

LEGAL REPORT

25th JULY 2024

To,

M/s Prestige Projects Pvt Ltd.,
'The Falcon Towers', No.19,
Brunton Road,(Off M.G.Road),
Bangalore – 560 025.,

Re: Title Search Report of Property available within the four boundaries detailed below and measuring 1 Acre 36 Guntas cultivable land and 1 Gunta Kharab land in all measuring 1 Acre 37 Guntas in Sy.No.23/1 situated at Valagere Kallahalli Village also known as V.K.Halli or V.Kallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, belonging to Prestige Projects

Please refer to your instructions on the captioned matter.

In this connection, the following is the Legal report:

The following is the Legal report in respect of Property available within four boundaries and measuring 00 Acres 32 Guntas in Sy.No.12, Situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, duly converted for non-agricultural Industrial purposes vide Conversion Order bearing No.A.L.N.(A.S)SR.189/2011-12 dated 13/12/2011 issued by the Special Deputy Commissioner, Bangalore District, Bangalore and the same is based on the photocopies of the documents forwarded, on the assumption that the same are genuine

PART-I. DOCUMENTS SCRUTINISED

LIST OF DOCUMENTS SCRUTINISED

Sl. No	Date	Description	Verified Original/ Photostat copy
1.	31.03.2021	Sale Deed executed by Shri Virabhadra Reddy, Smt.Hamsa.K.V, Shri Navin.K.V, Smt.Chaithra and Smt.N.Rathnamma in favour of M/s Prestige Projects Pvt. Ltd represented by Director Mr.Rezwan Razack;	Photocopy
2.	-	Village map of Valagere Kallahalli;	Photocopy
3.	23.03.2015	Encumbrance Certificate for the period 01.04.2004 to	Photocopy

		22.03.2015;	
4.	-	Pakka Book (Hissa Survey);	Photocopy
5.	12.05.1985	Panchayath Palupatti executed by and amongst Shriyuths: Dodda Chowda Reddy, Veerabhadra Reddy and Thayappa;	Photocopy
6.	-	Mutation Register No.232, 233, 234, 54 to 60;	Photocopy
7.	28.07.1989	Memorandum of Oral Partition executed by and amongst Shri Veerabhadra Reddy and Others	Photocopy
8.		Mutation Register Extract bearing No.13 of 1995-96	Photocopy
9.	09.12.2020	Hissa Survy Atlas;	Photocopy
10.	09.12.2020	Hissa Survey Pakka Book;	Photocopy
11.	06.09.2019	Nil Tenancy Certificate issued by Tahsildar;	Photocopy
12.	-	Karnataka Settlement Akarband (Utaru);	Photocopy
13.	20.04.2021	Official Memorandum bearing No.ALN(A)(S)SR:62/19-20 issued by Deputy Commissioner, Bengaluru District;	Photocopy
14.	5.03.2021	Form No.9 and 11A issued by Panchayath Development Officer in the name of M/s Prestige Projects Pvt., Ltd.;	Photocopy
15.	22.02.2023	Receipt for the period 2022-2023 issued by Panchayath Development Officer;	Photocopy
16.	19.07.2024	Encumbrance Certificate for the period 01.03.2003 and 16.07.2024	Digital
17.		Family Tree of Doddachowda Reddy issued village Accountant	Photocopy
18.	24.08.2012	Affidavit sworn By Shri Thayappa stating the family his family tree	Photocopy
19.	01.04.2021	MR H49/2020-2021 issued by	Photocopy
20.	27.03.2008	MR No. H83/2001-2012 issued by	Photocopy
21.	06.07.2016	Board Resolution passed by M/s Prestige Projects Pvt., Ltd.,	Photocopy
22.		RTC for the period 1961-1962	Photocopy
23.		RTC for the period 1965-1966	Photocopy
24.		RTC for the period 1966-1967	Photocopy
25.		RTC for the period 1967-1968	Photocopy
26.		RTC for the period 1968-1969	Photocopy
27.		RTC for the period 1969-1970 to 1970-1971	Photocopy
28.		RTC for the period 1971-1972 to 1973-1974	Photocopy



29.	RTC for the period 1974-1975 to 1975-1976	Photocopy
30.	RTC for the period 1976-1977 to 1978-1979	Photocopy
31.	RTC for the period 1979-1980 to 1982 -1983	Photocopy
32.	RTC for the period 1984-1985 to 1986-1987	Photocopy
33.	RTC for the period 1988-1989	Photocopy
34.	RTC for the period 1989-1990 to 1991-1992	Photocopy
35.	RTC for the period 1992-1993 to 1993-1994	Photocopy
36.	RTC for the period 1994-1995 to 1996-1997	Photocopy
37.	RTC for the period 1997-1998 to 2001-2002	Photocopy
38.	RTC for the period 2000-2001	Photocopy
39.	RTC for the period 2001-2002	Photocopy
40.	RTC for the period 2002-2003	Photocopy
41.	RTC for the period 2003-2004	Photocopy
42.	RTC for the period 2004-2005	Photocopy
43.	RTC for the period 2005-2006	Photocopy
44.	RTC for the period 2006-2007	Photocopy
45.	RTC for the period 2007-2008	Photocopy
46.	RTC for the period 2008-2009	Photocopy
47.	RTC for the period 2009-2010	Photocopy
48.	RTC for the period 2010-2011	Photocopy
49.	RTC for the period 2011-2012	Photocopy
50.	RTC for the period 2012-2013	Photocopy
51.	RTC for the period 2013-2014	Photocopy
52.	RTC for the period 2014-2015	Photocopy

53.		RTC for the period 2015-2016	Photocopy
54.		RTC for the period 2016-2017	Photocopy
55.		RTC for the period 2017-2018	Photocopy
56.		RTC for the period 2018-2019	Photocopy
57.		RTC for the period 2019-2020	Photocopy
58.		RTC for the period 2020-2021	Photocopy

PART-II.DETAILS OF THE PROPERTY (SCHEDULE PROPERTY):

II. DESCRIPTION OF PROPERTY

All that Agricultural Property available within the four boundaries detailed below and measuring 1 Acre 36 Guntas cultivable land and 1 Gunta Kharab land in all measuring 1 Acre 37 Guntas in Sy.No.23/1 situated at Valagere Kallahalli Village also known as V.K.Halli or V.Kallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the -

East by : Property in Sy.No.23/2 of V.K.Halli Village;
West : Government Canal and thereafter Sy.No.32/1 of V.K.Halli Village;
North : Properties in Sy.Nos.24/1, 24/2 and 24/3 of V.K.Halli Village;
South : Lake yard and Sompura Village Boundary.

(Schedule as per Sale deed dated 31.03.2091 and registered as Document No.00011/2021-22).

FLOW OF TITLE

I have perused the documents shown hereinabove. From the documents furnished, it is ascertained that the property in question viz., Property available within the four boundaries detailed below and measuring 1 Acre 36 Guntas cultivable land and 1 Gunta Kharab land in all measuring 1 Acre 37 Guntas in Sy.No.23/1 situated at Valagere Kallahalli Village also known as V.K.Halli or V.Kallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District



Extract of Revenue documents indicate that the above said property was in the name of Shri Dodda Chowda Reddy S/o Shri Thayappa, who was shown as the owner and person in possession of the lands in Sy.no.23/1. Apart from this document there are no other documents which are furnished to show the ownership of the said Shri Dodda Chowda Reddy. It is also seen that he had acquired the same under inheritance. This necessarily means that the property was belonging to Shri Thayappa the father of Shri Dodda Chowda Reddy.

It is further seen that the aforesaid Sri. Thayappa died intestate leaving behind him, his three son namely (1) Sri. Dodda Chowda Reddy, who had two sons viz., Sri Nanjunda Reddy, and Sri. Thayappa as his heirs to succeed to his estate. The said Sri. Nanjunda Reddy also died intestate so also his wife Smt. Gowramma leaving behind them, their two children namely (1) Sri. Virabhadrareddi and (2) Smt. Rathnamma as their only heirs.

It is relevant to state that a copy of the Family Tree of Dodda Chowda Reddy is furnished, which indicates that Shri Dodda Chowda Reddy had two sons Nanjunda Reddy and Thayappa. Nanjunda Reddy had two children, Virabhadra Reddy and Smt. Rathnamma. Virabhadra Reddy has two Children, Smt. K.V. Hamsa and Navin K.V.

An Affidavit of Shri Thayappa is also furnished which shows his family tree. He had two children Sarasamma and Kanthamma. Sarasamma was married to Ramachandra Reddy and has three children, viz., Mukunda, Roopa and Swarna. Kanthamma has three children viz., Sudha, Veena and Madhu.

Subsequently, the aforesaid (1) Sri. Dodda Chowda Reddy, (2) Sri. Virabhadrareddi and (3) Sri. Thayappa partitioned the family properties including the Schedule Property in terms of a Memorandum of Partition dated 12/05/1985, wherein the Schedule Property was allotted to the share of Sri. Virabhadrareddi, while other family properties were allotted shares in other survey

numbers. The name of the Shri Virabhadra Reddi was mutated in the revenue records vide Mutation Register Extract bearing M.R. No. 13/1995-96.

It is further seen that the said partition was again reconfirmed between them in terms of a Memorandum of Partition dated 28/07/1989 and since then the said Sri. Virabhadra Reddi started enjoying the Schedule Property as absolute owner along with his family members as owner and khaledar of the Schedule Property and he had paid revenue taxes regularly and upto date.

It is relevant to note that Section 133 of the Karnataka Land Revenue Act, made it clear that "an entry in the Record of Rights and a certified entry in the Register of Mutations or in a Patta Book shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefore". Interpreting the said provision, The Hon'ble Supreme Court of India in Gurbaksh Singh vs Nikka Singh, reported in AIR 1963 SC 1917 held that the general presumption with respect to entries in the revenue records is presumed to be correct unless the said presumption is rebutted by producing cogent and reliable evidence. The general law relating to entries in the revenue records is that they are not the proof of title and they neither confer nor extinguish title to any property, but they are incidents of Ownership.

The ownership and khatedar of the Schedule Property is in the name of Munithimmaiah @ Thayappa.

The Hon'ble High Court of Karnataka in Muniyappa vs G.Hanumantappa (Deceased) by LR and others reported in 2003 (2) Karnataka Law journal at page 294 held that "Entries in the Record of Rights raise presumption that what is stated therein is correct". The Hon'ble High Court of Karnataka further held that Court cannot disbelieve entries in the Record of Rights in absence of evidence to rebut presumption arising therefrom.

In view of the law laid down by the Apex Court and Hon'ble High Court in the aforesaid judgments, the possessory and ownership rights of Sri. Virabhadra Reddi as the rightful owner of

the Larger Property is confirmed and this presumption is further strengthened by the entries in the Record of Rights/Pahanies.

The said Sri. Virabhadra Reddy along with his family members, viz., his children Smt. Hamsa K.V., Shri Navin K.V., Smt. Chaithra, and Smt. Rathamma D/o Late Shri Nanjunda Reddy, sold the property to M/s Prestige Projects Pvt., Ltd., by executing a Sale Deed dated 31.03.2021 which is registered as document No.SRJ-1-00011-2021-22 and is stored in CD No.SRJD834 in the Office of the Sub Registrar, Sarjapura, for valuable consideration.

It is also seen that M/s Prestige Projects Pvt., Ltd., is a company incorporated under the Companies Act, 1956 and are in the business of Real Estate developments as per the Memorandum of Association and Articles of Association. The purchase of the property is therefore, well within their powers. Further the Board of Directors of M/s Prestige Projects Pvt., Ltd., have passed a Resolution on 06.07.2016 to purchase and enter into contracts for purchase and sale of the property for and on behalf of the Company empowering Shri Irfan Razack and Shri Rezwan Razack, as authorised signatories to represent the Company.

Accordingly, revenue records were changed as per MR No.H49 of 2020-21.

As stated above a copy of the Family Tree of Dodda Chowda Reddy is furnished, which indicates that Shri Dodda Chowda Reddy had two sons Nanjunda Reddy and Thayappa. Nanjunda Reddy had two children, Virabhadra Reddy and Smt. Rathamma. Virabhadra Reddy has two children, Smt. K.V. Hamsa and Navin K.V.

It is further seen that Smt. Rathamma, (daughter of late Sri. Nanjunda Reddy) who is sister of the said Sri. Virabhadra Reddy had not joined the execution of the aforesaid Memorandum of Partition both dated 12/05/1985 and 28/07/1989 and has now joined the execution of this Sale Deed and has conveyed her right, title, interest and ownership in the Schedule Property.

The wife of Sri. Virabhadrareddi namely Smt. Lakshamma has died earlier. However, family tree of Sri. Virabhadrareddi is not furnished.

The Special Deputy Commissioner, Bangalore District issued Official Memorandum dated 20.04.2021 bearing No.ALN(A)(S)SR 62/2019-20 which confirms that the land in Sy.No.23/1 measuring 1 acre 36 Guntas had been converted from Agricultural to Non- Agricultural Residential Personal Housing purposes.

REVENUE RECORDS:

The following Records and Rights in respect of the property bearing No.23/1 is furnished:

- i. RTC for the period 1961-1962 shows that the property was in the name of Shri
Dodda Chowda Reddy
- ii. RTC for the period 1965-1966 shows that the property was in the name of Shri
Dodda Chowda Reddy
- iii. RTC for the period 1966-1967 shows that the property was in the name of Shri
Dodda Chowda Reddy
- iv. RTC for the period 1967-1968 shows that the property was in the name of Shri
Dodda Chowda Reddy
- v. RTC for the period 1968-1969 shows that the property was in the name of Shri
Dodda Chowda Reddy
- vi. RTC for the period 1969-1970 to 1970-1971 shows that the property was in the
name of Shri Dodda Chowda Reddy
- vii. RTC for the period 1971-1972 to 1973-1974 shows that the property was in the
name of Shri Dodda Chowda Reddy
- viii. RTC for the period 1974-1975 to 1975-1976 shows that the property was in the
name of Shri Dodda Chowda Reddy
- ix. RTC for the period 1976-1977 to 1978-1979 shows that the property was in the
name of Shri Dodda Chowda Reddy



- x. RTC for the period 1979-1980 to 1982 -1983 shows that the property was in the name of Shri Dodda Chowda Reddy
- xi. RTC for the period 1984-1985 to 1986-1987 shows that the property was in the name of Shri Dodda Chowda Reddy
- xii. RTC for the period 1988-1989 shows that the property was in the name of Shri Dodda Chowda Reddy
- xiii. RTC for the period 1989-1990 to 1991-1992 shows that the property was in the name of Shri Dodda Chowda Reddy
- xiv. RTC for the period 1992-1993 to 1993-1994 shows that the property was in the name of Shri Dodda Chowda Reddy
- xv. RTC for the period 1994-1995 to 1996 -1997 shows that the property was in the name of Shri Virabhadra Reddy
- xvi. RTC for the period 1997-1998 to 2001-2002 shows that the property was in the name of Shri Virabhadra Reddy
- xvii. RTC for the period 2000-2001 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xviii. RTC for the period 2001-2002 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xix. RTC for the period 2002-2003 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xx. RTC for the period 2003-2004 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxi. RTC for the period 2004-2005 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxii. RTC for the period 2005-2006 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxiii. RTC for the period 2006-2007 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:

- xxiv. RTC for the period 2007-2008 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxv. RTC for the period 2008-2009 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxvi. RTC for the period 2009-2010 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxvii. RTC for the period 2010-2011 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxviii. RTC for the period 2011-2012 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxix. RTC for the period 2012-2013 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxx. RTC for the period 2013-2014 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxxi. RTC for the period 2014-2015 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxxii. RTC for the period 2015-2016 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxxiii. RTC for the period 2016-2017 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxxiv. RTC for the period 2017-2018 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxxv. RTC for the period 2018-2019 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxxvi. RTC for the period 2019-2020 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:
- xxxvii. RTC for the period 2020-2021 shows that the property is in the name of Shri Virabhadra Reddy S/o Nanjunda Reddy, mutated as per MR No.13/95-96:



Certain other revenue extracts are furnished. The Re-Survey extract shows the shape, measurement of the property. Hissa Survey atlas indicates that the Survey number has been phoded.

Hissa Survey Pakka book extract confirms the shape, entitlement over the property.

KHATA AND TAX RECEIPTS:

The property is being assessed by village Panchayath and is in the name of M/s Prestige Projects Private Limited does not have Khata and Tax receipts in their name. We suggest to submit the Katha in the name of the Owner at the time of transaction.

LITIGATIONS:

No Litigations pending against the Schedule Property

ENCUMBRANCES AND MORTGAGES:

The EC from 3.1.1964 to 31.3.2004 and from 1.4.2004 to 20.6.2018 and from 01.04.2014 to 19.01.2020 and from 29.12.2024 to 16.07.2024 are available and reflect the transaction detailed above.

LAND USE:

The Special Deputy Commissioner, Bangalore District issued Official Memorandum dated 20.04.2021 bearing No.ALN(A)(S)SR 62/2019-20 which confirms that the land in Sy.No.23/1 measuring 1 acre 36 Guntas had been converted from Agricultural to Non- Agricultural Residential Personal Housing purposes.



FINAL CERTIFICATE/OPINION:

BASED ON AND SUBJECT TO WHAT IS STATED ABOVE, IT IS CERTIFIED THAT PRESTIGE PROJECTS PRIVATE LIMITED HAVE A CLEAR AND MARKETABLE TITLE TO THE SCHEDULE PROPERTY, SUBJECT TO PRODUCTION OF UPDATED ENCUMBRANCE CERTIFICATE AND THE DOCUMENTS MENTIONED HEREINABOVE.

A handwritten signature in black ink is written over a blue circular stamp. The stamp contains the text "DEEPAK, B.Sc., LL.B." at the top, "ADVOCATE" in the center, and "BENGALURU" at the bottom, flanked by two small stars.

DISCLAIMER:

The inspection report listing out the original title deeds, revenue records, survey records and related documents in relation to the aforementioned property is enclosed as Annexure 1. We have not conducted any separate searches including litigation. Also the documents perused do not reflect any violations of any of the statutes or do not demonstrate any irregularities in respect thereof.

A handwritten signature in black ink is written over a blue circular stamp. The stamp contains the text "DEEPAK, B.Sc., LL.B." at the top, "ADVOCATE" in the center, and "BENGALURU" at the bottom, flanked by two small stars.