deed, it has been mentioned that the remaining portion of Survey No. 17/P11 measuring 8 (eight) guntas was subject to encroachment by the neighboring owners, and this could be an explanation as to Pillanjinappa, Ramesh and Nagesh executing the sale deed, but this cannot be verified. In any case, there is no risk to the Owner's title on account of the above.*

*There is no family tree of Lakkappa and therefore, we cannot comment on the rights of his daughters, if any.*

4. Pursuant thereto, Mukthar Ahmed Khan's name was recorded in the Mutation Register Extract bearing MR No.35/2005-06 (**Document 113**).
5. Mukthar Ahmed Khan entered into a registered Agreement of Sale and a registered General Power of Attorney both dated November 26, 2013 (**Documents 114 and 115**) with A. Venkataramana, wherein, Mukthar Ahmed Khan agreed to sell his portion of the Survey No. 17/P11 bearing 2 (two) acres 32 (thirty-two) guntas.
6. Thereafter, on the next day, i.e., November 27, 2013, Mukthar Ahmed Khan executed: (i) a Supplement Agreement (unregistered), under which the balance sale consideration was paid (**Document 116**); (ii) a Letter under which he confirmed that full, free and vacant possession of Survey No. 17/P11 measuring 2 (two) acre 32 (thirty two) guntas was handed over to A. Venkataramana in part performance of the 'Agreement for Sale dated November 22, 2012' and Section 53A of the Transfer of Property Act, 1882 read with Section 2(47) of the Income Tax Act, 1961; and (iii) a Declaratory Affidavit – declaring that Mukthar Ahmed Khan agreed to sell his portion of the land in Survey No. 17/P11 measuring 2 (two) acre 32 (thirty two) guntas, that Mukthar Ahmed Khan received the entire sale consideration and that Mukthar Ahmed Khan executed a Power of Attorney in favour of A. Venkataramana which he shall not revoke. (**Documents 117 and 118**). Mukthar Ahmed Khan executed and registered an Addendum to the General Power of Attorney dated August 27, 2018, in favour of A. Venkataramana (**Document 121**), increasing the scope/powers of A. Venkataramana and confirming that the General Power of Attorney dated November 26, 2013 (**Document 115**) is irrevocable.

*It is to be noted that in the aforesaid Letter, the Agreement for Sale dated November 26, 2013 has been inadvertently mentioned as November 22, 2012.*



*In light of the above, A. Venkataramana had the absolute right to deal with Survey No. 17/P11 measuring 2 (two) acre 32 (thirty two) guntas as he deemed fit.*

7. Lakkappa and his male children (Umesh Kumar and Harish) executed a registered Power of Attorney dated December 08, 2010 (**Document 119**) in favour of A. Venkataramana giving him the right to deal with 8 (eight) guntas in Survey No. 17/P11 as he deemed fit, including selling the same.

*We have not been provided with any sale agreement executed by Lakkappa in favour of A. Venkataramana. However, given that the Power of Attorney has been registered and was supported by monetary consideration, the actions undertaken by A. Venkataramana on the basis of the same will be valid and binding.*

*There is no family tree of Lakkappa and therefore, we cannot comment on the rights of his daughters, if any.*

8. A. Venkataramana executed an unregistered Agreement of Sale dated October 15, 2014 in favour of Manyata Developers Pvt. Ltd. (**Document 120**), wherein, A. Venkataramana agreed to sell 3 (three) acres of land situated in Survey No. 17/P11 along with other properties held by him for terms and consideration as set forth in the Agreement of Sale.

*It may be noted that A. Venkataramana executed the unregistered sale agreement not as a power of attorney holder of Mukhtar Ahmed Khan and G. Lakkappa, but as the vendor himself, though he was not the owner of the Schedule Property 3. However, this is not material given that no sale deed was executed in favour of Manyata Developers Pvt. Ltd. by A. Venkataramana.*

9. A. Venkataramana in the year 2018, mortgaged Survey No. 17/P11 measuring 3 (three) acres in favour of ECL Finance Limited via Memorandum of Entry dated September 07, 2018 (**Document 122**) with the intent to create a security by way of mortgage by deposit of title deeds, to secure due repayment, discharge and redemption by Manyata Developers Private Limited (the borrower) to whom the loan was granted by ECL Finance Limited. In the following year, ECL Finance Limited executed a Deed of Discharge dated January 16, 2019, in favour of A. Venkataramana, (**Document 123**) whereby Survey No. 17/P11 measuring 2 (two) acres 32 (thirty-two) guntas was discharged upon clearing of the sanctioned loan amount and accordingly all documents that were deposited were duly returned to A. Venkataramana. A. Venkataramana has executed both these documents for himself as owner and as the Power of Attorney holder of Mukhtar Ahmed Khan on account of there being several other properties which were mortgaged.



10. The aforesaid portions measuring 2 acres 32 guntas 8 guntas in Survey No. 17 were jointly assigned new Survey No. 222 as reflected in Mutation Register Extract bearing MR No. T52/2021-22 (**Document 124**).
11. Survey No. 222 was *phodied*/sub-divided into 222/1 measuring 8 (eight) guntas that was owned by Lakkappa and 222/2 measuring 2 (two) acre 32 (thirty two) guntas that was owned by Mukhtar Ahmed Khan, as reflected in the Mutation Register Extract bearing MR No. T32/2021-22 (**Document 125**).
12. Survey Nos. 222/1 and 222/2 were duly converted from agricultural purpose to non-agricultural Hitech Industries (IT/BT) – Industrial purpose *vide* Official Memoranda dated February 09, 2023 bearing Nos. ALN(EBB)SR/221/2022-23 and ALN(EBB)SR/222/2022-23 (**Documents 126 and 127**), which is also reflected in the Mutation Register Extracts bearing MR No. T53/2022-23 and T54/2022-23 (**Documents 128 and 129**).
13. A. Venkataramana, as General Power of Attorney holder of Mukhtar Ahmed Khan and G. Lakkappa, executed two separate Absolute Sale Deeds both dated April 02, 2024, in favour of Dyuti Infrastructure Private Limited wherein, A. Venkataramana and Manyata Developers Private Limited signed as confirming parties (**Documents 130 and 131**).
14. *Vide* Sale Deed dated July 12, 2024 (**Document 132**), Dyuti Infrastructure Private Limited, conveyed the whole of Schedule Property 3 to the Owner.
15. The Owner got the Schedule Property 3 measuring 3 (three) acres re-converted from Hi-Tech Industries (IT/BT) – Industrial to Residential – Group housing/ Apartment *via two* Official Memoranda both dated January 16, 2025 (**Documents 133 and 134**) as per the provisions of the Karnataka Land Revenue Act, 1964.

**H. RECORD OF RIGHTS, TENANCY AND CROPS/PAHANI**

16. The Record of Rights, Tenancy and Crops (RTC/*Pahani*) (**Documents 135 to 140**) for the period set out below reflects as follows:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 16 – 3 ACRES</b>				
1968 – 69 to 1972-73	M. Gopal	Grant	-	M. Gopal
1973-74 to 1976-77	M. Gopal	Grant	-	M. Gopal



1978 – 79 to 1980-81	M. Gopal	Grant	-	-
1981-82	M. Gopal	Grant	-	G. Lakkappa
1982-83 to 1983-84	(M. Gopal) G. Lakkappa	Grant MR 17/86-87 MR 18/86-87	-	-

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 17 – 3 ACRES</b>				
1984-85 to 1985-86	(M. Gopal) G. Lakkappa	Grant MR 17/86-87 MR 18/86-87	-	-
1986 – 87 to 1994-95	(M. Gopal) G. Lakkappa	Grant MR 17/86-87 MR 18/86-87	-	G. Lakkappa
1995-96 to 1999-2000	G. Lakkappa	-	-	G. Lakkappa
2000-01	G. Lakkappa	MR 8/86-87	-	G. Lakkappa

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 17/ P11 – 3 ACRES</b>				
2001-02 to 2004-05	G. Lakkappa	MR 8/ 86-87	-	G. Lakkappa
2005-06 to 2019-20	G. Lakkappa, Mukthar Ahmed Khan	MR 8/ 86-87 MR 35/ 2005-06	-	G. Lakkappa, Mukthar Ahmed Khan



Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 222 – 3 ACRES</b>				
2021-22	G. Lakkappa, Mukthar Ahmed Khan	MR 8/ 86-87 MR 35/ 2005-06	-	G. Lakkappa, Mukthar Ahmed Khan

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 222/1 - 8 GUNTAS</b>				
2022 – 23	G. Lakkappa	MR T53/2022- 23	-	G. Lakkappa
2023-24	G. Lakkappa	MR T53/2022- 23	-	G. Lakkappa

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
<b>SURVEY NO. 222/2 - 2 ACRES 32 GUNTAS</b>				
2022- 23	Mukthar Ahmed Khan	MR T54/2022- 23	-	Mukthar Ahmed Khan
2023-24	Mukthar Ahmed Khan	MR T54/2022- 23	-	Mukthar Ahmed Khan

17. The RTC/*Pahani's* do not disclose anything apart from the details mentioned above. We do not have RTC's for the years 1977-78 and 2020-21, but as the names of the owner and the person in possession are the same in the RTC's before and after, this will not affect the title of the Owner.
18. The Encumbrance Certificate with regard to Survey No. 17/P11 does not disclose any other transaction than the ones mentioned hereunder:



Document No.	S.A.No.	From	To	Transaction	By	In favour of	Document details
(Document 141)	5643/23-24	April 1, 1960	July 31, 1986	-	-	-	-
(Document 142)	5641/23-24	April 1, 1960	July 31, 1986	-	-	-	-
(Document 143)	183/03-04	April 1, 1981	June 30, 1986	Sale Deed July 05, 1982	M. Gopal	G. Lakkappa	902/82-83
(Document 144)	14293/22-23	August 1, 1986	May 31, 1989	-	-	-	-
(Document 145)	25180/23-24	June 01, 1989	March 31, 2004	Sale deed January 31, 2001	G. Lakkappa (ii) Umesh Kumar (iii) Harish (iv) Pillaanjinappa (v) Ramesh (vi) Nagesh	Mukhtar Ahmed Khan	10448/2000-01
(Document 146)	17872/23-24	June 01, 1989	March 31, 2004	-	-	-	-
(Document - 147)	ECC-06092023-3258259	April 1, 2004	September 06, 2023	Discharge Deed January 16, 2019	ECL Finance Limited	A.Venkataramana, Mukhtar Ahmed Khan represented by his POA Mr. A. Venkataramana, R. Suguna	SHV-1-06442-2018-19
				Mortgage Deed/Memorandum of Entry September 07, 2018	R. Suguna, Mukhtar Ahmed Khan, represented by his POA Mr. A. Venkataramana, A.Venkataramana	ECL Finance Limited	SHV-1-03831-2018-19
				Agreement to Sell November 27, 2013	Mukhtar Ahmed Khan	A. Venkataramana	SHV-1-02390-2013-14



(Document - 148)	3378/23-24	April 1, 2022	April 17, 2023	-	-	-	-
(Document - 149)	3379/23-24	April 1, 2022	April 17, 2023	-	-	-	-
(Document - 150)	ECC-16012024-6540639	April 01, 2023	January 16, 2024	-	-	-	-
(Document - 151)	ECC-16012024-6540921	April 01, 2023	January 16, 2024	-	-	-	-
(Document 152)	ECC-07032024-8292067	January 15, 2024	March 07, 2024	-	-	-	-
(Document 153)	ECC-07032024-8292176	January 15, 2024	March 07, 2024	-	-	-	-
(Document 154)	ECC-23102025-6535918	January 01, 2024	December 31, 2024	Sale Deed April 02, 2024	Mukthar Ahmed Khan represented by their Attorney A Venkataramana, Manyata Developers Private Limited	Dyuti Infrastructure Private Limited	INR-1-00118-2024-25
(Document 155)	ECC-30102025-6734484	April 01, 2024	October 30, 2025	Sale Deed April 04, 2024	G. Lakkappa, Umesh Kumar, Harish represented by their Attorney A. Venkataraman, A. Venkataramana, Manyata Developers Pvt Ltd.	Dyuti Infrastructure Private Limited	INR-1-00117-2024-25
				Sale Deed July 12, 2024	Dyuti Infrastructure Private Limited		
(Document 156)	ECC-06102025-6099615	January 01, 2024	October 06, 2025	Sale Deed July 12, 2024	Dyuti Infrastructure Private Limited	Poulomi Estates Private Limited	INR-1-03885-2024-25
				Release Deed	A Venkataramana		



				June 28, 2024	(authorised by Dyuti Infrastructure)	ed by Executive Engineer North Division	2024-25
				Sale Deed April 04, 2024	G. Lakkappa, Umesh Kumar, Harish represented by their Attorney A. Venkataraman, A. Venkataramana, Manyata Developers Pvt Ltd.	Dyuti Infrastructure Private Limited	INR-1-00117-2024-25

19. The Encumbrance certificate bearing S.A. No. 5643/23-24 (**Document 141**), reflect several other entries in relation to Survey No. 17 and not pertaining to Schedule Property 3. Therefore, none of those entries have been included herein.
20. The Encumbrance certificate bearing S.A. No. 183/03-04 (**Document 143**), reflect several other entries in relation to Survey No. 16; however, we have only listed the relevant entry pertaining to Schedule Property 3. As previously stated in this Report, the Mutation Register Extract bearing MR No. 17/86-87 shows that Survey No. 16 was circled and corrected to Survey No. 17, which is the correct survey number for Schedule Property 3. Accordingly, the same inference may be drawn with respect to the above-mentioned Encumbrance certificate.
21. We would advise that an encumbrance certificate be applied for and procured from October 06, 2025 for the sake of updation of records.

**I. ADDITIONAL COMMON ASPECTS PERTAINING TO THE SCHEDULE PROPERTIES**

**(i) RELINQUISHMENT FOR ROAD WIDENING**

1. A. Venkataramana and R. Suguna (named as Reddy Suguna in the document), the predecessors-in-title of the Schedule Properties, relinquished an area of 2305.51 sq. m (two thousand three hundred five decimal five one square meters) in favour of Bangalore Development Authority, for road widening, out of the Schedule Properties and other survey numbers viz., 223, 224, 225/1, 225/3, 225/4, 225/5 and 225/6 vide the Relinquishment Deed dated June 28, 2024 (**Document 157**).



*From the description of the area relinquished in the aforesaid Relinquishment Deed, it is not possible to ascertain the exact extent of the area relinquished from the Schedule Properties.*

**(ii) PLANS AND KHATA**

2. The Owner has obtained the sanctioned plan from the Bangalore Development Authority dated January 16, 2026, bearing No. BDA/NM/AS/AA-2/TS-3/U/37/2025-26 to construct residential apartment complexes on the Schedule Properties (**Document 158**).
3. The Owner has obtained the *khata* i.e., Form 11 A (Tax demand Register Extract) from the Kannur Grama Panchayat where its name is recorded as the owner of the Schedule Properties with PID No. 150200400200223047, Property code (as per GP records) – 1989/16/P14/220 222/2 221/1 222/1 221/2 (**Document 159**).

**(iii) JOINT DEVELOPMENT**

4. The Owner has entered into a Joint Development Agreement dated February 19, 2026 (registered on February 21, 2026), (**Document 160**) registered as Document No. MDP-1-05196-2025-26, Book 1, in the office of the Sub-Registrar, Mahadevapura with Poulomi Florique LLP ("**Developer**"), whereby, Parties have agreed that the Developer shall develop a multi storied residential apartment Building along with specified amenities, facilities and club house on the Schedule Properties on an area-sharing basis. The Owner and Developer have *inter-alia* agreed the area sharing ratio to be 25:75 respectively (i.e., 25% to the Owner and 75% to the Developer).
5. The Owner has also executed and registered a General Power of Attorney dated February 19, 2026 (registered on February 21, 2026), registered as Document No. MDP-4-420/2025-26, Book 4, in the office of the Sub-Registrar, Mahadevapura (**Document 161**), wherein, the Developer has been empowered to undertake actions for the Owner in relation to the development of the Schedule Properties/Project, sale of the residential units in the Project and administration of the same.

**(iv) ZONING REGULATIONS**

6. The Schedule Properties were earmarked for Hi-Tech Industries (IT/BT) – Industrial as per the Revised Master Plan – 2015 formulated by the Bangalore Development Authority.
7. Pursuant to the order dated November 22, 2024, the zoning of the Schedule Properties has been modified from Industrial to Residential use (**Document 162**) as per the provisions of the Section 14A of the Karnataka Town and Country Planning Act, 1961.



(v) **ENDORSEMENTS**

8. The Nil Tenancy Certificate (**Document 163**) reflects no tenancy claims under the Karnataka Land Reforms Act, 1961 with regard to the Schedule Properties.
9. The Endorsement (**Document 164**) reflects that there are no proceedings under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with regard to the Schedule Properties.

(vi) **SURVEY DOCUMENTS**

10. The Village Map (**Document 165**) provided to us discloses the shape and the boundaries of Survey No. 17.
11. Mutation Register Extract bearing MR No. T52/2021-22 (**Document 166**) records that pursuant to an order bearing No. ADLR/PHOODI/DPR/6/21, the details of the new survey numbers are recorded from the previous Survey No. 17. They are as follows:

New Survey No.	name	Extent
220	Suguna wife of Veeranna	3 acres
221	Mukhtar Ahmed Khan	1 acre
	Chandrashekhar Gowda	2 acres
222	Mukhtar Ahmed Khan	2 acres 32 guntas
	Lakkappa	8 guntas

12. The Pakka Book/Hissa Survey Record in relation to Survey Nos. 221 and 222, issued by the office of Tahsildar, Bangalore East (**Documents 167 and 168**), *inter-alia* highlights the shape and boundaries of Survey Nos. 221 and 222, along with the details of sub-division and the person in possession and is set out below:

Survey No.	Details of sub-division	Extent	Person in possession
221	221/1	2 acres	T. N. Chandrashekhar Gowda
	221/2	1 acre	Mukhtar Ahmed Khan
222	222/1	8 guntas	G. Lakkappa
	222/2	2 acres 32 guntas	Mukhtar Ahmed Khan



13. The Karnataka Revision Settlement Akarband (**Document 169**) discloses the extent of the Survey Nos. as follows:

Survey No.	Total Extent		Actual Extent		Kharab	
	Hectare	Ares	Hectare	Ares	Acres	Guntas
220	1	21	1	21	-	-
221	1	21	1	21	-	-
222	1	21	1	21	-	-

*1.21 hectares would be equivalent to 3 (three) acres and therefore, tallies with the rest of the documents.*

(vii) **RESPONSE TO APPLICATIONS FILED UNDER THE RIGHT TO INFORMATION ACT, 2005**

14. We had applied to the Karnataka Industrial Area Development Board (“KIADB”) to check if there were any acquisition or proposed acquisition proceedings for any road construction/expansion or for any other purpose in relation to the Schedule Properties and received a response dated September 06, 2023, (**Document 170**) stating that the KIADB has no information regarding the same.
15. We had applied to the Bangalore Development Authority (“BDA”) to verify if there were any acquisition or proposed acquisition proceedings for any road construction/expansion or for any other purpose in relation to Survey No. 221/1 and received a response dated September 20, 2023, (**Document 171**) stating that the BDA has no information regarding the same.
16. We had applied to the Bangalore International Airport Area Planning Authority (“BIAAPA”) to check regarding any approvals/ permissions/ NOCs were required in order to construct a multi-storied residential complex in the Schedule Properties and received a response dated September 16, 2023, (**Document 172**) stating that the BIAAPA has no jurisdiction over the abovementioned survey numbers and that the said application has been transferred to the Public Information Officer, Bangalore Development Authority, Kumara Park West.
17. We had also filed RTI application(s) before the Bruhat Bengaluru Mahanagara Palike to check re: any acquisition or proposed acquisition proceedings for any road construction/expansion or for any other purpose in Sy. No. 220, 221/1, 221/2, 222/1, 222/2 in Kannur Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru from 2000 or later (**Documents 173 to 177**) and we have been informed that currently there is no plan as regards any construction/expansion or for any other purpose in respect of the Schedule Properties.



**(viii) PUBLIC NOTICE**

18. A public notice was issued by us (prior to purchase of the Schedule Properties by the Owner) in the Bangalore editions of Deccan Herald on January 30, 2024 and Vijaya Karnataka on January 31, 2024 (**Document 178**) informing the general public of the Owner's intent to purchase the Schedule Properties. Since the publication of this public notice and till the execution and registration of the Sale Deeds in favour of the Owner on July 12, 2024 (and till the date of issuance of this Report), we have not received any objections or claims from the public in respect of the Schedule Properties or the sale transaction.

**J. CONCLUSION:**

A scrutiny of the papers furnished to us reveals that Poulomi Estates Private Limited is the current owner of the Schedule Properties and has been in continuous possession of the Schedule Properties ever since the date of purchase of each of the Schedule Properties.

The Owner has obtained a single *khata* for the Schedule Properties from the Kannur Grama Panchayat (**Document 159**) and the sanctioned plan to construct residential apartments on the Schedule Properties from the Bangalore Development Authority (**Document 158**).

Pursuant to the Joint Development Agreement (**Document 160**), Poulomi Florique LLP has acquired the rights to develop the Schedule Properties on an area sharing basis and the sharing ratio is 25:75 i.e., 25% to the Owner and 75% to the Developer.

The General Power of Attorney (**Document 161**) given by the Owner to the Developer gives the Developer broad rights with regard to the development of the Schedule Properties/Project, sale of the residential units in the Project and administration of the same.

We have been given to understand that the Developer is working on registering the Project as mandated under the Real Estate (Regulation & Development) Act, 2016.

Subject to our observations and comments set forth in this report, we are of the view that (i) Poulomi Estates Pvt. Ltd. is the sole and absolute owner of the Schedule Properties; (ii) Poulomi Florique LLP is the Developer with rights to develop the Schedule Properties as per the Joint Development Agreement (**Document 160**); and (iii) the Owner and the Developer can transfer legal, valid and marketable title in respect of the residential development to be constructed on the Schedule Properties to any third party as envisaged under the Joint Development Agreement (**Document 160**).



**DISCLAIMERS:**

This Report has been prepared on the basis of the following assumptions:

- (i) that all relevant information and documents pertaining to the Owners' title to the Schedule Property(ies) have been furnished and forwarded to us and no information or papers that may have significant bearing thereon or thereto have been concealed or not disclosed to us;
- (ii) that all copies of documents furnished to and examined by us are true, correct and complete copies of the originals;
- (iii) that all documents executed and/or issued by or on behalf of relevant parties and reviewed by us, were duly authorized and were validly executed and that no condition of any document has been amended by the conduct of any of the parties thereto;
- (iv) that we have not carried out any survey to verify the extent of the Schedule Property(ies); and
- (v) that we have not undertaken any search in any courts of law to ascertain if there are any litigations, claims or proceedings initiated or pending *vis-à-vis* the Schedule Property (ies) and we have relied on the information, clarifications and documents provided to us by the Owner(s), believing them to be true and correct and that all information and documentation supplied to us remain true and correct as on the date hereof.

The information that is provided herein is not to be publicized in any way, without our prior written consent other than for the purpose stated herein.

This Report does not make any assessment of the commercial nature or impact of any of the documents reviewed or information provided to us.

Yours faithfully,  
For **MD&T Partners,**

  
(Sandhya P.V.)



**ANNEXURE A**

**COMMON PRIOR DOCUMENTS EXAMINED**

<b>SL. NO.</b>	<b>DETAILS OF THE DOCUMENTS</b>
<b>COMMON DOCUMENTS</b>	
1.	Official Memorandum dated April 02, 1961 bearing No. Dis.LND 152/61-62 issued by the Special Deputy Commissioner Bangalore District <b>(Document 1)</b>
2.	Copy of the Grant Register Extract ( <i>Saguvali Vitarana Vahi</i> ) for the year 1961-62 issued by the Tahsildar, Hoskote Taluk <b>(Document 2)</b>
3.	Writ Petitions bearing Nos. 14522/2014, 14524/2014, 14525/2014, 17214/2014, 17215/2014 (KLR-RES) on the file of the High Court of Karnataka (5 nos.) <b>(Document 3)</b>
4.	Proceedings of the office of the District Officer, dated December 26, 2017, issued by the Assistant Director of the District Officer, Bangalore <b>(Document 4)</b>
5.	Reports issued by the Tahsildar, Revenue Inspector and the Deputy Commissioner, Bangalore East Taluk, Krishnarajapura <b>(Document 5)</b>
6.	Order dated July 01, 2019 bearing RA(BE)168/2019 issued by the office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore <b>(Document 6)</b>
7.	Report detailing the sub-Division of the Survey Nos. issued by the (i) Village Accountant, Kannur Revenue Circle, Bidarahalli Hobli, Bangalore East Taluk; (ii) Revenue Inspector, Doddagubbi Circle, Bidarahalli Hobli, Bangalore East Taluk; (iii) Surveyor, Bangalore East Taluk <b>(Document 7)</b>
8.	Revenue Sketches issued by the Inspector, Office of the Assistant Director of Land Records, Bangalore East Taluk <b>(Document 8)</b>



**DOCUMENTS EXAMINED FOR SCHEDULE PROPERTY 1**

<b>SL. NO.</b>	<b>DETAILS OF THE DOCUMENTS</b>
<b>TITLE DOCUMENTS</b>	
9.	Record of Rights bearing RR No. 886 issued by the Tahsildar, Grade – 2, Bangalore East Taluk, K. R. Pura <b>(Document 9)</b>
10.	Mutation Register Extract bearing MR No. 21/82-83 issued by the Revenue Inspector, Bidarahalli Hobli <b>(Document 10)</b>
11.	Sale Deed dated February 15, 1982, executed by Adilakshmi Ammal in favour of Dyavanna registered as Document No. 1986/81-82 in Book 1, Volume 1631 in Pages 103-105 in the office of the Sub-Registrar, Hoskote <b>(Document 11)</b>
12.	Mutation Register Extract bearing MR 36/92-93, issued by the office of the Tahsildar, Bangalore East Taluk, K. R. Pura <b>(Document 12)</b>
13.	Inheritance Register Extract bearing IHC No. 13/98-99 issued by the office of the Tahsildar, K.R.Pura <b>(Document 13)</b>
14.	Sale Deed dated October 28, 2005, executed by Muniyamma, (wife of late Thammanna), Lakshamma, Subramani, Nagaraj, Sunandamma, Muniraju, (children of late Thammanna and Muniyamma), Ashok, (son of Subramani), Nethravati and Chaitra, (minor daughters of Subramani, represented by their father and natural guardian, Subramani), Naveen (son of Nagaraj), Devegowda and Manikanta, (minor sons of Nagaraj, represented by their father and natural guardian, Nagaraj), and Sushma and Reshma, (minor daughters of Muniraj, represented by their father and natural guardian, Muniraj), in favour of B. Dharmananda, registered as Document No.KRI-1-09278-2005-06 in Book 1, stored in CD No. KRID160 in the office of the Sub-Registrar, K.R. Puram <b>(Document 14)</b>
15.	Mutation Register Extract bearing MR No. 52/2005-06 by the Revenue Inspector, Bidarahalli Hobli <b>(Document 15)</b>
16.	Absolute Sale Deed dated October 19, 2007, executed by B. Dharmananda in favour of Suguna R. and registered as Document No.BDH-1-02233-2007-08 in Book 1 and stored in CD No. BDHD6 in the office of Sub-Registrar, Bidarahalli <b>(Document 16)</b>
17.	Mutation Register Extract bearing MR No. 26/2007-08 issued by the Village Accountant, Krishnarajapura <b>(Document 17)</b>
18.	Memorandum of Entry dated September 7, 2018, Mortgage by R. Suguna, Mukthar Ahmed Khan, A Venkataramana and registered as Document No. SHV-1-03831-2018-19 in Book 1 and stored in CD No. SHVD278 in the office of Sub-Registrar, Shivajinagar <b>(Document 18)</b>
19.	Deed of Discharge dated January 16, 2019, executed between ECL Finance Limited in favour of R. Suguna, Mukthar Ahmed Khan and A Venkataramana,



	registered as Document No. SHV-1-06442-2018-19 in Book 1 and stored in CD No. SHVD285 in the office of Sub-Registrar, Shivajinagar <b>(Document 19)</b>
20.	Mutation Register Extract bearing MR No. T3/2013-14 issued by the Village Accountant, Krishnarajapura <b>(Document 20)</b>
21.	Mutation Register Extract bearing MR No. T52/2021-22 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 21)</b>
22.	Official Memorandum dated September 06, 2022 bearing No. ALN(EBB)SR/76/22-23 issued by the Deputy Commissioner, Bangalore Urban District <b>(Document 22)</b>
23.	Mutation Register Extract bearing MR No. T25/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli <b>(Document 23)</b>
24.	Sale Deed dated July 12, 2024 executed by Suguna R. in favour of Poulomi Estates Private Limited, registered as Document No. INR-1-03886-2024-25 in Book 1, in the office of Sub-Registrar, Shivajinagar <b>(Document 24)</b>
25.	Official Memorandum dated January 16, 2025 bearing no. 34072 issued by the Deputy Commissioner, Bangalore Urban District <b>(Document 25)</b>
<b>RECORD OF RIGHTS, TENANCY AND CROPS/PAHANI</b>	
26.	RTC/ <i>Pahani</i> for the period from 1968-69 to 1975-76, 1978-79 to 2001-02 issued by the Tahsildar, Bangalore East Taluk, K.R.Pura for Survey No. 16; <b>(Document 26)</b>
27.	Computerised RTC/ <i>Pahani</i> for the period from 2001-02 to 2012-13 for Survey No. 16/P14; <b>(Document 27)</b>
28.	Computerised RTC/ <i>Pahani</i> for the period from 2014-15 to 2019-20 for Survey No. 16; <b>(Document 28)</b>
29.	Computerised RTC/ <i>Pahani</i> for the period from 2021-22 to 2023-24 for Survey No. 220; <b>(Document 29)</b>
<b>ENCUMBRANCE CERTIFICATES</b>	
30.	Encumbrance certificate bearing S.A.No.4430/18-19 for the period from April 01, 1960 to July 31, 1986 issued by Senior Sub-Registrar, Bangalore with regard to Survey No. 16 measuring 3 (three) acres; <b>(Document 30)</b>
31.	Encumbrance certificate dated July 30, 2022 bearing S.A.No.14287/22-23 for the period from August 01, 1986 to May 31, 1989 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 16/P14 measuring 3 (three) acres; <b>(Document 31)</b>
32.	Encumbrance certificate dated June 8, 2018 bearing S.A.No.10921/18-19 for the period from June 01, 1989 to March 31, 2004 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 16/P14 measuring 3 (three) acres; <b>(Document 32)</b>
33.	Encumbrance certificate dated May 6, 2022 bearing S.A.No.6239/22-23 for the period from April 01, 2004 to May 05, 2022 issued by the Senior Sub-Registrar,



	Bangalore with regard to Survey No. 16/P14 measuring 3 (three) acres; <b>(Document 33)</b>
34.	Computerized Encumbrance certificate for the periods January 01, 2007 to December 01, 2007, in relation to ECC No. 30102025-6726249 for Survey No. 16 <b>(Document 34)</b>
35.	Computerized Encumbrance certificate for the periods April 01, 2004 to October 23, 2025, in relation to ECC No. 23102025-6535654 for Survey No. 16; <b>(Document 35)</b>
36.	Encumbrance certificate dated May 28, 2022, bearing S.A.No.24300/22-23 for the period from April 01, 2020 to July 27, 2022 issued by the Senior Sub-Registrar, Bangalore with regard to New Survey No. 220, Old Survey No. 16/P14 measuring 3 (three) acres; <b>(Document 36)</b>
37.	Encumbrance certificate dated April 18, 2023, bearing S.A.No.3377/23-24 for the period from April 01, 2022 to April 17, 2023 issued by the Senior Sub-Registrar, Bangalore with regard to New Survey No. 220, Old Survey No. 16/P14 measuring 3 (three) acres; <b>(Document 37)</b>
38.	Computerized Encumbrance certificate for the periods April 01, 2023 to January 16, 2024, in relation to ECC No. 16012024-6542466 for Survey No. 220; <b>(Document 38)</b>
39.	Computerized Encumbrance certificate for the periods January 01, 2024 to September 30, 2025, in relation to ECC No. 06102025-6098065 for Survey No. 220; <b>(Document 39)</b>

**DOCUMENTS EXAMINED FOR SCHEDULE PROPERTY 2**

SL. NO.	DETAILS OF THE DOCUMENTS
<b>DOCUMENTS RELATED TO TITLE</b>	
40.	Record of Rights bearing RR No. 980 issued by the Tahsildar Grade-2, K.R. Pura <b>(Document 40)</b>
41.	Mutation Register Extract bearing MR No. 11/86-87 issued by the Taluk Shirestheadar, Bangalore East Taluk, Bangalore <b>(Document 41)</b>
42.	Letter dated October 15, 1981, bearing No. LND/CR/82/1980-81 issued by the Tahsildar, Bangalore South Taluk <b>(Document 42)</b>
43.	Sale Deed dated February 20, 1982 (and registered on March 03, 1982) executed by Ramarao Pawar in favour of K. Puttanna and registered as Document No. 2042/81-82, Book I, Page Nos. 139-141, Volume No. 1631 in the office of Sub- Registrar, Hoskote <b>(Document 43)</b>
44.	Mutation Register Extract bearing MR No. 12/86-87 issued by the Taluk Shirestheadar, Bangalore East Taluk, Bangalore <b>(Document 44)</b>



45.	Absolute Sale Deed dated January 20, 2004 (registered on September 30, 2004), executed by K. Puttanna in favour of Mukthar Ahmed Khan and registered as Document No.KRI-1-18313-2004-05 in Book 1 stored in CD No. KRID75 in the office of Sub-Registrar, Krishnarajapura <b>(Document 45)</b>
46.	Mutation Register Extract bearing MR No. 36/2005-06 issued by the Village Accountant, Computerized Centre, Bangalore East Taluk, Krishnarajapura <b>(Document 46)</b>
47.	Agreement of Sale dated November 26, 2013 (registered on November 27, 2013), executed by Mukthar Ahmed Khan in favour of A. Venkataramana and registered as Document No. SHV-1-02391-2013-14 in Book 1 and stored in CD No. SHVD169 in the office of Sub-Registrar, Shivajinagar <b>(Document 47)</b>
48.	General Power of Attorney dated November 26, 2013 (registered on November 27, 2013), executed by Mukthar Ahmed Khan in favour of A. Venkataramana and registered as Document No. SHV-4-00282-2013-14 in Book 4 and stored in CD No. SHVD169 in the office of Sub-Registrar, Shivajinagar <b>(Document 48)</b>
49.	Supplement Agreement dated November 27, 2013, executed between Mukthar Ahmed Khan and A. Venkataramana <b>(Document 49)</b>
50.	Letter dated November 27, 2013 from Mukthar Ahmed Khan to A. Venkataramana <b>(Document 50)</b>
51.	Declaratory Affidavit dated November 27, 2013 executed by Mukthar Ahmed Khan <b>(Document 51)</b>
52.	Addendum to the General Power of Attorney dated August 27, 2018, executed by Mukthar Ahmed Khan in favour of A. Venkataramana registered as Document No. SHV-4-00278-2018-19, in Book 4, stored in CD No. SHVD277, in the office of the Sub-Registrar, Shivajinagar <b>(Document 52)</b>
53.	General Power of Attorney dated October 24, 2005, executed by Puttanna in favour of Akkayamma <b>(Document 53)</b>
54.	Absolute Sale Deed dated October 25, 2005, executed by K. Puttanna (represented by his wife and general power of attorney holder, Akkayamma), Narayana Swamy, Muninarayanappa, Lakshamana (all sons of K. Puttanna and his first wife, late Thayamma), Akkayamma and Shankar, son of K. Puttanna and Akkayamma in favour of T.N. Chandrashekar Gowda and registered as Document No. KRI-1-08442-2005-06 in Book 1 and stored in CD No. KRID157 in the office of Sub- Registrar, Krishnarajapura <b>(Document 54)</b>
55.	Mutation Register Extract bearing MR No. 44/2005-06 issued by the Village Accountant, Computerized Centre, Bangalore East Taluk, Krishnarajapura <b>(Document 55)</b>
56.	Family Tree of Puttanna issued by the Village Accountant, Kannur Village, Bangalore North Taluk <b>(Document 56)</b>
57.	Agreement of Sale dated July 29, 2010, between T.N. Chandrashekar Gowda and A. Venkataramana and registered as Document No. BDH-1-02662-2010-



	11 in Book 1 and stored in CD No. BDHD49 in the office of Sub- Registrar, Bidarahalli <b>(Document 57)</b>
58.	Cancellation of Sale Agreement dated November 27, 2010 executed between T.N. Chandrashekar Gowda and A. Venkataramana registered as Document No. BDH-1-04270-2010-11 in Book 1 and stored in CD No. BDHD55 in the office of Sub-Registrar, Bidarahalli <b>(Document 58)</b>
59.	General Power of Attorney dated November 27, 2010, executed by T.N. Chandrashekar Gowda in favour of A. Venkataramana and registered as Document No. BDH-4-00276-2010-11 in Book 4 and stored in CD No. BDHD55 in the office of Sub- Registrar, Bidarahalli <b>(Document 59)</b>
60.	Full Settlement of Sale Agreement (With Possession) dated November 27, 2010 between T.N. Chandrashekar Gowda and A. Venkataramana <b>(Document 60)</b>
61.	Agreement of Sale dated October 15, 2014 between A. Venkataramana and Manyata Developers Pvt. Ltd. <b>(Document 61)</b>
62.	Release Deed dated February 6, 2017, executed by Akkayamma, Kanthamma, Lakshamma, Ashwathamma, and Anand (son of late Sarawathamma) in favour of P. Narayanaswamy, Muninarayana, Lakshmana, Shankara and Kumara and registered as Document No. HLS-1-05161-2016-17, in Book 1, stored in CD No. HLSD142, in office of Sub-Registrar, Shivajinagar <b>(Document 62)</b>
63.	Rectification Deed dated February 10, 2017 between Akkayamma, Kanthamma, Lakshamma, Ashwathamma, Ananda and P. Narayanaswamy, Muninarayana, Shankar, Kumara registered as Document No. HLS-1-05237-2016-17, in Book 1, stored in CD No. HLSD142, in the office of the Sub-Registrar, Shivajinagar <b>(Document 63)</b>
64.	Mutation Register Extract bearing MR No. T52/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 64)</b>
65.	Mutation Register Extract bearing MR No. T22/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 65)</b>
66.	Official Memorandum dated February 09, 2023 bearing No. ALN(EBB)SR 220/22-23 <b>(Document 66)</b>
67.	Official Memorandum dated February 09, 2023 bearing No. ALN(EBB)SR 219/22-23 <b>(Document 67)</b>
68.	Mutation Register Extract bearing MR No. T52/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 68)</b>
69.	Mutation Register Extract bearing MR No. T55/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 69)</b>
70.	Absolute Sale Deed dated April 02, 2024 executed by (i) T.N. Chandrashekar (represented by his attorney A. Venkataramana) (ii) A. Venkataramana (iii) Manyata Developers Pvt. Ltd. in favour of Dyuti Infrastructure Private Limited,



	registered as Document No. INR-1-00119-2024-25, Book 1, in the office of the Sub-Registrar, Shivajinagar <b>(Document 70)</b>
71.	Absolute Sale Deed dated June 9, 2023 (registered on March 18, 2024) executed by (i) Mukthar Ahmed Khan (ii) A. Venkataramana (iii) Manyata Developers Private Limited in favour of Dyuti Infrastructure Private Limited. Registered as Document No. INR-1-16767-2023-24, Book 1, in the office of the Sub-Registrar, Shivajinagar <b>(Document 71)</b>
72.	Lost Article Report dated April 12, 2024 filed by A. Venkataramana <b>(Document 72)</b>
73.	Affidavit dated April 12, 2024 sworn by A. Venkataramana <b>(Document 73)</b>
74.	Public notice dated April 16, 2024 issued by Advocate Prakash Patil on behalf of A. Venkataramana <b>(Document 74)</b>
75.	Order dated April 17, 2024 bearing No. DRO/SJN/ADJ/05/2024-25 issued by the Deputy Registrar & Deputy Commissioner of Stamps, Shivajinagar, Bangalore <b>(Document 75)</b>
76.	Sale Deed dated July 12, 2024 executed by Dyuti Infrastructure Private Limited in favour of Poulomi Estates Private Limited, registered as Document No. INR-1-03885-2024-25 in Book 1, in the office of Sub-Registrar, Shivajinagar <b>(Document 76)</b>
77.	Official Memorandum dated January 16, 2025 bearing no. 34073 issued by the Deputy Commissioner, Bangalore Urban District in respect of Survey no. 221/1 <b>(Document 77)</b>
78.	Official Memorandum dated January 16, 2025 bearing no. 34074 issued by the Deputy Commissioner, Bangalore Urban District in respect of Survey no. 221/; <b>(Document 78)</b>
<b>DOCUMENTS RELATED TO LITIGATION</b>	
79.	Plaint filed for partition and separate possession of the properties mentioned therein <b>(Document 79)</b>
80.	Compromise Petition in O.S. No. 511/2005 in the court of the Addl. Senior Civil Judge, Bangalore Rural District, at Bangalore <b>(Document 80)</b>
81.	Final Decree in O.S. No. 511/2005 in the court of the Addl. Senior Civil Judge, Bangalore Rural District, at Bangalore <b>(Document 81)</b>
82.	Mutation Register Extract bearing MR No. T5/2020-21, issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 82)</b>
83.	Mutation Register Extract bearing MR No. T46/2020-21, issued by the Revenue Inspector, Bangalore (East) <b>(Document 83)</b>
<b>RECORD OF RIGHTS, TENANCY AND CROPS/PAHANI</b>	
84.	RTC/ <i>Pahani</i> for the period from 1973-74 to 1975-76, 1978-79 to 1983-84 issued by the Taluk Shirestheadar, Bangalore East Taluk, K.R.Pura for Survey No. 16 <b>(Document 84)</b>



85.	RTC/ <i>Pahani</i> for the period from 1984-85 to 2001-02 issued by the Taluk Shirestheadar, Bangalore East Taluk, K.R.Pura for Survey No 17 <b>(Document 85)</b>
86.	Computerised RTC/ <i>Pahani</i> for the period from 2002-03 to 2019-20 for Survey No. 17/P16 <b>(Document 86)</b>
87.	Computerised RTC/ <i>Pahani</i> for the period 2021-22 for Survey No. 221 <b>(Document 87)</b>
88.	Computerised RTC/ <i>Pahani</i> for the period from 2022-23 to 2023-24 for Survey No. 221/1 <b>(Document 88)</b>
89.	Computerised RTC/ <i>Pahani</i> for the period 2022-23 to 2023-24 for Survey No. 221/2 <b>(Document 89)</b>
<b>ENCUMBRANCE CERTIFICATES</b>	
90.	Encumbrance certificate bearing S.A.No. 4429/18-19 for the period from April 01, 1960 to July 31, 1986 issued by the Sub-Registrar, Bangalore with regard to Survey No. 17 <b>(Document 90)</b>
91.	Encumbrance certificate dated April 23, 2003, bearing S.A.No.183/03-04 for the period from April 01, 1981 to June 30, 1986 issued by the Sub-Registrar, Bangalore with regard to Survey No. 16, measuring 3 (three) acres <b>(Document 91)</b>
92.	Encumbrance certificate dated July 30, 2022, bearing S.A.No.14295/22-23 for the period from August 01, 1986 to May 31, 1989 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 17/P16, measuring 3 (three) acres <b>(Document 92)</b>
93.	Encumbrance certificate dated July 15, 2010, bearing S.A.No.8327/10-11 for the period from June 01, 1989 to March 31, 2004 issued by the Sub-Registrar, Bangalore with regard to Survey No. 17/P16, measuring 2 (two) acres <b>(Document 93)</b>
94.	Encumbrance certificate dated October 25, 2023, bearing S.A.No.19248/23-24 for the period from June 01, 1989 to March 31, 2004 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 17/P16, measuring 1 (one) acre <b>(Document 94)</b>
95.	Encumbrance certificate dated May 05, 2022, bearing S.A.No.6238/22-23 for the period from April 01, 2004 to May 05, 2022 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 17/P16, measuring 3 (three) acres <b>(Document 95)</b>
96.	Computerized Encumbrance certificate for the periods April 01, 2004 to September 06, 2023, in relation to the ECC No. 06092023-3260536, with regard to Survey No. 221/1 <b>(Document 96)</b>
97.	Computerized Encumbrance certificate for the periods April 01, 2020 to July 27, 2022, bearing SA No. 24307/22-23 issued by the Senior Sub-Registrar, K. R. Pura, Bangalore, with regard to Survey No. 221 measuring 1 (one) acre <b>(Document 97)</b>



98.	Computerized Encumbrance certificate for the periods April 01, 2020 to July 27, 2022, bearing SA No. 24306/22-23 issued by the Senior Sub-Registrar, K. R. Pura, Bangalore, with regard to Survey No. 221 measuring 2 (two) acre <b>(Document 98)</b>
99.	Computerized Encumbrance certificate for the periods April 01, 2022 to April 17, 2022, bearing SA No. 3377/23-24 issued by the Senior Sub-Registrar, K. R. Pura, Bangalore, with regard to Survey No. 221 measuring 1 (one) acre <b>(Document 99)</b>
100.	Computerized Encumbrance certificate for the periods April 01, 2022 to April 17, 2022, bearing SA No. 3400/23-24 issued by the Senior Sub-Registrar, K. R. Pura Bangalore, with regard to Survey No. 221 measuring 2 (two) acres <b>(Document 100)</b>
101.	Computerized Encumbrance certificate for the period from April 01, 2023 to January 16, 2024, in relation to the ECC No. 16012024-6542751, with regard to Survey No. 221/1 <b>(Document 101)</b>
102.	Computerized Encumbrance certificate for the period from April 01, 2023 to January 16, 2024, in relation to the ECC No. 16012024-6451448, with regard to Survey No. 221/2 <b>(Document 102)</b>
103.	Computerized Encumbrance certificate for the period from June 01, 2023 to October 23, 2025, in relation to the ECC No. 23102025-6535848, with regard to Survey No. 221/2 <b>(Document 103)</b>
104.	Computerized Encumbrance certificate for the periods January 15, 2024 to March 07, 2024, in relation to the ECC No. 07032024-8291895, with regard to Survey No. 221/1 <b>(Document 104)</b>
105.	Computerized Encumbrance certificate for the periods January 15, 2024 to March 07, 2024, in relation to the ECC No. 07032024-8292001, with regard to Survey No. 221/2 <b>(Document 105)</b>
106.	Computerized Encumbrance certificate for the periods January 01, 2024 to September 30, 2025, in relation to the ECC No. 06102025-6099544, with regard to Survey No. 221/1 <b>(Document 106)</b>
107.	Computerized Encumbrance certificate for the periods January 01, 2024 to October 06, 2025, in relation to the ECC No. 06102025-6099879, with regard to Survey No. 221/2 <b>(Document 107)</b>



**DOCUMENTS EXAMINED FOR SCHEDULE PROPERTY 3**

<b>SL. NO.</b>	<b>DETAILS OF THE DOCUMENTS</b>
<b>TITLE DOCUMENTS</b>	
108.	Record of Rights bearing RR No. 986, issued by the Tahsildar Grade-2 K. R. Pura <b>(Document 108)</b>
109.	Mutation Register Extract bearing MR No. 17/86-87 issued by the office of the Tahsildar, Bangalore East Taluk <b>(Document 109)</b>
110.	Sale deed dated July 05, 1982 (registered on July 07, 1982) executed by M. Gopal in favour of G. Lakkappa registered as Document No. 902/82-83, Book 1, in Volume No. 1638, Pages 176-177 in the office of Sub-Registrar, Hoskote <b>(Document 110)</b>
111.	Mutation Register Extract bearing MR No. 18/86-87 issued by the Shirestheedar Grade -2, Bangalore East Taluk <b>(Document 111)</b>
112.	Absolute Sale Deed dated January 31, 2001, executed by (i) G. Lakkappa (ii) Umesh Kumar (iii) Harish (iv) Pillaanjinappa (v) Ramesh (vi) Nagesh in favour of Mukthar Ahmed Khan and registered as Document No. 10448/2000-01 in Book 1, Volume No. 1872, Pages 192-197 in the office of Sub-Registrar, Krishnarajapura for 2 acres 32 guntas <b>(Document 112)</b>
113.	Mutation Register Extract bearing MR No. 35/2005-06 issued by the Village Accountant, Computerised Centre, Bangalore East Taluk <b>(Document 113)</b>
114.	Agreement of Sale dated November 26, 2013 (registered on November 27, 2013), executed between Mukthar Ahmed Khan and A. Venkataramana and registered as Document No. SHV-1-02390-2013-14 in Book 1 and stored in CD No. SHVD169 in the office of Sub- Registrar, Shivajinagar <b>(Document 114)</b>
115.	General Power of Attorney dated November 26, 2013 (registered on November 27, 2013), executed by Mukthar Ahmed Khan in favour of A. Venkataramana and registered as Document No. SHV-4-00281-2013-14 in Book 4 and stored in CD No. SHVD169 in the office of Sub- Registrar, Shivajinagar <b>(Document 115)</b>
116.	Supplement Agreement dated November 27, 2013, executed between Mukthar Ahmed Khan and A. Venkataramana <b>(Document 116)</b>
117.	Letter dated November 27, 2013 from Mukthar Ahmed Khan to A. Venkataramana. <b>(Document 117)</b>
118.	Declaratory Affidavit dated November 27, 2013, executed by Mukthar Ahmed Khan <b>(Document 118)</b>
119.	General Power of Attorney dated December 8, 2010, executed by (i) G. Lakkappa (ii) Umesh Kumar (iii) Harish in favour of A. Venkataramana and registered as Document No. BDH-4-00312-2010-11 in Book 4 and stored in CD No. BDHD56 in the office of Sub- Registrar, Bidarahalli <b>(Document 119)</b>
120.	Agreement of Sale dated October 15, 2014, between A. Venkataramana and Manyata Developers Pvt. Ltd. (Unregistered) <b>(Document 120)</b>
121.	Addendum to the General Power of Attorney dated August 27, 2018, executed by Mukthar Ahmed Khan in favour of A. Venkataramana registered as Document No.



	SHV-4-00277-2018-19, in Book 4, stored in CD No. SHVD277, in the office of the Sub-Registrar, Shivajinagar <b>(Document 121)</b>
122.	Memorandum of Entry dated September 7, 2018, Mortgage by R. Suguna, Mukthar Ahmed Khan, A Venkataramana and registered as Document No. SHV-1-03831-2018-19 in Book 1 and stored in CD No. SHVD278 in the office of Sub-Registrar, Shivajinagar <b>(Document 122)</b>
123.	Deed of Discharge dated January 16, 2019, executed between ECL Finance Limited in favour of R. Suguna, Mukthar Ahmed Khan and A Venkataramana, registered as Document No. SHV-1-06442-2018-19 in Book 1 and stored in CD No. SHVD285 in the office of Sub-Registrar, Shivajinagar <b>(Document 123)</b>
124.	Mutation Register Extract bearing MR No. T52/2021-22 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 124)</b>
125.	Mutation Register Extract bearing MR No. T32/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 125)</b>
126.	Official Memorandum dated February 09, 2023 bearing No. ALN(EBB)SR 221/22-23; <b>(Document 126)</b>
127.	Official Memorandum dated February 09, 2023 bearing No. ALN(EBB)SR 222/22-23 <b>(Document 127)</b>
128.	Mutation Register Extract bearing MR No. T53/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 128)</b>
129.	Mutation Register Extract bearing MR No. T54/2022-23 issued by the Revenue Inspector, Bidarahalli Hobli 3 <b>(Document 129)</b>
130.	Absolute sale deed dated April 04, 2024, by (i) G. Lakkappa, Umesh Kumar, Harish represented by their Attorney A. Venkataramana (ii) A. Venkataramana (iii) Manyata Developers Pvt Ltd. in favour of Dyuti Infrastructure Private Limited registered as Document No. INR-1-00117-2024-25, Book 1, in the Office of the Sub-Registrar, Shivajinagar <b>(Document 130)</b>
131.	Absolute sale deed dated April 04, 2024 by (i) Mukthar Ahmed Khan represented by their Attorney A. Venkataramana (ii) A. Venkataramana (iii) Manyata Developers Pvt Ltd. in favour of Dyuti Infrastructure Private Limited registered as Document No. INR-1-00118-2024-25, Book 1, in the Office of the Sub-Registrar, Shivajinagar <b>(Document 131)</b>
132.	Sale Deed dated July 12, 2024 executed by Dyuti Infrastructure Private Limited in favour of Poulomi Estates Private Limited, registered as Document No. INR-1-03885-2024-25 in Book 1, in the office of Sub-Registrar, Shivajinagar <b>(Document 132)</b>
133.	Official Memorandum dated January 16, 2025 bearing no. 34075 issued by the Deputy Commissioner, Bangalore Urban District in respect of Survey no. 222/1 <b>(Document 133)</b>
134.	Official Memorandum dated January 16, 2025 bearing no. 34076 issued by the Deputy Commissioner, Bangalore Urban District in respect of Survey no. 222/2 <b>(Document 134)</b>



<b>RECORD OF RIGHTS, TENANCY AND CROPS/PAHANI</b>	
135.	RTC/ <i>Pahani</i> for the period from 1968-69 to 1975-76, 1978-79 to 1983-84 issued by the Taluk Shirestheadar, Bangalore East Taluk, K.R.Pura for Survey No. 16 <b>(Document 135)</b>
136.	RTC/ <i>Pahani</i> for the period from 1984-85 to 2001-02 issued by the Taluk Shirestheadar, Bangalore East Taluk, K.R.Pura for Survey No 17 <b>(Document 136)</b>
137.	Computerised RTC/ <i>Pahani</i> for the period from 2001-02 to 2019-20 for Survey No. 17/P11 <b>(Document 137)</b>
138.	Computerised RTC/ <i>Pahani</i> for the period 2021-22 for Survey No. 222 <b>(Document 138)</b>
139.	Computerised RTC/ <i>Pahani</i> for the period from 2022-23 to 2023-24 for Survey No. 222/1 <b>(Document 139)</b>
140.	Computerised RTC/ <i>Pahani</i> for the period 2022-23 to 2023-24 for Survey No. 222/2 <b>(Document 140)</b>
<b>ENCUMBRANCE CERTIFICATES</b>	
141.	Encumbrance certificate dated October 16, 2023, bearing S.A.No.5643/23-24 for the period from April 01, 1960 to July 31, 1986 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 17, measuring 2 (two) acre 32 (thirty two) guntas <b>(Document 141)</b>
142.	Encumbrance certificate dated October 16, 2023, bearing S.A.No.5641/23-24 for the period from April 01, 1960 to July 31, 1986 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 17/P11, measuring 8 (eight) guntas <b>(Document 142)</b>
143.	Encumbrance certificate dated April 23, 2003, bearing S.A.No.183/03-04 for the period from April 01, 1981 to June 30, 1986 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 16, measuring 3 (three) acres <b>(Document 143)</b>
144.	Encumbrance certificate dated July 30, 2022, bearing S.A.No.14293/22-23 for the period from August 01, 1986 to May 31, 1989 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 17/P11, measuring 3 (three) acres <b>(Document 144)</b>
145.	Encumbrance certificate dated March 01, 2024, bearing S.A.No.25180/23-24 for the period from June 01, 1989 to March 31, 2004 issued by the Senior Sub-Registrar, Bangalore with regard to Survey No. 17/P11, measuring 2 (two) acres 32 (thirty-two) guntas <b>(Document 145)</b>
146.	Encumbrance certificate dated August 14, 2023, bearing S.A.No. 17872/23-24 for the period June 01, 1989 to March 31, 2004 issued by the Sub-Registrar, Krishnarajapuram, in respect of the Survey No. 17/P11 measuring 8 guntas <b>(Document 146)</b>
147.	Computerized Encumbrance certificate from April 01, 2004 to September 06, 2023, in relation to the ECC No. 06092023-3258259, issued by the Sub-Registrar, Bidarahalli, with regard to Survey No. 17/P11 measuring 8 guntas <b>(Document 147)</b>



148.	Encumbrance certificate dated April 18, 2023, bearing S.A.No.3378/23-24 for the period from April 01, 2022 to April 17, 2023 issued by the Senior Sub-Registrar, Bangalore with regard to Old Survey No. 17/P11 New Survey No. 222, measuring 2 (two) acres 32 (thirty-two) Guntas <b>(Document 148)</b>
149.	Encumbrance certificate dated April 18, 2023, bearing S.A.No.3379/23-24 for the period from April 01, 2022 to April 17, 2023 issued by the Senior Sub-Registrar, Bangalore with regard to Old Survey No. 17/P11 New Survey No. 222, measuring 8 (eight) Guntas <b>(Document 149)</b>
150.	Computerized Encumbrance certificate for the period from April 01, 2023 to January 16, 2024, in relation to the ECC No. 16012024-6450639, with regard to Survey No. 222/2 <b>(Document 150)</b>
151.	Computerized Encumbrance certificate for the period from April 01, 2023 to January 16, 2024, in relation to the ECC No. 16012024-6540921, with regard to Survey No. 222/1 <b>(Document 151)</b>
152.	Computerized Encumbrance certificate for the periods January 15, 2024 to March 07, 2024, in relation to ECC No. 07032024-8292067 for Survey No. 222/1 <b>(Document 152)</b>
153.	Computerized Encumbrance certificate for the periods January 15, 2024 to March 07, 2024, in relation to ECC No. 07032024-8292176 for Survey No. 222/2 <b>(Document 153)</b>
154.	Computerized Encumbrance certificate for the periods January 01, 2024 to December 31, 2024, in relation to ECC No. 23102025-6535918 for Survey No. 222/2 <b>(Document 154)</b>
155.	Computerized Encumbrance certificate for the periods April 01, 2024 to October 30, 2025, in relation to ECC No. 30102025-6734484 for Survey No. 222/1 <b>(Document 155)</b>
156.	Computerized Encumbrance certificate for the periods January 01, 2024 to October 06, 2025, in relation to ECC No. 06102025-6099615 for Survey No. 222/1 <b>(Document 156)</b>



**OTHER DOCUMENTS EXAMINED PERTAINING TO THE SCHEDULE PROPERTIES**

SL. NO.	DOCUMENTS
<b>RELINQUISHMENT FOR ROAD WIDENING</b>	
157.	Relinquishment Deed dated June 28, 2024 executed by A. Venkataramana and R. Suguna in favour of Bangalore Development Authority, registered as Document No. BDA-1-00900/2024-25, Book I, in the office of the Sub-Registrar, Bangalore Development Authority ( <b>Document 157</b> )
<b>PLANS AND KHATA</b>	
158.	Sanctioned Plan dated January 16, 2026 bearing No. BDA/NM/AS/AA-2/TS-3/U/37/2025-26 issued by Bangalore Development Authority ( <b>Document 158</b> )
159.	Form 11A (Tax Demand Register Extract) dated February 13, 2026 issued by the Rural Development and Panchayat Raj Department, Kannur Grama Panchayat ( <b>Document 159</b> )
<b>JOINT DEVELOPMENT</b>	
160.	Joint Development Agreement dated February 19, 2026 (registered on February 21, 2026), executed between Poulomi Estates Private Limited and Poulomi Florique LLP, registered as Document No. MDP-1-05196-2025-26, Book I, in the office of the Sub-Registrar, Mahadevapura with Poulomi Florique LLP ( <b>Document 160</b> )
161.	General Power of Attorney dated February 19, 2026 (registered on February 21, 2026), executed between Poulomi Estates Private Limited and Poulomi Florique LLP, registered as Document No. MDP-4-420/2025-26, Book IV, in the office of the Sub-Registrar, Mahadevapura ( <b>Document 161</b> )
<b>ZONING REGULATIONS</b>	
162.	Order dated November 22, 2024 bearing no. BDA/NYS/CLU-205/23-24/2027/2024-25 issued by the Bangalore Development Authority ( <b>Document 162</b> )
<b>ENDORSEMENTS</b>	
163.	Nil Tenancy Certificate dated September 11, 2023 issued by the Revenue Department of Karnataka in relation to the Schedule Properties ( <b>Document 163</b> )
164.	Endorsement dated September 07, 2023 bearing No. PTCL/BE/CR:345/2023-24 issued by the office of the Sub-Divisional Officer, Bangalore North Taluk, Bangalore in relation to the Schedule Properties ( <b>Document 164</b> )
<b>SURVEY DOCUMENTS</b>	
165.	Village Map of Kannur ( <b>Document 165</b> )
166.	Mutation Register Extract bearing MR No. T52/2021-22 issued by the Revenue Inspector, Bidarahalli ( <b>Document 166</b> )
167.	Pakka Book/Hissa Survey Record for Survey No. 221, issued by the Office of the Tahsildar, Bangalore East ( <b>Document 167</b> )



168.	Pakka Book for Survey No. 222, issued by the Office of the Tahsildar, Bangalore East ( <b>Document 168</b> )
169.	Extract of the Karnataka Revision Settlement Akarband issued by the President, Bangalore East Taluk, Bangalore ( <b>Document 169</b> )
<b>RESPONSES RECEIVED UNDER THE RIGHT TO INFORMATION ACT, 2005</b>	
170.	Response dated September 06, 2023, bearing No. Bangalore/Vbhuswaa-2/1688/2023-24 to RTI application filed before the Karnataka Industrial Area Development Board ( <b>Document 170</b> )
171.	Response dated September 20, 2023, bearing No. BengAPra/VaaBhuswaa/RTI/132/2023-24 to RTI application filed before the Bangalore Development Authority ( <b>Document 171</b> )
172.	Response dated September 16, 2023, bearing No. BIAAPA/TP/RTI/103/2023-2024 to RTI application filed before the Bangalore International Airport Area Planning Authority ( <b>Document 172</b> )
173.	Response dated November 18, 2023, bearing no. BBMP/YaVa/KaPaA/(Yo.Vi)/PR/35/2023-24 to RTI application filed before the Bruhat Bengaluru Mahanagara Palike with regard to Survey No. 220 ( <b>Document 173</b> )
174.	Response dated November 18, 2023, bearing no. BBMP/YaVa/KaPaA/(Yo.Vi)/PR/37/2023-24 to RTI application filed before the Bruhat Bengaluru Mahanagara Palike with regard to Survey No. 221/1 ( <b>Document 174</b> )
175.	Response dated November 18, 2023, bearing no. BBMP/YaVa/KaPaA/(Yo.Vi)/PR/38/2023-24 to RTI application filed before the Bruhat Bengaluru Mahanagara Palike with regard to Survey No. 221/2 ( <b>Document 175</b> )
176.	Response dated November 18, 2023, bearing no. BBMP/YaVa/KaPaA/(Yo.Vi)/PR/36/2023-24 to RTI application filed before the Bruhat Bengaluru Mahanagara Palike with regard to Survey No. 222/1 ( <b>Document 176</b> )
177.	Response dated November 18, 2023, bearing no. BBMP/YaVa/KaPaA/(Yo.Vi)/PR/39/2023-24 to RTI application filed before the Bruhat Bengaluru Mahanagara Palike with regard to Survey No. 222/2 ( <b>Document 177</b> )
<b>PUBLIC NOTICE</b>	
178.	Public Notices dated January 30, 2024 and January 31, 2024 issued in the Bangalore editions of (i) Deccan Herald; and (ii) Vijaya Karnataka, respectively ( <b>Document 178</b> )

