

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • B. N. Dileep Kumar • B.R. Basavaraj
 N.L. Maheshwara Prasad • Shylini N • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B • K. S. Sushma • Geetha H. G. • Mohan Kumar G.M.

Bangalore,
 Dt: 20/03/2026.

M/s. BHARTIYA URBAN PRIVATE LIMITED,
 (formerly known as **M/s. BHARTIYA CITY DEVELOPERS PRIVATE LIMITED,**)
 The Bhartiya Sparkle',
 Bhartiya City,
 Thanisandra Main Road,
 BANGALORE – 560 064.

Sirs,

Sub : Title Opinion in respect of properties measuring (1) 03 Acres 00 Guntas in Sy.No.85, (2) 01 Acre 10 Guntas in Sy.No.87/1, (3) 00 Acre 30 Guntas in Sy.No.87/2, (4) 02 Acres 00 Guntas in Sy.No.86, (5) 01 Acres 15 Guntas and 05 Guntas Kharab in Sy.No.88, (6) 01 Acre 20 Guntas in Sy.No.91 and (7) 02 Acres 00 Guntas in Sy.No.92, in all measuring 12 Acres 00 Guntas including 05 Guntas Kharab land situated at Bellahalli Village, Yelahanka-1 Hobli, Bangalore North (Addl.) Taluk, Bengaluru, and presently bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore, 560054.

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

Sl. No.	Date	Nature of the Document
<u>ITEM NO.1: 03 ACRES 00 GUNTAS IN SY.NO.85:</u>		
1.	30/05/1979	Copy of Saguvali Chit in the name of Mr. Bakshu Khan issued by The Tahsildar, Bengaluru North Taluk.
2.	08/11/1995	Sale Deed registered as Document No.8149/1995-96 in Book-I, Volume-872 at pages 28 to 37, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mr. Bakshu Khan in favour of Mr. Liaquathulla Khan and others.
3.		Mutation Register Extract bearing M.R.No.2/1998-99 issued by the Revenue Authorities.
4.	08/11/1995	Sale Deed registered as Document No.8150/1995-96 in Book-I, Volume-872 at pages 38 to 47, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mr. Bakshu Khan in favour of Mr. Liaquathulla Khan and others.
5.		Mutation Register Extract bearing M.R.No.3/1998-99 issued by the Revenue Authorities.

Kusuma R. Muniraju

6.	08/11/1995	Sale Deed registered as Document No.8151/1995-96 in Book-I, Volume-872 at pages 47 to 57, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mr. Bakshu Khan in favour of Mr. Liaquathulla Khan and others.
7.		Mutation Register Extract bearing M.R.No.4/1998-99 issued by the Revenue Authorities.
8.	10/12/2014	Certified Copy of the Orders passed by The Tahsildar, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru in Case No.LND/CR/09/2014-15.
9.	15/05/2017	Tippani issued by the Revenue Authorities.
10.		Mutation Register Extract bearing M.R.No.T1/2017-18 issued by the Revenue Authorities.
11.		Plaint in O.S.No.585/2017 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru by the Mrs. Pyarijaan and others against Mrs. Zareena Taj and others.
12.		Compromise Petition filed in O.S.No.585/2017 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru.
13.	27/11/2017	Final Decree passed in O.S.No.585/2017 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru.
14.	25/11/2017	Deed of Confirmation registered as Document No.2382/2017-18 in Book-I and stored in C.D.No.MLSD138, in the Office of the Sub-Registrar, Gandhinagar (Malleshwaram) executed by Mrs. Pyarijaan and others in favour of Mr. Liaquathulla Khan and others.
15.	30/04/2019	Order of Conversion bearing No.LAND10012479 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 03 Acres 00 Guntas in Sy.No.85 of Bellahalli Village.
16.	17/12/2024	Order of Conversion bearing No.33917 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 03 Acres 00 Guntas in Sy.No.85 of Bellahalli Village.

Kusuma R. Prasad

ITEM Nos.2 and 3: 01 Acre 10 Guntas in Sy.No.87/1 and 00 Acre 30 Guntas in Sy.No.87/2:

17.	30/05/1979	Certified Copy of the Saguvali Chit issued by The Tahsildar, Bengaluru North Taluk, Bengaluru in the name of Mr. Syed Mahaboob.
18.	30/05/1979	Certified Copy of the Saguvali Chit issued by The Tahsildar, Bengaluru North Taluk, Bengaluru in the name of Mr. Syed Gulab.
19.	13/03/1984	General Power of Attorney executed by Mr. Syed Mahaboob appointing and constituting Mr. Syed Gulab as his lawful attorney.
20.		Family Tree of Mr. Syed Sab issued by the Secretary, Venkatala Village Panchayath, Bengaluru North.
21.	15/12/1994	Sale Deed registered as Document No.5661/1994-95 in Book-I, Volume-614 at pages 41 to 43, in the Office of the Sub-Registrar, Yelahanka executed by Mr. Syed Gulab in favour of Mrs. M. Radhamma.
22.		Mutation Register Extract bearing M.R.No.5/1994-95 issued by the Revenue Authorities.
23.	15/12/1994	Sale Deed registered as Document No.5662/1994-95 in Book-I, Volume-614 at pages 43 to 45, in the Office of the Sub-Registrar, Yelahanka executed by Mr.Syed Gulab in favour of Mrs. G. Padmavathi.
24.		Mutation Register Extract bearing M.R.No.6/1994-95 issued by the Revenue Authorities.
25.	17/10/1995	Agreement to Sell executed by Mrs.M.Radhamma and Mrs.G.Padmavathi in favour of Mr.N.Kumar for sale of 02 Acres 20 Guntas in Sy.No.55 of Bellahalli Village.
26.	17/10/1995	General Power of Attorney registered as Document No.543/1995-96 in Book-IV, Volume-SF42, at pages 86 and 87 in the Office of the Jurisdictional Sub-Registrar executed by Mrs. G. Padmavathi and Mrs. M. Radhamma appointing and constituting Mr. N. Kumar as their lawful attorney.
27.	18/10/1995	Possession Delivery Declaration-cum-Receipt executed by Mrs. G. Padmavathi and Mrs. M. Radhamma in favour of Mr.N.Kumar confirming delivery of possession of the land measuring 02 Acres 20 Guntas in Sy.No.55 of Bellahalli Village with confirmation of receipt of entire sale price.
28.	09/11/1995	Sale Deed registered as Document No.8154/1995-96 in Book-I, Volume-866 at pages 234 to 241, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mrs. M. Radhamma in favour of Mr. Liaquathulla Khan and others.

Kumar N. Radhamma

29.		Mutation Register Extract bearing M.R.No.13/1996-97 issued by the Revenue Authorities.
30.	09/11/1995	Sale Deed registered as Document No.8153/1995-96 in Book-I, Volume-866 at pages 226 to 233, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mrs. G. Padmavathi in favour of Mr. Liaquathulla Khan and others.
31.		Mutation Register Extract bearing M.R.No.11/1996-97 issued by the Revenue Authorities.
32.	09/11/1995	Sale Deed registered as Document No.8155/1995-96 in Book-I, Volume-866 at pages 242 to 249, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mrs. G. Padmavathi in favour of Mr. Liaquathulla Khan and others.
33.		Mutation Register Extract bearing M.R.No.12/1996-97 issued by the Revenue Authorities.
34.	10/12/2014	Certified Copy of the Orders passed by The Tahsildar, Bengaluru North (Addl.) Taluk, Bengaluru in Case No.LND/CR/11/2014-15.
35.	10/12/2014	Certified Copy of the Orders passed by The Tahsildar, Bengaluru North (Addl.) Taluk, Bengaluru in Case No.LND/CR/10/2014-15.
36.	20/06/2016	Certified Copy of the Orders passed by The Tahsildar, Bengaluru North (Addl.) Taluk, Bengaluru in Case No.RRT(BNA)CR/63/2016-17.
37.	15/05/2017	Tippani issued by the Revenue Authorities.
38.	23/08/2018	Tippani issued by the Revenue Authorities.
39.	30/04/2019	Order of Conversion bearing No.LAND10012655 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 01 Acre 10 Guntas in Sy.No.87/1 of Bellahalli Village.
40.	30/04/2019	Order of Conversion bearing No.LAND10012657 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 00 Acre 30 Guntas in Sy.No.87/2 of Bellahalli Village.
41.	17/12/2024	Order of Conversion bearing No.33923 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 01 Acre 10 Guntas in Sy.No.87/1 of Bellahalli Village.
42.	17/12/2024	Order of Conversion bearing No.33919 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 00 Acres 30 Guntas in Sy.No.87/2 of Bellahalli Village.

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ITEM No.4: 02 Acres 00 Guntas in Sy.No.86:		
43.	30/05/1979	Certified Copy of the Saguvali Chit issued by The Tahsildar, Bengaluru North Taluk in the name of Mr. Vasantha Kumar.
44.		Mutation Register Extract bearing M.R.No.14/1980-81 issued by the Revenue Authorities.
45.	12/01/1996	General Power of Attorney registered as Document No.984/1995-96 in Book-IV, Volume-SF50, at pages 48 to 51, in the Office of the Sub-Registrar, Yelahanka executed by Mr. Vasanth Kumar appointing and constituting Mr. M. P. Rajashekar as his lawful attorney.
46.	11/01/1996	Sale Deed registered as Document No.8157/1995-96 in Book-I, Volume-865 at pages 171 to 178, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mr. Vasanth Kumar in favour of Mr. Liaquathulla Khan and others.
47.		Mutation Register Extract bearing M.R.No.15/1996-97 issued by the Revenue Authorities.
48.	11/01/1996	Sale Deed registered as Document No.8156/1995-96 in Book-I, Volume-874 at pages 02 to 09, in the Office of the Sub-Registrar, Yelahanka, Bengaluru executed by Mr. Vasanth Kumar in favour of Mr. Liaquathulla Khan and others.
49.		Mutation Register Extract bearing M.R.No.14/1996-97 issued by the Revenue Authorities.
50.	10/12/2014	Certified Copy of the Orders passed by The Tahsildar, Bengaluru North (Addl.) Taluk, in Case No.LND/CR/12/2014-15.
51.	15/05/2017	Tippani issued by the Revenue Authorities.
52.	30/04/2019	Order of Conversion bearing No.LAND10012482 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 02 Acres 00 Guntas in Sy.No.86 of Bellahalli Village.
53.	17/12/2024	Order of Conversion bearing No.33914 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 02 Acres 00 Guntas in Sy.No.86 of Bellahalli Village.
ITEM No.5: 01 Acre 20 Guntas in Sy.No.88:		
54.	30/05/1979	Certified Copy of the Saguvali Chit issued by The Tahsildar, Bengaluru North Taluk in the name of Mr. Pyare Khan.
55.	21/09/1984	Certified Copy of the Sale Deed registered as Document No.2172/1984-85 in Book-I, Volume-3783 at pages 88 to 91, in the Office of the Sub-Registrar, Yelahanka executed by Mr. Pyare Khan in favor of Mrs. Shahiba Begum.

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56.	05/06/1987	Sale Deed registered as Document No.2063/1987-88 in Book-I, Volume-4015 at pages 135 to 140, in the Office of the Sub-Registrar, Bengaluru North Taluk, Bengaluru executed by Mrs. Shahiba Begum in favour of Mr. Abdul Rasheed.
57.	08/11/1995	Sale Deed registered as Document No.8152/1995-96 in Book-I, Volume-866 at pages 219 to 226, in the Office of the Sub-Registrar, Yelahanka executed by Mr. Abdul Rasheed in favour of Mr. Liaquathulla Khan and others.
58.		Mutation Register Extract bearing M.R.No.16/1996-97 issued by the Revenue Authorities.
59.	15/05/2017	Tippani issued by the Revenue Authorities.
60.		Mutation Register Extract bearing M.R.No.H11/2016-17 issued by the Revenue Authorities.
61.		Mutation Register Extract bearing M.R.No.H12/2016-17 is to be produced.
62.		Mutation Register Extract bearing M.R.No.H10/2016-17 issued by the Revenue Authorities.
63.	30/04/2019	Order of Conversion bearing No.LAND10012480 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 01 Acre 20 Guntas in Sy.No.88 of Bellahalli Village.
64.	17/12/2024	Order of Conversion bearing No.33929 issued by The Deputy Commissioner, Bengaluru District, Bengaluru in respect of property measuring 01 Acres 15 Guntas in Sy.No.88 of Bellahalli Village.

SCHEDULE PROPERTY (ITEM NOS.1 TO 5):

65.	17/05/1999	Certified Copy of the Orders passed by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru passed in Case No.LRF(83), 79, 83, 97 to 100/1997-98.
66.	27/04/2004	Orders passed by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru in Case No.LRF(83)BNA/39/1997-98.
67.	16/10/2015	Certified Copy of the Orders passed by The Karnataka Appellate Tribunal in Appeal No.477/2011.
68.	17/06/2016	Certified Copy of the Orders passed by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru in Case No.LRF(83)BNA:39/1997-98.

Kusuma A. Prasad

69.	20/06/2016	Certified Copy of the Orders passed by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru in Case No.RRT(BNA)CR/64/2016-17.
<u>REVENUE RECORDS OF ITEM NOS.1 TO 5:</u>		
70.		Pahanies for the period between 1988-89 and 1999-2000, 1994-95, 2009-10 in respect of portions of Sy.No.55 of Bellahalli Village issued by the Revenue Authorities.
71.		Pahanies for the period between 2017-18 and 2018-19 in respect of Sy.No.85.
72.		Pahanies for the period between 2017-18 and 2018-19 in respect of Sy.No.86.
73.		Pahanies for the period between 2017-18 and 2018-19 in respect of Sy.No.87.
74.		Pahanies for the period between 2017-18 and 2018-19 in respect of Sy.No.88.
75.		Akarbandh in respect of properties in Sy.Nos.85, 86, 87 and 88 of Bellahalli Village issued by the Revenue Authorities.
76.		Village Map of Bellahalli Village issued by the Revenue Authorities.
77.	17/07/2018	Three Nil Tenancy Certificates issued by The Tahsildar, Bengaluru North (Addl.) Taluk.
78.	19/07/2018	Nil Tenancy Certificate issued by The Tahsildar, Bengaluru North (Addl.) Taluk, in respect of Sy.No.85.
79.	28/02/2017	Endorsement issued by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru in respect of properties in Sy.No.55 of Bellahalli Village.
80.	28/02/2017	Endorsement issued by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru in respect of properties in Sy.No.55 of Bellahalli Village.
81.	18/12/2018	Endorsements (5 in numbers) issued by The Special Land Acquisition Officer, Bengaluru Development Authority, Bengaluru.
82.	21/12/2018	Endorsements (5 in numbers) issued by The Bangalore Development Authority in respect of properties in Sy.Nos.85 to 88 of Bellahalli Village.

Kusuma R. Prasad

84.		Tax Paid Receipts for the period 2001-02 to 2016-17 and 2018-19 issued by the Revenue Authorities.
85.		Encumbrance Certificates for the period from 01/04/2004 to 05/09/2025 issued by the Office of the jurisdictional Sub-Registrar in respect of Item Nos.1 to 5 of the Schedule Property.
86.		Encumbrance Certificates from the website for the period from 05/09/2025 to 28/02/2026 available with jurisdictional Sub-Registrar in respect of Item Nos.1 to 5 of the Schedule Property.
<u>ITEM NO.6: 01 ACRE 20 GUNTAS IN SY.NO.91:</u>		
87.	30/05/1979	Copy of Saguvali Chit in the name of Mr. Syed Chota Saheb issued by The Tahsildar, Bengaluru North Taluk.
88.		Mutation Register Extract bearing M.R.No.4/1989-90 issued by the Revenue Authorities.
89.	01/09/1990	Sale Deed executed by Mr. Syed Chota Sab in favour of Mrs. Tara Shankar Naik registered as Document No.1353/1990-91 in Book-I, Volume-81 at pages 82 to 85, in the Office of the Sub-Registrar, Yelahanka.
90.		Mutation Register Extract bearing M.R.No.12/1995-96 issued by the Village Accountant, Yelahanka Hobli, Bengaluru North Taluk.
91.		Mutation Register Extract bearing M.R.No.T1/2013-14 issued by the Revenue Authorities.
92.	12/12/2014	Orders passed by The Tahsildar, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru in Case No.L.N.D.C.R/14/2014-15.
93.	26/12/2017	Minutes of Meeting recorded in DISTRICT.M.C.MEETING/07/2017-18 by the District Level Committee for Reconstruction of Missing Records.
94.	15/02/2018	Orders passed by The Joint Director of Land Records, Bengaluru in Case No.JDLR/T(2)PR:815/2017-18.
95.	20/02/2018	Sale Deed executed by Mrs. Tara Shankar Naik alias Tara S Naik in favour of Mr. Maruthi H P registered as Document No.5000/2017-18 in Book-I and stored in C.D.No.JALD236, in the Office of the Sub-Registrar, Gandhinagar (Jala), Bengaluru.

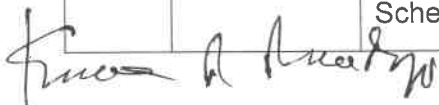


96.		Mutation Register Extract bearing M.R.No.H27/2017-18 issued by the Revenue Authorities.
97.	30/04/2019	Order of Conversion bearing No.LAND10012451 issued by The Deputy Commissioner, Bengaluru Urban District, Bengaluru.
98.	14/08/2019	Sale Deed executed by Mr. Maruthi H P in favour of Mr. Bhimappa Handigund registered as Document No.1288/2019-20 in Book-I and stored in C.D.No.JALD405, in the Office of the Sub-Registrar, Gandhiangar (Jala), Bengaluru.
99.	17/12/2024	Order of Conversion bearing No.33918 issued by The Deputy Commissioner, Bengaluru District, Bengaluru.
<u>ITEM NO.7: 02 ACRES 00 GUNTAS IN SY.NO.92:</u>		
100.	30/05/1979	Copy of Saguvali Chit in the name of Mr. Fakuruddin issued by The Tahsildar, Bengaluru North Taluk.
101.	01/09/1990	Sale Deed executed by Mr. Fakuruddin in favour of Mrs. Tara Shankar Naik registered as Document No.1352/1990-91 in Book-I, Volume-82 at pages 81 to 85, in the Office of the Sub-Registrar, Yelahanka, Bengaluru.
102.		Mutation Register Extract bearing M.R.No.13/1995-96 issued by the Village Accountant, Yelahanka Hobli, Bengaluru North Taluk.
103.	28/06/2017	Agreement to Sell entered into between Mrs. Tara Shankar Naik alias Tara S Naik and Mr. Maruthi H P.
104.	20/02/2018	Sale Deed executed by Mrs. Tara Shankar S Naik alias Tara S Naik in favour of Mr. Maruthi H P, registered as Document No.4998/2017-18 in Book-I and stored in C.D.No.JALD236, in the Office of the Sub-Registrar, Gandhinagar (Jala), Bengaluru.
105.	27/06/2019	Rectification Deed executed by Mr.Syed Zahid Ali in favour of Mr. Maruthi H P, registered as Document No.3183/2019-20 in Book-I and stored in C.D.No.YAND801, in the Office of the Sub-Registrar, Gandhinagar (Yelahanka), Bengaluru.
106.		Mutation Register Extract bearing M.R.No.H28/2017-18 issued by the Revenue Authorities.
107.	30/04/2019	Order of Conversion bearing No.LAND10012452 issued by The Deputy Commissioner, Bengaluru Urban District, Bengaluru.
108.	17/12/2024	Order of Conversion bearing No.33916 issued by The Deputy Commissioner, Bengaluru District, Bengaluru.

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REVENUE RECORDS OF ITEM NOS.6 AND 7:

109.		Index of Lands in respect of Sy.No.55 issued by the Revenue Authorities.
110.		Records of Rights issued by the Revenue Authorities.
111.		Pahanies for the period between 1988-89 and 1996-97 in respect of 01 Acre 20 Guntas in Sy.No.55P of Bellahalli Village issued by the Revenue Authorities.
112.		Pahanies for the period between 2017-18 and 2018-19 in respect of 01 Acre 20 Guntas in Sy.No.91 of Bellahalli Village issued by the Revenue Authorities.
113.		Pahanies for the period between 1988-89 and 2013-14 in respect of 02 Acres 00 Guntas in Sy.No.55, 55/P44 of Bellahalli Village issued by the Revenue Authorities.
114.		Pahanies for the period 2017-18 and 2018-19 in respect of 02 Acres 00 Guntas in Sy.No.92 of Bellahalli Village issued by the Revenue Authorities.
115.		Tippani in respect of Sy.No.55 issued by the Revenue Authorities.
116.		Akarband in respect of Sy.Nos.91 and 92 issued by the Revenue Authorities.
117.	16/05/2025	Tax Paid receipt for the year 2025-26 for Sy.Nos. 91 & 92 of Bellahalli Village, Bangalore.
118.		Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 in respect of Property measuring 02 Acres 00 Guntas in Sy.No.55 issued by the Jurisdictional Sub-Registrar.
119.		Encumbrance Certificate for the period 01/04/2004 to 26/07/2010 in respect of Property measuring 02 Acres 00 Guntas in Sy.No.55 issued by the Jurisdictional Sub-Registrar.
120.		Encumbrance Certificate for the period 01/04/2004 to 26/07/2010 in respect of Property measuring 01 Acre 20 Guntas in Sy.No.55 issued by the Jurisdictional Sub-Registrar.
121.		Encumbrance Certificate for the period between 01/04/2004 and 14/08/2019 in respect of Sy.No.91 issued by the Jurisdictional Sub-Registrar.
122.		Encumbrance Certificate from the website for the period between 14/08/2019 and 28/02/2026 available with jurisdictional Sub-Registrar in respect of Item No.6 of the Schedule Property.



123.		Encumbrance Certificate from the website for the period between 01/04/2004 and 28/02/2026 available with jurisdictional Sub-Registrar in respect of Item No.7 of the Schedule Property.
<u>COMMON DOCUMENTS OF ITEM NOS.1 TO 7:</u>		
124.	23/10/2019	Joint Development Agreement entered into between Mr.Liaquathulla Khan and others and M/s. Bhartiya City Developers Pvt. Ltd. registered as Document No.3794/2019-20 in Book-I and stored in C.D.No.GAND556, in the Office of the Sub-Registrar, Gandhinagar (Gandhinagar), Bengaluru.
125.	23/10/2019	General Power of Attorney executed by Mr. Liaquathulla Khan and others appointing and constituting M/s. Bhartiya City Developers Pvt. Ltd. registered as Document No.371/2019-20 in Book-IV and stored in C.D.No.GAND556, in the Office of the Sub-Registrar, Gandhinagar.
126.	29/11/2025	Addendum to Joint Development Agreement executed by Mr. Liaquathulla Khan and others in favour of M/s. Bhartiya Urban Pvt. Ltd., registered as Document No.YAN-1-06729-2025-26 in Book-I and stored in the Centralized Data Cell in the Electronic Form, in the Office of the Sub-Registrar, Gandhinagar (Yelahanka).
127.	29/11/2025	Addendum to General Power of Attorney executed by Mr. Liaquathulla Khan and others appointing and constituting M/s. Bhartiya Urban Pvt. Ltd., registered as Document No.YAN-4-00830-2025-26 in Book-IV and stored in the Centralized Data Cell in the Electronic Form, in the Office of the Sub-Registrar, Gandhinagar (Yelahanka).
128.	02/11/2019	Amalgamation Deed entered into between Mr.Liaquathulla Khan and others and registered as Document No.3818/2019-20 in Book-I and stored in C.D.No.GAND556 in the Office of the Sub-Registrar, Gandhinagar, Bangalore.
129.	16/12/2019	Special Notice issued by The Bruhat Bengaluru Mahanagara Palike, Bengaluru assessing the Schedule Property herein for Municipal taxes and assigning with Municipal No.5/85, 86, 87/1, 87/2, 88, 91 & 92.
130.	23/12/2019	Certificate of Incorporation pursuant to change of name issued by the Registrar of Companies.
131.	30/12/2019	Khata Certificate and Khata Extract both issued by the BBMP, Bengaluru.
132.	05/10/2024	Order bearing NO.BDA/TPM/CLU-38/23-24/1563/2024-25 issued by Bangalore Development Authority for Change of Land Use.
133.	12/06/2025	E-Khata bearing New E.P.I.D No. 3713104901, Property No.5/85,86/87/1,2,88,91&92 issued by Bruhat Bangalore Mahanagara Palike.

Kusuma R. Adv. 21

DESCRIPTION OF THE PROPERTY:-

ITEM NO.1:

All that Property measuring 03 Acres 00 Guntas in Sy.No.85 of Bellahalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru duly converted for non-agricultural Industrial purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.LAND10012479 dated 30/04/2019 and again converted for Residential – Apartment purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.33917 dated 17/12/2024 and presently being portion of property bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore- 560054 and bounded by:

East : Property bearing Sy.No.55 and Road;
West : Property bearing Sy.No.88;
North : Property bearing Sy.No.92; and
South : Property bearing Sy.No.86.

ITEM NO.2:

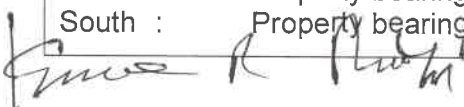
All that Property measuring 01 Acre 10 Guntas in Sy.No.87/1 of Bellahalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru duly converted for non-agricultural Industrial purposes vide Orders of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.LAND10012655 dated 30/04/2019 and again converted for Residential – Apartment purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.33923 dated 17/12/2024 and presently being portion of property bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore- 560054 and bounded by:

East : Property bearing Sy.No.87/2.
West : Property bearing Sy.No.88;
North : Property bearing Sy.No.86; and
South : Property bearing Sy.No.55.

ITEM NO.3

All that Property measuring 00 Acre 30 Guntas in Sy.No.87/2 of Bellahalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru duly converted for non-agricultural Industrial purposes vide Orders of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.LAND10012657 dated 30/04/2019 and again converted for Residential – Apartment purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.33919 dated 17/12/2024 and presently being portion of property bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore- 560054 and bounded by:

East : Property bearing Sy.No.55 and Road.
West : Property bearing Sy.No.87/1;
North : Property bearing Sy.No.86; and
South : Property bearing Sy.No.55.



ITEM NO.4:

All that Property measuring 02 Acres 00 Guntas in Sy.No.86 of Bellahalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru duly converted for non-agricultural Industrial purposes vide Orders of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.LAND10012482 dated 30/04/2019 and again converted for Residential – Apartment purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.33914 dated 17/12/2024 and presently being portion of property bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore- 560054 and bounded by:

East : Property bearing Sy.No.55 and Road.
West : Property bearing Sy.No.88;
North : Property bearing Sy.No.85; and
South : Property bearing Sy.No.87.

ITEM NO.5:

All that Property measuring 01 Acre 20 Guntas in Sy.No.88 of Bellahalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru duly converted for non-agricultural Industrial purposes vide Orders of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.LAND10012480 dated 30/04/2019 and again converted for Residential – Apartment purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.33929 dated 17/12/2024 in respect of property measuring 01 Acre 15 Guntas in Sy.No.88 and presently being portion of property bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore- 560054 and bounded by:

East : Property bearing Sy.Nos.85, 86 and 87/1.
West : Road and Property bearing Sy.No.55;
North : Property bearing Sy.No.91; and
South : Property bearing Sy.No.55.

ITEM NO.6:

All that Property measuring 01 Acre 20 Guntas in Sy.No.91 (Old Sy.No.55/P-50, Originally Sy.No.55) of Bellahalli Village, Yelahanka-1 Hobli, Yelahanka Taluk, Bengaluru duly converted from agricultural to non-agricultural Industrial purposes vide Order dated 30/04/2019 bearing No.LAND10012451 issued by The Deputy Commissioner, Bengaluru District, Bengaluru and again converted for Residential- Apartment purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru, bearing No.33918 dated 17/12/2024 and presently being portion of property bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore- 560054 and bounded by:

East : Property bearing Sy.No.92;
West : Road;
North : Private Property; and
South : Property bearing Sy.No.85 and 88.



ITEM NO.7:

All that Property measuring 02 Acres 00 Gunta in Sy.No.92 (Old Sy.NO.55/P-44, Originally Sy.No.55) of Bellahalli Village, Yelahanka-1 Hobli, Yelahanka Taluk, Bengaluru duly converted from agricultural to non-agricultural Industrial purposes vide Order dated 30/04/2019 bearing No.LAND10012452 issued by The Deputy Commissioner, Bengaluru District, Bengaluru and again converted for Residential-Apartment purposes vide Orders of The Deputy Commissioner, Bengaluru District, Bengaluru, bearing No.33916 dated 17/12/2024 and presently being portion of property bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore- 560054 and bounded by:

East : Property bearing Sy.No.55.
West : Property bearing Sy.No.91;
North : Private Property in Sy.No.55; and
South : Property bearing Sy.No.85.

CONSOLIDATED SCHEDULE:

All that Properties measuring (1) 03 Acres 00 Guntas in Sy.No.85, (2) 01 Acre 10 Guntas in Sy.No.87/1, (3) 00 Acre 30 Guntas in Sy.No.87/2, (4) 02 Acres 00 Guntas in Sy.No.86, (5) 01 Acres 15 Guntas and 05 Guntas Kharab in Sy.No.88 (6) 01 Acre 20 Guntas in Sy.No.91 and (7) 02 Acres 00 Guntas in Sy.No.92 in all measuring 12 Acres 00 Guntas including 05 Guntas Kharab land and situated at Bellahalli Village, Yelahanka Hobli, Bangalore North (Addl.) Taluk, Bengaluru duly converted for non-agricultural Industrial purposes vide Orders of The Deputy Commissioner, Bengaluru District, Bengaluru, bearing (1) No.LAND 10012479, (2), No. LAND 10012655 (3) No. LAND 10012657 (4) No. LAND 10012482, (5) No. LAND 10012480, (6) No. LAND 10012451, (7) No. LAND 10012452 all dated 30/04/2019 and again converted for Residential-Apartment purpose vide Orders of The Deputy Commissioner, Bengaluru District, Bengaluru, bearing (1) No.33917 (2) No. 33923, (3) No.33919, (4) No.33914, (5) No.33929, (6) No.33918, (7) No.33916 all dated 17/12/2024 and presently bearing Municipal No.5/85, 86, 87/1, 2, 88, 91 and 92, New E.P.I.D No. 3713104901, Ward No.5 of Jakkur situated at 801086-Bellahalli, Yelahanka, Bangalore, 560054 and bounded by:

East : Property bearing Sy.No.55 and Road.
West : Road and Property bearing Sy.No.55;
North : Private Property in Sy.No.55; and
South : Private Property in Sy.No.55.



SOURCE OF TITLE:

The properties detailed above will be collectively referred to as Schedule Property and for convenience each of the properties are dealt separately as Item Nos.1 to 7.

I will now narrate my opinion on each of the six claims as detailed below:

ITEM NO.1:- 03 ACRES 00 GUNTAS - GRANTED TO MR. BAKSHU KHAN:

Pursuant to the regularization of unauthorized occupation, The Tahsildar, Bangalore North Taluk issued Saguvali Chit on 30/05/1979 in favour of one Mr. Bakshu Khan, which discloses regularization of unauthorized occupation of the property measuring 3 Acres 00 Guntas. *It is observed that the name of the grantee is shown as Mr. Bakshu Khan in the Saguvali Chit wherein the name of the grantee is shown as Mr. Basha Khan in the Official Memorandum dated 07/11/1978 issued by the Assistant Commissioner, Bangalore Sub-Division, Bangalore and the same may be a clerical error, since in all the subsequent revenue records and transactions the name of the grantee is shown as Mr. Bakshu Khan.*

The said Mr. Bakshu Khan in terms of a General Power of Attorney dated 10/02/1989 appointed and constituted Mr. Abdul Rasheed as his lawful attorney authorizing and empowering him to deal with and also sell the Schedule Property. Thereafter, Mr. Bakshu Khan through his Power of Attorney Holder Mr. Abdul Rasheed sold the said property measuring 03 Acres 00 Guntas in Sy.No.55 of Bellahalli Village in favour of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in terms of three Sale Deeds as detailed below:

- a. Sale Deed dated 08/11/1995 registered as Document No.8149/1995-96 in Book-I, Volume-872 at pages 28 to 37, in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of Property measuring 01 Acre 00 Guntas in Sy.No.55.
- b. Sale Deed dated 08/11/1995 registered as Document No.8150/1995-96 in Book-I, Volume-872 at pages 38 to 47, in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of Property measuring 01 Acre 00 Guntas in Sy.No.55.
- c. Sale Deed dated 08/11/1995 registered as Document No.8151/1995-96 in Book-I, Volume-872 at pages 47 to 57, in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of Property measuring 01 Acre 00 Guntas in Sy.No.55.

thus from the date of purchase said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan started enjoying the said properties and accordingly their



names came to be mutated in the Revenue Records vide Mutation Register Extract bearing M.R.Nos.2/1998-99, 3/1998-99 and 4/1998-99. *In all the three Sale Deeds though the same are specifically in respect of 1 Acre of Land each, in all the three sale deeds, the same boundaries are mentioned, however, the discrepancy in mentioning the Boundaries in the said Sale Deeds do not affect the title of the subsequent purchasers as well as the present owners, since the said Liaquathulla Khan and others sold the entire Property owned and possessed by them in the said Lands.* I am not furnished with the Power of Attorney dated 10/02/1989 referred to above. Taking into account long lapse of time of thirty years, the non-production does not invalidate the sales referred to above. Any claim as of date is hopelessly time barred.

The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore initiated proceedings in Case No.LND/CR/09/2014-15 against the aforesaid Mr. Bakshu Khan, Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan for alleged violation of terms of grant in sale of the granted lands within 15 years. The said Mr. Liaquathulla Khan filed statement of objections to the said Notice claiming that he purchased the said property in terms of three Sale Deeds all dated 08/11/1995 after the completion of 15 years. The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore vide his Order dated 10/12/2014 dropped the said proceedings holding that the sale is not in violation of grant.

The said property measuring 03 Acres 00 Guntas was subjected to phodi and bifurcated from the original Sy.No.55 and assigned with Sy.No.85 of Bellahalli Village as could be seen from the Tippani dated 15/05/2017 issued by the Revenue Authorities. The said Tippani dated 15/05/2017 discloses that the phodi of the property measuring 03 Acres 00 Guntas is pursuant to the orders dated 10/04/2017 passed by the Tahsildar, Bangalore North (Addl.) Taluk in Case No.LND/NA/CR/157/16-17. The name of said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were mutated in the revenue records as evidenced by the Mutation Register Extract bearing M.R.No.T1/2017-18.

After the demise of Mr. Bakshu Khan his first wife namely Mrs. Pyarijaan and her children namely Ms. Zareena, Mr. Afzal Khan, Mr. Fazal Khan, Ms. Samena, Ms. Parveen Taj, Ms. Anees Sultana and Ms. Shireen Taj filed a suit in O.S.No.585/2017 on the file of the Principal Senior Civil Judge, Bangalore Rural District, Bangalore against the Second Wife of late Mr. Bakshu Khan namely Mrs.Zareen Taj her children



Mr. Parvez Khan, Mr. Salman Khan and the subsequent purchasers namely Mr. Liaquathulla Khan, Mr. Shoukath Ullakhan and Mr. Shujayathulla Khan for partition and other reliefs. The said suit was later settled out of court and decreed in terms of Compromise Petition filed therein by the parties therein and the Hon'ble Court disposed of the suit in terms of the said Compromise Petition.


Later Mrs. Pyarijaan Ms. Zareena Begum, Mr. Afjal Khan, Mr. Fazal Khan, Ms. Samena Begum, Ms. Parveen Taj, Ms. Anees Sultana and Ms. Shireen Taj, Mrs. Zareen Taj alias Jarina Begum, Mr. Parvez Khan and Mr. Salman Khan in terms of a Deed of Confirmation dated 25/11/2017 registered as Document No.2382/2017-18 in Book-I and stored in C.D.No.MLSD138, in the office of the Sub-Registrar, Gandhinagar (Malleshwaram) executed in favour of Mr. Liaquathulla Khan, Mr. Showkathulla Khan, Mr. Shujayathulla Khan declared that the said Mr. Liaquathulla Khan, Mr. Showkathulla Khan, Mr. Shujayathulla Khan had purchased the property measuring 03 Acres 00 Guntas in Sy.No.55, which is renumbered as Sy.No.85 in terms of Three Sale Deeds all dated 08/11/1995 executed by Mr. Bakshu Khan represented by his power of attorney holder Mr. Abdul Rasheed and also confirmed that the sale in favour of the said Mr. Liaquathulla Khan, Mr. Showkathulla Khan, Mr. Shujayathulla Khan is binding on them and declared that they have no manner of right, title, interest or ownership in the said property.

Pahanies for the period 1988-89 to 1999-2000 in respect of property measuring 03 Acres 00 Guntas in Sy.No.55 issued by the Revenue Authorities discloses the names of Mr. Bakshu Khan, Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla as owners and khatedars in respect of the portions of the said property. Pahanies for the period between 2017-18 to 2018-19 in respect of Sy.No.85 shows the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla as owners and khatedars in respect of the portions of the said property.

* * * * *

ITEM NO.2 AND 3 :- 02 ACRES 00 GUNTAS – GRANTED TO MR. SYED MAHABOOB:

Pursuant to the regularization of unauthorized occupation, The Tahsildar, Bangalore North Taluk issued Saguvali chit on 30/05/1979 in favour of one Mr. Syed Mahaboob, son of Mr. Syed Saab for 02 Acres in Sy.No.55 of Bellahalli Village. I am not made available with the Mutation Register Extract in the name of Mr. Syed Mahaboob in respect of property measuring 02 Acres 00 Guntas. However, the same does not affect the grant.



Pursuant to the regularization of unauthorized occupation, the Tahsildar, Bangalore North Taluk also issued Saguvali Chit on 30/05/1979 in favour of one Mr. Syed Gulab for 00 Acres 20 Guntas in Sy.No.55 of Bellahalli. *I am not made available with Mutation Register Extract in the name of Mr. Syed Gulab in respect of property measuring 00 Acres 20 Guntas. However, the same does not affect the grant.*

The aforesaid Mr. Syed Mahaboob in terms of a General Power of Attorney dated 13/03/1984 appointed and constituted his brother Mr. Syed Gulab as his lawful attorney authorizing and empowering him to deal with and also to sell the said property measuring 02 Acres 00 Guntas in Sy.No.55 of Bellahalli Village and subsequently, the said Mr. Syed Mahaboob died as a bachelor leaving behind him, his brother Mr. Syed Gulab to succeed to his estate including the said property measuring 02 Acres 00 Guntas and thus after the demise of said Mr. Syed Mahaboob his brother Mr. Syed Gulab started enjoying the said property as absolute owner. The family tree of Mr. Syed Sab (father of Mr. Syed Mahaboob) issued by the Village discloses that the said married Mrs. Fathima and begot two sons namely Mr. Syed Mahaboob and Mr. Syed Gulab.

Later, the said Mr. Syed Gulab son of Mr. Syed Saab sold the said property measuring 02 Acres 20 Guntas in Sy. No.55 of Bellahalli Village in favour of Mrs. M. Radhamma and Mrs. G. Padmavathi in terms of two Sale Deeds detailed below:

- a. Sale Deed dated 15/12/1994 registered as Document No.5661/1994-95 in Book-I, Volume-614 at pages 41 to 43, in the office of the Sub-Registrar, Yelahanka in respect of property measuring 01 Acre 10 Guntas in Sy.No.55 of Bellahalli Village in favour of Mrs. M. Radhamma.
- b. Sale Deed dated 15/12/1994 registered as Document No.5662/1994-95 in Book-I, Volume-614 at pages 43 to 45, in the office of the Sub-Registrar, Yelahanka in respect of property measuring 01 Acre 10 Guntas in Sy.No.55 of Bellahalli Village in favour of Mrs. G. Padmavathi.

and thus from the date of purchase, the said Mrs.M.Radhamma and Mrs.G.Padmavathi started enjoying their respective properties as owners and revenue records were mutated in their names vide Mutation Register Extract bearing M.R.No.5/1994-95 and M.R.No.6/1994-95 and M.R.No.17/2004-05.

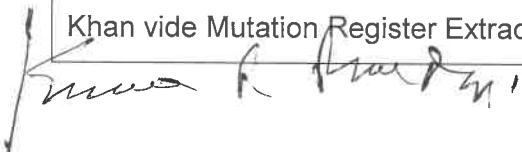


The said Mrs. G. Padmavathi and Mrs. M. Radhamma later agreed to sell 02 Acres 20 Guntas in Sy.No.55 of Bellahalli village in favour of Mr.N.Kumar under an Agreement to Sell dated 17/10/1995 and acknowledged receipt of most of the sale price.

The said Mrs. G. Padmavathi and Mrs. M. Radhamma in terms of a General Power of Attorney dated 17/10/1995 registered as Document No.543/1995-96 in Book-IV, Volume-SF42 at pages 86 and 87 appointed and constituted Mr.N.Kumar as their lawful attorney authorizing and empowering him to deal with and sell the said property measuring 02 Acres 20 Guntas in Sy.No.55 of Bellahalli Village. The said Mrs. G. Padmavathi and Mrs. M. Radhamma executed a possession Delivery Receipt Declaration-cum-Receipt dated 18/10/1995 recording the delivery of possession of the Property measuring 02 Acres 20 Guntas in Sy.No.55 of Bellahalli Village to Mr.N.Kumar and also acknowledging receipt of entire sale price.

Subsequently, Mrs. M. Radhamma represented by her power of attorney holder Mr. N. Kumar sold the property measuring 01 Acre 10 Guntas in Sy.No.55 of Bellahalli Village in favour of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in terms of a Sale Deed dated 09/11/1995 registered as Document No.8154/1995-96 in Book-I, Volume-866 at pages 234 to 241, in the office of the Sub-Registrar, Yelahanka, Bangalore and thus from the date of purchase said Mr. Liaquathulla Khan and others started enjoying the said property and accordingly the revenue records were mutated in the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan vide Mutation Register Extract bearing M.R.No.13/1996-97.

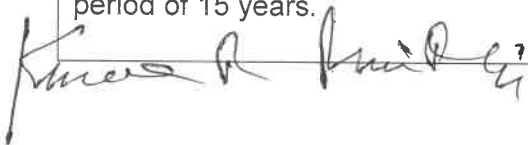
Mrs. G. Padmavathi represented by her power of attorney holder Mr. N. Kumar sold the property measuring 00 Acres 25 Guntas in Sy.No.55 of Bellahalli Village in favour of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in terms of a Sale Deed dated 09/11/1995 registered as Document No.8153/1995-96 in Book-I, Volume-866 at pages 226 to 233, in the office of the Sub-Registrar, Yelahanka and thus from the date of purchase said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan started enjoying the said property measuring 25 Guntas and accordingly the revenue records in respect of the said property were mutated in the name of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan vide Mutation Register Extract bearing M.R.No.11/1996-97.



Mrs. G. Padmavathi represented by her power of attorney holder Mr. N. Kumar sold the balance property measuring 25 Guntas in Sy.No.55 of Bellahalli Village in favour of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in terms of a Sale Deed dated 09/11/1995 registered as Document No.8155/1995-96 in Book-I, Volume-866 at pages 242 to 249, in the office of the Sub-Registrar, Yelahanka, and thus from the date of purchase said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan started enjoying the said property measuring 25 Guntas in Sy.No.55 and accordingly the revenue records in respect of the said property were mutated in the name of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan vide Mutation Register Extract bearing M.R.No.12/1996-97.

The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore initiated proceedings in Case No.LND/CR/11/2014-15 against the aforesaid Mr. S. D. Syed Mahaboob, Mr. Syed Gulab, Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan for alleged violation of terms of the grant in sale of the property within 15 years. The said Mr. Liaquathulla Khan contested to the said Notice claiming that they purchased the said property in terms of three Sale Deeds all dated 08/11/1995 i.e., after the completion of 15 years and requested to drop the proceedings. The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore vide his Order dated 10/12/2014 dropped the said proceedings holding that the sale is after completion of the prohibited period of 15 years.

Similarly, The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore initiated proceedings in Case No.LND/CR/10/2014-15 against the aforesaid Mr.Syed Gulab, Mrs. Radhamma, Mrs. Padmavathi, Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan for alleged violation of terms of the grant in sale within 15 years of grant. Mr. Liaquathulla Khan contested the said Notice claiming that they purchased the said property in terms of three Sale Deeds all dated 08/11/1995 i.e., after the completion of 15 years and requested to drop the proceedings. The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore vide his Order dated 10/12/2014 dropped the said proceedings holding that the sale is after completion of the prohibited period of 15 years.



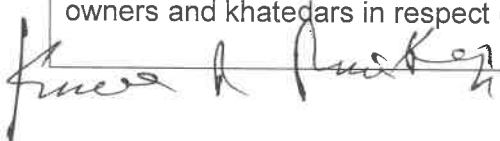
Though the Revenue Records in respect of the entire property measuring 02 Acres 00 Guntas was mutated in the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan vide Mutation Register Extract bearing M.R.Nos.11/1996-97, 12/1996-97 and 13/1996-97, the extent of property owned by said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were shown as 20 Guntas only and hence they filed an Application before the Special Tahsildar, Bangalore North (Addl.) Taluk to rectify the entries in the Pahanies. The Special Tahsildar initiated proceedings in Case No.RRT(BNA)CR/63/16-17 and vide his order dated 20/06/2016 allowed the Application and directed the Village Accountant and Tahsildar to rectify the pahanies and to incorporate the names of said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in respect of 02 Acres 00 Guntas in Sy.No.55.

The property measuring 02 Acres 00 Guntas owned and possessed by Mr.Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan was subjected to phodi and bifurcated from the original Sy.No.55 and assigned with Sy.No.87 of Bellahalli Village as could be seen from the Tippani dated 15/05/2017 issued by the Revenue Authorities. The said Tippani dated 15/05/2017 discloses that the phodi of the property measuring 02 Acres 00 Guntas is pursuant to the orders dated 10/04/2017 passed by the Tahsildar, Bangalore North (Addl.) Taluk in Case No.LND/NA/CR/156/16-17.

The name of said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were mutated in the revenue records as evidenced by the Mutation Register Extract bearing M.R.No.T1/2017-18.

The property measuring 02 Acres 00 Guntas owned and possessed by Mr.Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan was subjected to phodi and bifurcated the original Sy.No.87 and assigned with Sy.Nos.87/1 and 87/2 of Bellahalli Village as could be seen from the Tippani dated 23/08/2018 issued by the Revenue Authorities.

Pahanies for the period 1988-89 to 1999-2000, 1994-95, 2009-10 in respect of property measuring 02 Acres 00 Guntas in Sy.No.55 issued by the Revenue Authorities discloses the names of Syed Mehaboob, Mr. Syed Gulab, Mrs. Radhamma, Mrs. Padmavathi Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla as owners and khatedars in respect of the portions of the said property.



Pahanies for the period 2017-18 and 2018-19 in respect of property measuring 02 Acres 00 Guntas in Sy.No.87 issued by the Revenue Authorities discloses the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla as owners of the said property.

* * * * *

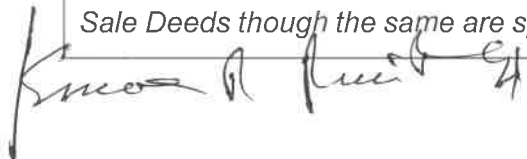
ITEM NO.4:- 02 ACRES 00 GUNTAS – GRANTED TO MR. VASANTH KUMAR:-

Pursuant to the regularization of unauthorized occupation, The Tahsildar, Bangalore North Taluk issued Saguvali chit on 30/05/1979 in favour of the aforesaid Mr.Vasantha Kumar granting 2 Acres of land in Sy.No.55 of Bellhalli Village and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.14/1980-81.

The said Mr. Vasanth Kumar in terms of a General Power of Attorney dated 12/01/1996 registered as Document No.984/1995-96 in Book-IV, Volume-SF50 at pages 48 to 51, in the office of the Sub-Registrar, Yelahanka appointed and constituted Mr. M. P. Rajshekar as his lawful attorney authorizing and empowering him to deal with and also to sell the said property measuring 02 Acres 00 Guntas in Sy.No.55. The recitals in the said General Power of Attorney discloses that the said Mr. Vasanth Kumar agreed to sell the said property in favour of said Mr. M. R. Raja Shekar in terms of an Agreement to Sell. Thereafter, Mr. Vasanth Kumar represented by his Power of Attorney Holder Mr. M. P. Rajshekar sold the said property measuring 02 Acres 00 Guntas in Sy.No.55 in favour of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in terms of two Sale Deeds detailed below:

- a. Sale Deed dated 11/01/1996 registered as Document No.8157/1995-96 in Book-I, Volume-865 at pages 171 to 178, in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of property measuring 01 Acre 00 Guntas.
- b. Sale Deed dated 11/01/1996 registered as Document No.8156/1995-96 in Book-I, Volume-874 at pages 02 to 09 in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of property measuring 01 Acre 00 Guntas.

and thus from the date of purchase said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla started enjoying the said property measuring 02 Acres 00 Guntas and their names came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.15/1996-97 and 14/1996-97 respectively. *In both the Sale Deeds though the same are specifically in respect of 1 Acre of Land each, in both*




the sale deeds, the same boundaries are mentioned, however, the discrepancy in mentioning the Boundaries in the said Sale Deeds do not affect the title of the subsequently purchasers as well as the present owners, since the said Liaquathulla Khan and others had sold the entire Property owned and possessed by them in the said Lands.

The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore initiated proceedings in Case No.LND/CR/12/2014-15 against the aforesaid Mr.Vasanth Kumar, Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan for alleged violation of terms of the grant in sale before 15 years. The said Mr.Vasanth Kumar contested the Notice by claiming that sale was after 15 years of grant. The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore, vide his Order dated 10/12/2014 dropped the said proceedings holding that the sale was after completion of the prohibited period of 15 years.

The property measuring 02 Acres 00 Guntas owned and possessed by Mr.Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were subjected to phodi and bifurcated from the original Sy.No.55 and assigned with Sy.No.86 of Bellahalli Village as could be seen from the Tippani dated 15/05/2017 issued by the Revenue Authorities. The said Tippani dated 15/05/2017 discloses that the phodi of the property measuring 02 Acres 00 Guntas is pursuant to the orders dated 10/04/2017 passed by the Tahsildar, Bangalore North (Addl.) Taluk in Case No.LND/NA/CR/153/16-17. The name of said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were mutated in the revenue records as evidenced by the Mutation Register Extract bearing M.R.No.T1/2017-18.

Pahanies for the period 1988-89 to 1999-2000 in respect of property measuring 02 Acres 00 Guntas in Sy.No.55 of Bellahalli Village discloses the names of Mr. Vasanth Kumar, Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla as owners and khatedars in respect of the said property during the relevant periods of time. Pahanies for the period between 2017-18 and 2018-19 in respect of property measuring 02 Acres 00 Guntas in Sy.No.86 issued by the Revenue Authorities discloses the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla as owners of the said property.



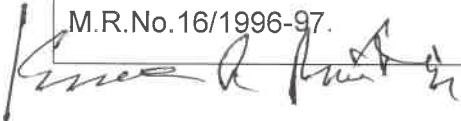
ITEM NO.5:- 01 ACRE 20 GUNTAS – GRANTED TO MR. PYARE KHAN:

Pursuant to the regularization of unauthorized occupation, The Tahsildar, Bangalore North Taluk issued Saguvali chit on 30/05/1979 in favour of the aforesaid Mr. Pyare Khan. *It is observed that the name of the grantee is shown as Mr. Pyare Khan in the Saguvali Chit wherein the name of the grantee is shown as Mr. Pyare Jaan in the Official Memorandum dated 07/11/1978 issued by the Assistant Commissioner, Bangalore Sub-Division, Bangalore.* The said error is only a typographical error, since the said Mr.Pyare Khan has sold the Property as stated below.

The said Mr. Pyare Khan sold the said property measuring 01 Acre 20 Guntas including 05 Guntas of Kharab Land in favour of Mrs. Shahiba Begum in terms of a Sale Deed dated 21/09/1984 registered as Document No.2172/1984-85 in Book-I, Volume-3783 at pages 88 to 91, in the office of the Sub-Registrar, Yelahanka and thus from the date of purchase said Mrs. Shahiba Begum started enjoying the said property measuring 01 Acre 20 Guntas in Sy.No.55 of Bellahalli Village.

Subsequently, Mrs. Shahiba Begum sold the said property measuring 01 Acre 20 Guntas in favour of Mr. Abdul Rasheed in terms of a Sale Deed dated 05/06/1987 registered as Document No.2063/1987-88 in Book-I, Volume-4015 at pages 135 to 145, in the office of the Sub-Registrar, Bangalore North Taluk and thus from the date of purchase said Mr. Abdul Rasheed started enjoying the said property measuring 01 Acre 20 Guntas in Sy.No.55 of Bellahalli Village as evidenced by the Mutation Register Extract bearing M.R.No.T1/2017-18.

Later, Mr. Abdul Rasheed sold the said property measuring 01 Acre 20 Guntas in Sy.No.55 of Bellahalli Village in favour of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in terms of Sale Deed dated 08/11/1995 registered as Document No.8152/1995-96 in Book-I, Volume-866 at pages 219 to 226, in the office of the Sub-Registrar, Yelahanka and thus from the date of purchase said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan started enjoying the said property measuring 01 Acre 20 Guntas in Sy.No.55 of Bellahalli Village and accordingly the revenue records in respect of the said property measuring 01 Acre 20 Guntas was mutated in the name of said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan vide Mutation Register Extract bearing M.R.No.16/1996-97.

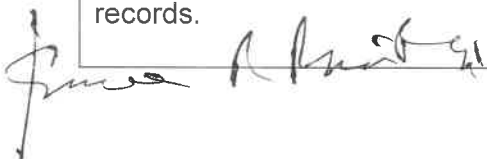


The property measuring 01 Acre 20 Guntas owned and possessed by Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan was subjected to phodi and bifurcated from the original Sy.No.55 and assigned with Sy.No.88 of Bellahalli Village and on survey the 01 Acre 15 Guntas was classified as Cultivable land and 05 Guntas was classified as Kharab land, as could be seen from the Tippani dated 15/05/2017 issued by the Revenue Authorities. The said Tippani dated 15/05/2017 discloses that the phodi of the property measuring 01 Acres 20 Guntas is pursuant to the orders dated 10/04/2017 passed by the Tahsildar, Bangalore North (Addl.) Taluk in Case No.LND/NA/CR/155/16-17. The name of said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were mutated in the revenue records as evidenced by the Mutation Register Extract bearing M.R.No.T1/2017-18. I am not made available with Orders dated 10/04/2017 passed by the Tahsildar, Bangalore North (Addl.) Taluk in Case No.LND/NA/CR/155/16-17.

Pahanies for the period 1988-89 to 1999-2000 in respect of property measuring 01 Acre 20 Guntas in Sy.No.55 of Bellahalli Village discloses the names of Mr.Pyare Khan, Mrs. Shabhiya Begum, Mr. Abdul Rashid, Mr. Liaquathulla Khan, Mr.Showkathulla Khan and Mr. Shujayathulla as owners and khatedars in respect of the said property during the relevant periods of time. Pahanies for the period between 2017-18 and 2018-19 in respect of property measuring 01 Acre 15 Guntas and 05 Guntas of Kharab land in Sy.No.88 issued by the Revenue Authorities discloses the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla as owners of the said property.

Mutation Register Extract bearing M.R.No.T1/2013-14 issued by the Revenue Authorities discloses that based upon the orders passed by the Tahsildar in Case No.RRT(Y)CR 734/2013-14, the Pahanies in respect of the entire properties available in Sy.No.55 were amalgamated and assigned with Sy.No.55 of Bellahalli Village. Orders dated 19/06/2014 passed in Case No.RRT(Y)CR 734/2013-14 by the Tahsildar as shown in M.R.No.T1/2013-14 is not made available to me to comment on.

Mutation Register Extract bearing M.R.No.H11 issued by the Revenue Authorities discloses that based on the orders dated 17/06/2016 passed by the Assistant Commissioner in Case No.LRF(83)BNA39/97-98, the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were mutated in the revenue records.



Mutation Register Extract bearing M.R.No.H12 issued by the Revenue Authorities discloses that based on the orders dated 20/06/2016 passed by the Tahsildar in Case No.RRT(BNA)CR/63/16-17, the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were mutated in the revenue records in respect of property measuring 00 Acres 30 Guntas in Sy.No.55.

Mutation Register Extract bearing M.R.No.H10 issued by the Revenue Authorities discloses that based on the orders dated 20/06/2016 passed by the Assistant Commissioner in Case No.RRT(BNA)CR/64/2016-17, the names of Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan were mutated in the revenue records in respect of property measuring 03 Acres, 02 Ares and 20 Guntas in Sy.No.55 of Bellahalli.

* * * * *

SCHEDULE PROPERTY – (ITEM NO.1 TO 5 REFERRED TO ABOVE):

On the report of the Tahsildar, Bangalore North (Addl.) Taluk, Bangalore the Assistant Commissioner, Bangalore North Sub-Division, Bangalore initiated proceedings against the aforesaid Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan for violation of Section 79-B of The Karnataka Land Reforms Act, 1961 in proceedings No.LRF(83), 79, 83, 97 to 100/1997-98 New No.13/1997-98. The said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan defended the said proceedings and filed their statement of objections. The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide his order dated 17/05/1999 dropped the said proceedings holding that there is no violation of Section 79-A and 79-B of The Karnataka Land Reforms Act, 1961.

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore had also initiated proceedings for violation of Section 79-A and 79-B of The Karnataka Land Reforms Act, 1961 while purchasing the property measuring 01 Acre 10 Guntas in Sy.No.55 under Sale Deed dated 09/11/1995 registered as Document No.8154/1995-96, against Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan in Proceedings bearing No.LRF(83)BNA/39/1997-98. The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide his order dated 27/04/2004 allowed the proceedings and further directed the Tahsildar to forfeit the land in question free from all encumbrance. Aggrieved by the said order dated

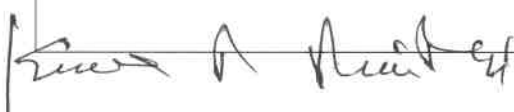
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27/04/2004, the aforesaid Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan challenged the said order in Appeal No.477/2011 on the file of the Karnataka Appellate Tribunal. The Hon'ble Appellate Tribunal vide its order dated 16/10/2015 allowed the appeal and remanded the matter to the Assistant Commissioner, Bangalore North Sub-Division, Bangalore to dispose of the said proceedings afresh after giving sufficient opportunity to the Respondents therein.

Subsequently, the Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide his order dated 17/06/2016 dropped the proceedings initiated under Section 83 of The Karnataka Land Reforms Act, 1961 in Case No.LRF(83)BNA:39/1997-98 holding that the said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan had proved that they were agriculturist even prior to 01/03/1974, their non-agricultural income does not exceed Rs.2,00,000/- per annum and also holding that the earlier proceedings initiated for violation of Section 79-A and 79-B against the same persons and properties at Bellahalli Village were also dropped.

Prior to phodi of the aforesaid properties measuring (1) 03 Acres 00 Guntas, (2) 02 Acres 00 Guntas, (3) 02 Acres 00 Guntas and (4) 01 Acre 20 Guntas and assigning New Sy.Nos.85, 87, 86 and 88 respectively, the said properties were identified as Sy.Nos.55/P24, 55/P27, 55/P39 and 55/P40 and as there were certain errors crept in the names of the said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan and the name of their father in the pahanies, the said Mr. Shujayathulla Khan filed an Application before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore seeking issuance of direction to the Special Tahsildar, Bangalore North (Addl.) Taluk, to rectify the said errors in the Pahanies. The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide his letter dated 20/06/2016 bearing No.RRT(BNA)CR/64/2016-17 directed the Tahsildar to rectify the said errors in the Pahanies.

Thus in the manner stated supra Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan purchased the aforesaid properties measuring 03 Acres 00 Guntas in Sy.No.85, 02 Acres 00 Guntas in Sy.No.86, 02 Acres 00 Guntas in Sy.No.87 and 01 Acre 15 Guntas and 05 Guntas of Kharab in Sy.No.88 of Bellahalli Village, which are collectively referred to as Schedule Property.



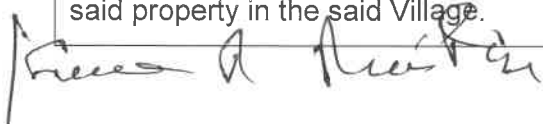
Thereafter the property in Sy.No.87 was subjected to phodi and divided into two portions i.e., Sy.Nos.87/1 and 87/2 and in the said phodi the property measuring 01 Acre 10 Guntas was assigned with Sy.No.87/1 and the remaining portion of the property i.e., property measuring 00 Acre 30 Guntas was assigned with Sy.No.87/2.

The said Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan initially secured conversion of Item Nos.1 to 5 of the Schedule Property from agricultural to non-agricultural Industrial purposes vide five Orders of Conversions i.e., bearing (1) No.LAND 10012479, (2) No. LAND 10012655, (3) No. LAND 10012657, (4) No. LAND 10012482, (5) No. LAND 10012480, all dated 30/04/2019 all issued by The Deputy Commissioner, Bengaluru District, Bengaluru and later secured conversion of Item Nos.1 to 5 of the Schedule Property for Residential-Apartment Purposes vide Orders bearing (1) No.33917 (2) No. 33923, (3) No.33919, (4) No.33914 and (5) No.33929 all dated 17/12/2024 all issued by The Deputy Commissioner, Bengaluru District and thus Item Nos.1 to 5 of the Schedule Property became fit for Residential-Apartment purposes.

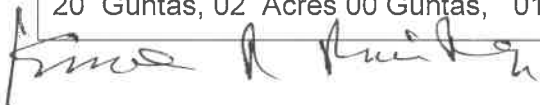
The Survey Sketch prepared by the Revenue Authorities during course of phodi and conversion are produced which discloses the boundaries of each of the survey numbers.

Akarbandh in respect of Sy.No.55 of Bellahalli Village issued by the Revenue Authorities discloses the extent of the said property as property measuring 236 Acres 38 Guntas.

Akarbandh in respect of Sy.Nos.85, 86, 87 and 88 of Bellahalli Village issued by the Revenue Authorities confirms the extents of the said properties as 03 Acres, 02 Acres, 02 Acres and 01 Acre 20 Guntas respectively. The Akarbandh further discloses that the said phodi/rectification in the Akarband is pursuant to the orders passed by the Tahsildar, Bengaluru North (Addl.) Taluk, Yelahanka passed in Official Memorandum dated 10/04/2017 bearing No.LND/NA/CR/153,155,156,157/2016-17 and Official Memorandum dated 24/05/2017 bearing No.LND/NA/CR/88-89/2016-17. Village Map of Bellahalli Village issued by the Revenue Authorities discloses the location of the said property in the said Village.



There are no tenancy claims in respect of the property measuring 01 Acre 20 Guntas in Sy.No.88 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 17/07/2018 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 01 Acre 20 Guntas in Sy.No.55 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 28/02/2017 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 00 Acres 20 Guntas in Sy.No.55 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 28/01/2018 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 01 Acre 10 Guntas in Sy.No.55 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 28/02/2017 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 00 Acre 30 Guntas in Sy.No.55 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 28/02/2017 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 03 Acres 00 Guntas in Sy.No.85 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 19/07/2018 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 03 Acres 00 Guntas in Sy.No.55 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 28/02/2017 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 02 Acres 00 Guntas in Sy.No.86 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 17/07/2018 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 02 Acres 00 Guntas in Sy.No.55 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 28/02/2017 issued by the Tahsildar, Bangalore North (Addl.) Taluk. There are no tenancy claims in respect of the property measuring 02 Acres 00 Guntas in Sy.No.87 of Bellahalli Village as evidenced by the Nil Tenancy Certificate dated 17/07/2018 issued by the Tahsildar, Bangalore North (Addl.) Taluk. Endorsement dated 28/02/2017 bearing No.PTCL(BNA)CR/801/2016-17 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that there are no proceedings initiated under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Certain Lands) Act, 1978 in respect of the properties measuring 01 Acre 20 Guntas, 03 Acres 00 Guntas, 00 Acres 20 Guntas, 02 Acres 00 Guntas, 01 Acre 10 Guntas and 00 Acre 30 Guntas in

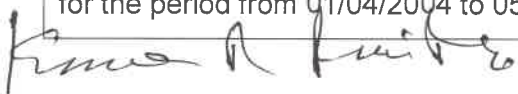


Sy.No.55 owned and possessed by Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan. Endorsement dated 28/02/2017 bearing No.LRF/(BNA)CR/835/2016-17 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that there are no proceedings pending for violation of Section 79-A and 79-B of The Karnataka Land Reforms Act, 1961 in respect of the properties measuring 01 Acre 20 Guntas, 03 Acres 00 Guntas, 00 Acres 20 Guntas, 02 Acres 00 Guntas, 01 Acre 10 Guntas and 00 Acre 30 Guntas in Sy.No.55 owned and possessed by Mr. Liaquathulla Khan, Mr. Showkathulla Khan and Mr. Shujayathulla Khan. Five Endorsements all dated 18/12/2018 issued by the Special Land Acquisition Officer, Bengaluru Development Authority, Bengaluru discloses that the properties measuring (1) 03 Acres 00 Guntas in Sy.No.85 (2) 02 Acres 00 Guntas in Sy.No.86, (3) 01 Acre 10 Guntas in Sy.No.87/1, (4) 00 Acres 30 Guntas in Sy.No.87/2 and (5) 1 Acre 15 Guntas in Sy.No.88 are not notified for any of its projects or for Peripheral Ring Road.

Five Endorsements all dated 21/12/2018 issued by the Bengaluru Development Authority, Bengaluru discloses that the properties measuring (1) 03 Acres 00 Guntas in Sy.No.85 (2) 02 Acres 00 Guntas in Sy.No.86, (3) 01 Acre 10 Guntas in Sy.No.87/1, (4) 00 Acres 30 Guntas in Sy.No.87/2 and (5) 1 Acre 15 Guntas in Sy.No.88 are classified as Industrial Zone in RMP-2015. Five Endorsements all dated 15/12/2018 issued by the Special Land Acquisition Officer, Government of Karnataka addressed to Deputy Commissioner, Bengaluru Urban District, Bengaluru discloses that the properties measuring (1) 03 Acres 00 Guntas in Sy.No.85 (2) 02 Acres 00 Guntas in Sy.No.86, (3) 01 Acre 10 Guntas in Sy.No.87/1, (4) 00 Acres 30 Guntas in Sy.No.87/2 and (5) 1 Acre 15 Guntas in Sy.No.88 are not notified from the said Authority for any purposes. Endorsement dated 28/02/2017 issued by the Tahsildar, Bangalore North (Addl.) Taluk discloses that Pahanies in respect of the property in Sy.No.55 for the period from 1976-77 to 1987-88 are not available in his office.

Property taxes in respect of the Schedule Property have been paid for the period 2016-17 and 2018-19 in respect of the Schedule Property as evidenced by the Tax Paid Receipts issued by the Revenue Authorities.

I am made available the copies of the Encumbrance Certificates issued online from the Office of the Jurisdictional Sub-Registrar for Item Nos.1 to 5 of the Schedule Property for the period from 01/04/2004 to 05/09/2025 and a perusal of the same discloses that



the Schedule Property has not been encumbered by way of charge, mortgage or otherwise to any third parties. The Encumbrance Certificates disclose the execution of the Joint Development Agreement dated 23/10/2019 and also reference to Deed of Confirmation dated 25/11/2017 at Sl.No.14 of this opinion.

Encumbrance Certificates from the website for the period between 05/09/2025 and 28/02/2026 available with the jurisdictional Sub-Registrar for Item Nos.1 to 5 of the Schedule Property and a perusal of the same discloses that the Schedule Property has not been encumbered by way of charge, mortgage or otherwise to any third parties.

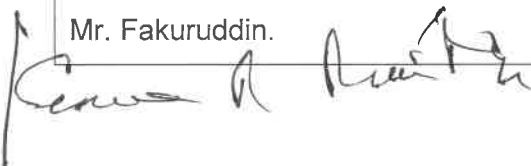
ITEM NO.6: 01 ACRE 20 GUNTAS GRANTED TO Mr. SYED CHOTA SAB:

The above land in Sy.No.55 of Bellahalli Village was granted by The Tahsildar, Bangalore North Taluk under a Saguvali Chit dated 30/05/1979 in favour of Mr. Syed Chota Sab, which discloses regularization of unauthorized occupation of the property measuring 01 Acre 20 Guntas and from the date of grant, the said Mr. Syed Chota Sab started enjoying Item No.6 of the Schedule Property as absolute owner and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.4/1989-90.

The said Mr. Syed Chota Sab later sold Item No.6 of the Schedule Property herein Sy.No.55 of Bellahalli Village in favour of Mrs. Tara Shankar Naik in terms of a Sale Deed dated 01/09/1990 registered as Document No.1353/1990-91 in book-I, Volume-81 at pages 82 to 85, in the Office of the Sub-Registrar, Yelahanka, Bengaluru and thus from the date of purchase the said Mrs. Tara Shankar Naik started enjoying the land measuring 01 Acre 20 Guntas in Sy.No.55 of Bellahalli Village and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.12/1995-96.

ITEM NO.7: 02 ACRES 00 GUNTAS GRANTED TO Mr. FAKURUDDIN:

The above land in Sy.No.55 of Bellahalli Village was granted by The Tahsildar, Bangalore North Taluk who issued Saguvali chit on 30/05/1979 in favour of Mr. Fakuruddin.



The said Mr. Fakuuddin sold the above land measuring 02 Acres 00 Guntas in Sy.No.55 of the Schedule Property herein in favour of Mrs. Tara Shankar Naik in terms of a Sale Deed dated 01/09/1990 registered as Document No.1352/1990-91 in Book-I, Volume-82 at pages 81 to 85, in the Office of the Sub-Registrar, Yelahanka and thus from the date of purchase the said Mrs. Tara Shankar Naik started enjoying the Item No.7 of the Schedule Property herein and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.13/1995-96.

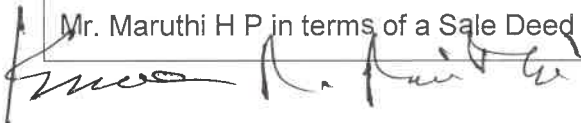
Thus, in the manner stated supra, Mrs. Tara Shankar Naik became full and absolute owner of both Item Nos.6 and 7 of the Schedule Property having purchased the same in terms of two Sale Deeds detailed above.

The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore initiated proceedings in Case No.LND/CR/14/2014-15 against the aforesaid Mrs. Tara Shankar Naik, for alleged violation of terms of the grant in sale of the property within 15 years. The Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore vide his Order dated 12/12/2014 dropped the said proceedings holding that the said Mrs. Tara Shankar Naik is the owner in possession and enjoyment of Schedule Property herein.

Mutation Register Extract bearing M.R.No.T1/2013-14 issued by the Revenue Authorities discloses that based upon the orders passed by the Tahsildar in Case No.RRT(Y)CR:734/2013-14, the Pahanies in respect of the entire properties available in Sy.No.55 were amalgamated and assigned with Sy.No.55 of Bellahalli Village.

Pursuant to the Orders passed by The District Level Committee for Reconstruction of Missing Records in its Meeting on 26/12/2017 for bifurcation and phodi of the Item Nos.6 and 7 of the Schedule Property herein, the Joint Director of Land Records, Bengaluru vide his Letter dated 15/02/2018 bearing JDLR/T(2)PR:815/2017-18, addressed to The Assistant Director of Land Records to complete the phodi and bifurcation of the said Property. Thereafter, the property measuring 01 Acre 20 Guntas was assigned with Sy.No.91 of Bellahalli Village and 02 Acres 00 Guntas was assigned with Sy.No.92 of Bellahalli Village.

In the meantime, the said Mrs. Tara Shankar Naik alias Tara S Naik in terms of an Agreement to Sell dated 28/06/2017 agreed to sell Item No.6 of the Schedule Property in favour of Mr. Maruthi H P. Pursuant thereto Mrs. Tara Shankar Naik alias Tara S Naik sold the Item No.6 of the Schedule Property herein in favour of the said Mr. Maruthi H P in terms of a Sale Deed dated 20/02/2018, registered as Document

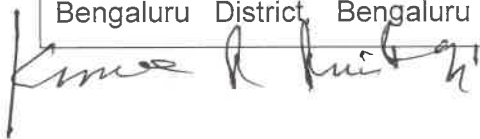


No.5000/2017-18 in Book-I and stored in C.D.No.JALD236, in the Office of the Sub-Registrar, Gandhinagar (Jala), Bengaluru and from the date of purchase the said Mr. Maruthi H P started enjoying the Item No.6 of the Schedule Property as absolute owner and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.H27/2017-18.

Similarly, Mrs. Tara Shankar Naik alias Tara S Naik agreed to sell Item No.7 of the Schedule Property in favour of Mr. Maruthi H P in terms of an Agreement to Sell dated 28/06/2017. Pursuant thereto, the said Mrs. Tara Shankar Naik alias Tara S Naik sold the Item No.7 of the Schedule Property herein in favour of Mr. Maruthi H P in terms of a Sale Deed dated 20/02/2018 registered as Document No.4998/2017-18 in Book-I and stored in C.D.No.JALD236, in the Office of the Sub-Registrar, Gandhinagar (Jala), Bengaluru read with Rectification Deed dated 27/06/2019 executed by Mr. Syed Zahir Ali infavour of Mr. Maruthi H P, registered as Document No.3183/2019-20 in Book-I and stored in C.D.No.YAND801 in the office of the Sub-Registrar, Gandhinagar (Yelahanka) rectifying certain payments enumerated in the Sale Deed and thus from the date of purchase the said Mr. Maruthi H P started enjoying the Item No.7 of the Schedule Property as absolute owner and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.H28/2017-18.

Thereafter, Mr. Maruthi H P initially secured conversion of the Item No.6 of the Schedule Property from agricultural to non-agricultural Industrial purposes vide Order dated 30/04/2019 bearing No.LAND10012451 issued by The Deputy Commissioner, Bengaluru District, Bengaluru and later secured conversion for Residential-Apartment Purposes vide Order dated 17/12/2024 bearing No.33918 issued by The Deputy Commissioner, Bengaluru District, Bengaluru and thus the Item No.6 of the Schedule Property became fit for Residential-Apartment purposes.

Similarly, Mr. Maruthi H P initially secured conversion of the Item No.7 of the Schedule Property from agricultural to non-agricultural Industrial purposes vide Order dated 30/04/2019 bearing No.LAND10012452 issued by The Deputy Commissioner, Bengaluru District, Bengaluru and later secured conversion of Item No.7 of the



Schedule Property for Residential-Apartment Purposes vide Order dated 17/12/2024 bearing No.33916 issued by The Deputy Commissioner, Bengaluru District and thus the Item No.7 of the Schedule Property became fit for Residential-Apartment purposes.

Subsequently, Mr. Maruthi H P sold the Item No.6 of the Schedule Property in favour of Mr. Bhimappa Handigund in terms of a Sale Deed dated 14/08/2019 registered as Document No.1288/2019-20 in Book-I and stored in C.D.No.JALD405, in the Office of the Sub-Registrar, Gandhinagar (Jala), Bengaluru and thus from the date of purchase the said Mr. Bhimappa Handigund started enjoying the Item No.6 of the Schedule Property as absolute owner.

The said Mr. Maruthi H P and Mr. Bhimappa Handigund along with the owners of the adjacent lands in terms of a Joint Development Agreement dated 23/10/2019 registered as Document No.3794/2019-20 in Book-I and stored in C.D.No.GAND556, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru entrusted the Schedule Property herein in favour of M/s. Bhartiya City Developers Pvt. Ltd. to develop the Schedule Property into commercial complex and on the same day in terms of a General Power of Attorney registered as Document No.371/2019-20 in Book-IV and stored in C.D.No.GAND556, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru appointed and constituted the said M/s. Bharatiya City Developers Pvt. Ltd. as their lawful attorney authorizing and empowering them to develop the Schedule Property and also to sell their share in the Schedule Property in favour of the intending purchasers.

Regarding Revenue Records of Item Nos.6 and 7, Index of Lands and Records of Rights in respect of Sy.No.55 measuring 01 Acre 20 Guntas issued by the Revenue Authorities reflects the name of Mr. Syed Chota Sab as owner and khatedar in respect of the Item No.6 of the Schedule Property.

Pahanies for the period between 1988-89 and 1996-97 in respect of 01 Acre 20 Guntas in Sy.No.55P of Bellahalli Village issued by the Revenue Authorities records the name of Mr. Syed Chota Sab and Mrs.Tara Shankar Naik as owners and khatedars in respect of the said Property during the relevant periods. Pahanies for the period between 2017-18 and 2018-19 in respect of 01 Acre 20 Guntas in Sy.No.91 of Bellahalli Village issued by the Revenue Authorities records the name of Mr.Maruthi H.P as owner and khatedar in respect of the said Property during the relevant periods.



Pahanies for the period between 1988-89 and 2013-14 in respect of measuring 02 Acres 00 Guntas in Sy.Nos.55 and 55/P-44 issued by the Revenue Authorities records the name of Mr. Fakuruddin and Mrs.Tara Shankar Naik as owners and khatedars in respect of the said Property during the relevant periods. Pahanies for the period between 2017-18 and 2018-19 in respect of 02 Acres 00 Guntas in Sy.No.92 of Bellahalli Village issued by the Revenue Authorities records the name of Mr.Maruthi H.P as owner and khatedar in respect of the said Property during the relevant periods.

Akarbandh in respect of Sy.Nos.91 and 92 of Bellahalli Village issued by the Revenue Authorities confirms the extents of the said properties as 01 Acre 20 Guntas and 02 Acres 00 Guntas respectively.

Encumbrance Certificate for the period between 01/06/1989 to 31/03/2004 in respect of land measuring 02 Acres 00 Guntas in Sy.No.55 issued by the Jurisdictional Sub-Registrar, reflects the transactions referred to above.

Encumbrance Certificate for the period between 01/04/2004 to 26/07/2010 in respect of land measuring 02 Acres 00 Guntas in Sy.No.55 issued by the Jurisdictional Sub-Registrar, reflects NIL encumbrance ring the said period.

Encumbrance Certificate for the period 01/04/2004 to 26/07/2010 in respect of land measuring 01 Acre 20 Guntas in Sy.No.55 issued by the Jurisdictional Sub-Registrar, reflects NIL encumbrance ring the said period.

Encumbrance Certificate for the period between 01/04/2004 and 14/08/2019 in respect of land measuring 01 Acres 20 Guntas in Sy.No.91 issued by the Jurisdictional Sub-Registrar, reflects the transactions referred to above. Encumbrance Certificate from the website for the period between 14/08/2019 and 28/02/2026 available with the jurisdictional Sub-Registrar for Sy.No.91 and a perusal of the same discloses that the Land in Sy.No.91 has not been encumbered by way of charge, mortgage or otherwise to any third parties.

Encumbrance Certificate from the website for the period between 01/04/2004 and 28/02/2026 available with the jurisdictional Sub-Registrar for Sy.No.92 and a perusal of the same discloses that the Land in Sy.No.92 has not been encumbered by way of charge, mortgage or otherwise to any third parties.

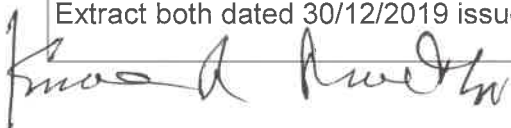


COMMON DOCUMENTS OF ITEM NOS.1 TO 7:

The said Mr. Liaquathulla Khan, Mr. Showkathulla Khan, Mr. Shujayathulla Khan, Mr. Maruthi H P and Mr. Bhimappa Handigund in terms of a Joint Development Agreement dated 23/10/2019 registered as Document No.3794/2019-20 in Book-I and stored in C.D.No.GAND556, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru entrusted their respective lands in Item No. 1 to 7 of the Schedule Property herein in favour of M/s. Bhartiya City Developers Pvt. Ltd. to develop the Schedule Property into commercial complex and on the same day in terms of a General Power of Attorney registered as Document No.371/2019-20 in Book-IV and stored in C.D.No.GAND556, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru appointed and constituted the said M/s. Bharatita City Developers Pvt. Ltd. as their lawful attorney authorizing and empowering them to develop the Schedule Property and also to sell their share in the Schedule Property in favour of the intending purchasers.

Thereafter, Mr.Liaquathulla Khan, Mr.Showkathulla Khan and Mr. Shujayathulla Khan owners of the properties in Sy.Nos. 85, 86, 87/1, 87/2 and 88 of Bellahalli and Mr. Bhimappa Handigund owner of the property in Sy.No.91 of Bellahalli and Mr.Maruthi H.P owner of the property in Sy.No.92 of Bellahalli agreed for amalgamation of municipal khatas of the said Properties into one municipal khata for the purpose of developing as a single project and executed Amalgamation Deed dated 02/11/2019, registered as Document No.3818/2019-20 in Book-I and stored in C.D.No.GAND556, in the Office of the Sub-Registrar, Gandhinagar. Thereafter Bruhat Bengaluru Mahanagara Palike, Bengaluru, assigned all the 7 properties with one Municipal No.5/85, 86. 87/1. 2. 88. 91 and 92 as evidenced by the Special Notice dated 16/12/2019.

Thereafter the Schedule Property herein came within the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, who assessed the same for municipal taxes and assigned with Municipal No.5/85, 86, 87/1, 87/2. 88, 91 and 92 as evidenced by the Special Notice dated 16/12/2019 and recorded the said Mr.Liaquathulla Khan, Mr.Showkathulla Khan and Mr. Shujayathulla Khan, Mr. Maruthi H P and Mr. Bhimappa Handigund as owner and khatedar with other owners vide Khata Certificate and Khata Extract both dated 30/12/2019 issued by Bruhat Bangalore Mahanagara Palike.

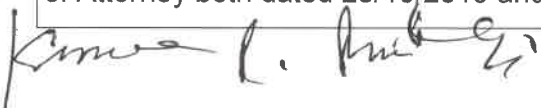


E-Khata dated 12/06/2025 bearing New E.P.I.D No. 3713104901, Property No.5/85,86/87/1,2,88,91&92 issued by Bruhat Bangalore Mahanagara Palike in respect of the Schedule Property. Municipal Tax Paid receipt dated 16/05/2025 for the year 2025-26 for Sy.Nos. 91 & 92 of Bellahalli Village, Bangalore is furnished.

The aforesaid M/s.Bhartiya City Developers Private Limited, changed its name as M/s.Bhartiya Urban Private Limited., as evidenced by the Certificate of Incorporation dated 23/12/2019 issued by the Registrar of Companies for change of name of M/s.Bhartiya City Developers Private Limited., to M/s.Bhartiya Urban Private Limited.,. The aforesaid change of name does not affect the rights under Development Agreement and Power of Attorney referred to above.

M/s.Bhartiya Urban Private Limited, secured an order for the change of land use from Bangalore Development Authority vide Order bearing NO.BDA/TPM/CLU-38/23-24/1563/2024-25 dated 05/10/2024 from industrial use to residential use. The Deputy Commissioner, Bangalore issued revised Conversion Orders allowing conversion for residential use vide his Certificates all dated 17/12/2024. The Land Owners and Developer later agreed to undertake only residential development in the form of High Rise Apartment / Row Houses / Villas and accordingly entered into Addendum to Joint Development Agreement dated 29/11/2025 in favour of M/s. Bhartiya Urban Pvt. Ltd., registered as Document No.YAN-1-06729-2025-26 in Book-I and stored in the Centralized Data Cell in the Electronic Form, in the Office of the Sub-Registrar, Gandhinagar (Yelahanka) and simultaneously, on the same day executed Addendum to General Power of Attorney registered as Document No.YAN-4-00830-2025-26 in Book-IV and stored in the Centralized Data Cell in the Electronic Form, in the Office of the Sub-Registrar, Gandhinagar.

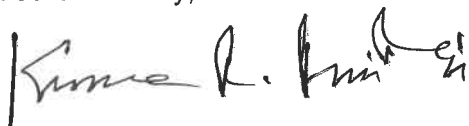
Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observations, I am of the opinion that **Mr.Liaquathulla Khan, Mr.Showkathulla Khan, Mr. Shujayathulla Khan, Mr. Maruthi H P and Mr. Bhimappa Handigund** are owners of respective lands in Item Nos.1 to 7 of the Schedule Property and their title to the same is clear and marketable and free from encumbrances during the periods referred to in the Encumbrance Certificates, subject to rights of M/s. Bhartiya Urban Private Limited (formerly known as M/s. Bhartiya City Developers Private Limited) under Joint Development Agreement and General Power of Attorney both dated 23/10/2019 and Addendum to Joint Development Agreement



and Addendum to General Power of Attorney both dated 29/11/2025. While conducting the scrutiny, I have assumed that the documents provided to me for scrutiny at the time of issue of my above referred opinion, are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photo-copies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any litigations. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and no responsibility will be accepted by me to you or to any third party with regard to this opinion and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

Copies of all documents referred to above are returned herewith.

Yours faithfully,



**(KUSUMA R. MUNIRAJU),
ADVOCATE.**