

To,
GODREJ IRISMARK PRIVATE LIMITED,
registered office at Godrej One, 5th Floor,
Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai 400079, Maharashtra.

Date: 07.05.2026

its zonal office at: 9th Floor, Godrej Centre Indiranagar,
BM Kaval, No.1-15, Old Madras Road,
Bengaluru 560 038

Subject: Legal due diligence reports in respect of converted land comprised in various survey numbers, totally admeasuring to 36 Acres 5.38 Guntas, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore.

You had engaged us to carry out legal due diligence on the title to the following residentially converted lands totally admeasuring to **36 Acres 5.38 Guntas**, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore (**Properties**):

Sr. No.	Survey No.	Extent
1.	Survey No. 61/5	27 Acres and 3.38 Guntas
2.	Survey No. 68/4	0 Acres 34 Guntas
3.	Survey No.64	0 Acres 33 Guntas
4.	Survey No. 61/6	0 Acres 12 Guntas
5.	Survey No. 61/7	0 Acres 29 Guntas
6.	Survey No. 61/8	01 Acre and 04 Guntas
7.	Survey No. 65/1	02 Acres and 05 Guntas
8.	Survey No. 65/2	0 acres 10 Guntas
9.	Survey No. 66/1	01 Acre and 08 Guntas
10.	Survey No. 66/2	01 Acre and 27 Guntas

Herewith enclosing the duly signed reports with our observations and findings of the legal due diligence carried out in respect of the properties.

For Adhika Legal



Ranganatha S
Advocate

**SURVEY NO. 61/5 (MEASURING 27 ACRES AND 3.38 GUNTAS [EXCL. 07 GUNTAS
OF B KHARAB])**

SURVEY NO. 61/6 (MEASURING 12 GUNTAS)

SURVEY NO. 61/7 (MEASURING 29 GUNTAS)

SURVEY NO. 61/8 (MEASURING 01 ACRE AND 04 GUNTAS)

A. DESCRIPTION OF THE PROPERTIES

The subject matter of this Report comprises of the following parcels of residentially converted land totally measuring 29 Acres 8.38 Guntas situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District:

- i. All that piece and parcel of immovable property bearing **Survey No. 61/5** (old survey no. 61/1(p)) admeasuring **27 Acres and 3.38 Guntas** (excluding 07 Guntas of B Kharab), duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 674710, dated 07.03.2025, and revised Official Memorandum dated 09.02.2026, issued by the office of the Deputy Commissioner, Bangalore Urban District, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

East by	:	Land bearing Survey No. 57 of Hommadevanahalli Village;
West by	:	Land bearing Survey Nos.61/4, 61/13 & 69 of Hommadevanahalli Village;
North by	:	Road; and
South by	:	Land bearing Survey Nos. 61/6, 61/7, 61/8, 62, 63, 65, 67, 68 of Hommadevanahalli Village and Vaderahalli Village Boundary.

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property-I**";

- ii. All that piece and parcel of immovable property bearing **Survey No. 61/6** [old Survey No.61/1(p)] admeasuring **12 Guntas**, duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.674711, dated 09.08.2024 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore, situated at

Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : The land bearing Survey No. 61/5 of Hommadevanahalli Village;
West by : The land bearing Survey No. 65 of Hommadevanahalli village;
North by : The land bearing Survey No. 65/1 of Hommadevanahalli Village; and
South by : The land bearing Survey No. 61/7 of Hommadevanahalli Village;

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property-II**";

- iii. All that piece and parcel of immovable property bearing **Survey No. 61/7** [old Survey No. 61/1(p)] admeasuring **29 Guntas**, duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.674712, dated 09.08.2024, issued by the office of the Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : The land bearing Survey No. 61/5 of Hommadevanahalli Village;
West by : The land bearing Survey No. 65 of Hommadevanahalli village;
North by : The land bearing Survey No. 61/6 of Hommadevanahalli Village; and
South by : The land bearing Survey No. 61/8 of Hommadevanahalli Village;

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property-III**";

- iv. All that piece and parcel of immovable property bearing **Survey No. 61/8** [old Survey No. 61/1(p)] admeasuring **01 Acre and 04 Guntas**, duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.674713, dated 09.08.2024, issued by the office of the Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : The land bearing Survey No. 61/5 of Hommadevanahalli Village;
West by : The Survey No. 65 & Sy.No.66 of Hommadevanahalli village;
North by : The land bearing Survey No. 61/7 of Hommadevanahalli Village; and
South by : The land bearing Survey No. 61/5 of Hommadevanahalli Village;

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property-IV**";

Property-I, Property-II, Property-III and Property-IV are hereinafter collectively referred to as the "Properties".

B. DOCUMENTS EXAMINED

In connection with the above, we have been furnished with and have examined photocopies of the following documents:

Sl. No.	Particulars
1.	Order Sheet of Case No. 39 of (year is not legible) recording regrant of <i>inter-alia</i> the land bearing Survey No. 61 measuring 56 Acres under the Mysore (Personal and Miscellaneous) Inams Abolitions Act, 1954 jointly in favour of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (all sons of Mr. Muniswamappa) by the Special Deputy Commissioner for Abolition of Inam, Bangalore;
2.	Endorsement dated 11.11.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore stating that Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy have been jointly registered as occupants of <i>inter alia</i> the land bearing Survey No. 61 measuring 56 Acres;
3.	Extract of Register VIII recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as joint holders of the land bearing Survey No. 61 measuring 56 Acres;
4.	Partition Deed dated 30.6.1969 executed by and between Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy dividing <i>inter alia</i> the land bearing Survey No. 61 measuring 59 Acres 17 Guntas, registered as Document No. 1663/1969-70, Volume No. 767 at Pages 61 to 69 in the office of the Sub-Registrar, Bangalore Taluk;
5.	Endorsement bearing No. RK/ C. R 6-72957/2014-15 dated 17.11.2014 issued by the Tahsildar, Bangalore South Taluk stating that Entry No. MR 4 of 1969-70 made in the Mutation Register in respect of the land bearing Survey No. 61 is mutilated;
6.	Genealogical Tree setting out the family members of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) authenticated on 30.11.2003 by the Village Accountant, Hulimavu Circle, Bangalore South Taluk;
7.	<i>Incomplete</i> Affidavit (<i>notarised</i>) dated 29.12.2018 sworn to by Mr. R. Ramesh Reddy affirming the family members of his father Late Mr. Ramaswamy Reddy (son of Late Mr. Muni Rama Reddy);
8.	Certificate bearing No. RD0038208545935 dated 13.8.2021 issued by the Deputy Tahsildar, Bangalore South Taluk affirming the family members of Late Mr. Venkataswamy (son of Late Mr. Muni Ramaiah Reddy);

9.	Certificate bearing No. RD0038208347805 dated 12.2.2019 issued by the Deputy Tahsildar, Bangalore South Taluk affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy);
10.	Certificate bearing No. RD0038208545684 dated 11.8.2021 issued by the Deputy Tahsildar, Bangalore South Taluk affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy);
11.	Certificate bearing No. RD0038208545540 dated 11.8.2021 issued by the Deputy Tahsildar, Bangalore South Taluk affirming the family members of Mr. Bala Reddy (son of Late Mr. Ramaswamy Reddy);
12.	Affidavit dated 25.4.2016 sworn to by Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy and grandson of Late Mr. Baiya Reddy) setting out his family members before Mr. L. Puttaraju, Advocate and Notary, Bangalore;
13.	Memorandum of Partition dated 12.6.1970 recording partition effected amongst Mr. Muni Ramaiah Reddy (son of Mr. Muniswamappa), Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy (sons of Mr. Muni Ramaiah Reddy) dividing their joint family properties;
14.	Endorsement bearing No. R. K. / C. R/ 34343/24-25 dated 16.8.2024 issued by the Tahsildar, Bangalore South Taluk stating that the Mutation Register relating to Entry No. MR 11 of 1970-71 made in the said register in respect of <i>inter alia</i> the land bearing Survey No. 61 is mutilated;
14A.	Agreement to Sell dated 15.9.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 6 Acres in favour Mr. D. M. Shankar (son of Late Mr. Manje Gowda);
14B.	Agreement to Sell dated 11.10.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 4 Acres 20 Guntas in favour Mr. D. M. Shankar;
14C.	Agreement to Sell dated 3.11.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 6 Acres in favour Mr. D. M. Shankar;

14D.	Agreement to Sell dated 15.9.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 6 Acres in favour Mr. H. B. Rajagopal (son of Late Mr. Byregowda);
14E.	Agreement to Sell dated 11.10.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 4 Acres 20 Guntas in favour Mr. H. B. Rajagopal;
14F.	Agreement to Sell dated 3.11.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in <i>inter alia</i> the land bearing Survey No. 61 measuring 3 Acres 37 Guntas in favour Mr. H. B. Rajagopal;
14G.	Agreement to Sell dated 15.9.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 6 Acres 34 Guntas in favour Mr. M. K. Vinod (son of Mr. Kalasappa Gowda);
14H.	Agreement to Sell dated 11.10.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 4 Acres 16 Guntas in favour Mr. M. K. Vinod;
14I.	Agreement to Sell dated 15.9.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to convey their respective share in the land bearing Survey No. 61 measuring 6 Acres 10 Guntas in favour Mr. D. N. Ramesh (son of Mr. D. Nanje Gowda);
14J.	Agreement to Sell dated 11.10.1993 executed by Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy, Mr. Krishna Reddy, Mr. Bhoomi Reddy & Mr. Rama Reddy (both sons Mr. Venkataswamy Reddy), Mr. Ramesh & Mr. Balappa Reddy (both sons Mr. Ramaswamy Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy) agreeing to

	convey their respective share in the land bearing Survey No. 61 measuring 5 Acres 33 Guntas in favour Mr. D. N. Ramesh;
14K.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 45,25,000/- (Rupees Fourty Five Lakhs Twenty Five Thousand Only) towards consideration for the sale of the land under the Agreement to Sell dated 15.9.1993;
14L.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 43,00,000/- (Rupees Fourty Three Lakhs Only) towards consideration for the sale of the land under the Agreement to Sell dated 11.10.1993;
14M.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 38,25,000/- (Rupees Thirty Eight Lakhs Twenty Five Thousand Only) towards consideration for the sale of the land under the Agreement to Sell dated 3.11.1993;
14N.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 39,75,000/- (Rupees Thirty Nine Lakhs Seventy Five Thousand Only) towards consideration for the sale of the land under the Agreement to Sell dated 15.9.1993;
14O.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 43,00,000/- (Rupees Fourty Three Lakhs Only) towards consideration for the sale of the land under the Agreement to Sell dated 11.10.1993;
14P.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 47,00,000/- (Rupees Fourty Seven Lakhs Only) towards consideration for the sale of the land under the Agreement to Sell dated 3.11.1993;
14Q.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 39,75,000/- (Rupees Thirty Nine Lakhs Seventy Five Thousand Only) towards consideration for the sale of the land under the Agreement to Sell dated 15.9.1993;
14R.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 43,25,000/- (Rupees Fourty Three Lakhs Twenty Five Thousand Only) towards consideration for the sale of the land under the Agreement to Sell dated 11.10.1993;
14S.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 39,75,000/- (Rupees Thirty Nine Lakhs Seventy Five Thousand Only) towards consideration for the sale of the land under the Agreement to Sell dated 15.9.1993;
14T.	Acknowledgment dated 4.4.1998 issued by Mr. Krishna Reddy recording receipt of a sum of Rs. 43,25,000/- (Rupees Fourty Three Lakhs Twenty Five Thousand Only)

	towards consideration for the sale of the land under the Agreement to Sell dated 11.10.1993;
15.	Sale Deed dated 18.12.2003 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayaram Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Late Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy & daughter of Mr. Krishna Reddy) (all being represented by their power of attorney holder Dr. N. Venugopala Reddy) conveying <i>inter alia</i> the land bearing Survey No. 61 measuring 48 Acres 6 Guntas in favour of Nisarga Dhama Estates Private Limited, registered as Document No. 18829/2003-04 (stored in CD No. 124) in the office of the Sub-Registrar, Bangalore South Taluk;
16.	General Power of Attorney dated 25.1.2001 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayaram Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy & daughter of Mr. Krishna Reddy) appointing Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) and Mr. D. M. Purnesh (son of Late Mr. Manje Gowda) as their attorneys, registered as Document No. BNG (U)-BLR (S) 545/2003-04 of Book IV, (stored in CD No. 122) in the office of the Sub-Registrar, Bangalore South Taluk;
17.	Agreement dated 20.9.1995 executed amongst M/s. Classic Estates (represented by its Partners Dr. N. Venugopala and Mr. D. M. Purnesh) and Mr. D. M. Shankar (son of Mr. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda);

18.	Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 executed by and between (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayaram Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy & daughter of Mr. Krishna Reddy) (as owners), Nisarga Dhama Estates Private Limited (as Promoter), Mr. D. M. Shankar (son of Mr. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda) (as Agreement holders);
19.	Official Memorandum bearing No. LND (SR) 96 of 2011-12 dated 24.2.2012 issued by the Assistant Commissioner, Bangalore South Sub-Division granting permission to change of khata in respect of <i>inter-alia</i> the land bearing Survey No. 61 measuring to the name of Nisarga Dhama Estates Private Limited;
20.	Extract of Entry No. MR H45 of 2011-12 made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 measuring 48 Acres 6 Guntas to the name of Nisarga Dhama Estates Private Limited;
21.	Extract of Entry No. MR T1 of 2019-20 made in the Mutation Register recording subdivision of the land bearing Survey No. 61 into Survey No. 61/1 measuring 58 Acres 37 Guntas (including 3 Acres 17 Guntas of kharab) and Survey No. 61/2 measuring 20 Guntas;
22.	Confirmation Deed dated 16.10.2021 executed by (i) Mr. Bhoomi Reddy and his daughters Miss B. Babitha & Miss Charitha B, (ii) Mr. Rama Reddy and his son Mr. R. Rohit, (iii) Mr. Ramesh @ Ramesh Reddy and his children Mr. R. Shashidhar & Miss Sandhya Reddy, (iv) Mr. Bala Reddy and his son Mr. Mohan Reddy and (v) daughters of Late Mr. Venkataswamy Reddy viz., Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi & Mrs. Manjula in favour of Nisarga Dhama Estates Private Limited, registered as Document No. BGR-1-06202-2021-22 (stored in CD No. BGRD1010) in the office of Sub-Registrar, Jayanagar (Begur);
23.	Certificate of Incorporation dated 20.11.1995 of Nisarga Dhama Estates Private Limited issued by the Registrar of Companies, Bangalore, Karnataka;
24.	Memorandum of Association of Nisarga Dhama Estates Private Limited;

25.	Notification bearing No. RD 34 LRM 2001 dated 29.4.2003 issued by the State Government (Under Secretary, Revenue Department) granting permission to Nisarga Dhama Estates Private Limited under Section 109 of the Karnataka Land Reforms Act, 1961;
26.	Order bearing No. RD 9 MNM03 dated 24.9.2003 passed by the State Government (Under Secretary, Revenue Department);
27.	Order bearing No. D.T.A/LRD/Rectification 160/2011-12 dated 22.12.2011 passed by the Technical Assistant to the Deputy Commissioner and Assistant Director of Land Records, Bangalore;
28.	Order dated 6.10.2020 passed in an appeal bearing No. R. A. (S) 121 of 2019-20 by the Assistant Commissioner, Bangalore South Sub-Division recording <i>inter alia</i> grant of permission to change khata in respect of the land bearing Survey No. 61/1 measuring 44 Acres 33 Guntas to the name of Nisarga Dhama Estates Private Limited;
29.	Extract of Entry No. MR T6 of 2020-21 made in the Mutation Register recording order dated 6.10.2020 passed in an appeal bearing No. R. A. (S) 121 of 2019-20 and grant of permission to change khata in respect of the land bearing Survey No. 61/1 measuring 44 Acres 33 Guntas to the name of Nisarga Dhama Estates Private Limited;
30.	Extract of Entry No. MR T7 of 2020-21 made in the Mutation Register recording change of khata in respect of the land bearing Survey No. 61/1 measuring 44 Acres 33 Guntas to the name of Nisarga pursuant to the order dated 7.1.2021 passed in proceedings bearing RRT SBCR 71_20_21;
31.	Relinquishment Deed dated 28.1.2015 executed by Mr. D. M. Purnesh (son of Late Mr. Manje Gowda) relinquishing as extent of 1,212.80 sq. m. (i.e., approximately 12 Guntas) in the land bearing Survey No. 61 in favour of Bangalore Development Authority, registered as Document No. BDA-1-03954-2014-15 (stored in CD No. BDAD207) in the office of the Sub-Registrar, Bangalore Development Authority;
32.	Rectification Deed dated 31.1.2015 executed by Mr. D. M. Purnesh (Director of Nisarga Dhama Estates Private Limited) in favour of Bangalore Development Authority, registered as Document No. BDA-1-03993-2014-15 (stored in CD No. BDAD208) in the office of the Sub-Registrar, Bangalore Development Authority;
33.	Sale Deed dated 23.4.2015 executed by Nisarga Dhama Estates Private Limited conveying an extent of 2 Acres in the land bearing Survey No. 61 in favour of Rearing Educational Services (a company incorporated under the provisions of the Companies Act, 1956), registered on 1.8.2015 as Document No. BGR-1-02808-2015-16 (stored in CD No. BGRD266) in the office of the Senior Sub-Registrar, Jayanagar (Begur);
34.	Sale Deed dated 23.4.2015 executed Nisarga Dhama Estates Private Limited conveying the land bearing Survey No. 61 measuring 10 Acres (including 4 Guntas of kharab) in favour of Nine Hills Education Private Limited, registered on 1.8.2015 as Document

	No. BGR-1-02810-2015-16 (stored in CD No. BGRD266) in the office of Senior Sub-Registrar, Jayanagar (Begur);
34A.	Sale Deed dated 3.2.2021 by Nisarga Dhama Estates Private Limited (represented by its power of attorney holder Nine Hills Education Private Limited) conveying the land bearing Survey No. 61 measuring 3 Acres 21.52 Guntas in favour of Nine Hills Education Private Limited, registered as Document No. BTM-1-04201-2020-21 (stored in CD No. BTMD649) in the office of the Sub-Registrar, Jayanagara (B. T. M. Layout), Bangalore;
34B.	General Power of Attorney dated 12.4.2018 executed by Nisarga Dhama Estates Private Limited appointing Nine Hills Education Private Limited as its power of attorney holder in respect of the land bearing Survey No. 61 measuring 3 Acres 21.52 Guntas, registered on 20.7.2018 as Document No. BTM-4-00240-2018-19 (stored in CD No. BTMD795) in the office of the Senior Sub-Registrar, Jayanagara (Bommanahalli), Bangalore;
34C.	Sale Deed dated 3.2.2021 by Nisarga Dhama Estates Private Limited conveying the land bearing Survey No. 61 measuring 3 Acres in favour of Nine Hills Education Private Limited, registered as Document No. BTM-1-04212-2020-21 (stored in CD No. BTMD649) in the office of the Sub-Registrar, Jayanagara (B. T. M. Layout), Bangalore;
34D.	Sale Deed dated 3.2.2021 by Nisarga Dhama Estates Private Limited (represented by its power of attorney holder Nine Hills Education Private Limited) conveying the land bearing Survey No. 61 measuring 18.50 Guntas in favour of Nine Hills Education Private Limited, registered as Document No. BTM-1-04213-2020-21 (stored in CD No. BTMD649) in the office of the Sub-Registrar, Jayanagara (B. T. M. Layout), Bangalore;
34E.	General Power of Attorney dated 12.4.2018 executed by Nisarga Dhama Estates Private Limited appointing Nine Hills Education Private Limited as its power of attorney holder in respect of the land bearing Survey No. 61 measuring 18.50 Guntas, registered on 20.7.2018 as Document No. BTM-4-00241-2018-19 (stored in CD No. BTMD795) in the office of the Senior Sub-Registrar, Jayanagara (Bommanahalli), Bangalore;
34F.	Sale Deed dated 3.2.2021 by Nisarga Dhama Estates Private Limited (represented by its power of attorney holder Rearing Educational Services) conveying the land bearing Survey No. 61 measuring 1 Acre 17.10 Guntas in favour of Rearing Educational Services, registered as Document No. BTM-1-04211-2020-21 (stored in CD No. BTMD649) in the office of the Sub-Registrar, Jayanagara (B. T. M. Layout), Bangalore;
34G.	General Power of Attorney dated 12.4.2018 executed by Nisarga Dhama Estates Private Limited appointing Nine Hills Education Private Limited as its power of attorney holder in respect of the land bearing Survey No. 61 measuring 1 Acre 17.10

	Guntas, registered on 20.7.2018 as Document No. BTM-4-00241-2018-19 (stored in CD No. BTMD795) in the office of the Senior Sub-Registrar, Jayanagara (Bommanahalli), Bangalore;
35.	Extract of Entry No. MR T16 of 2021-22 made in the Mutation Register recording granting permission to change khata in respect of the land bearing Survey No. 61/1 <i>inter alia</i> (i) to an extent of 8 Acres 17.10 Guntas to the name of Rearing Educational Services and (ii) to an extent of 24 Acres 15.06 Guntas to the name of Nisarga Dhama Estates Private Limited;
36.	Order dated 15.11.2021 passed in the appeal bearing No. RAS474 of 2021-22 by the Assistant Commissioner, Bangalore South Sub-Division;
37.	Memorandum of Partition dated 1.5.1991 recording partition effected amongst Mr. Baiya Reddy and his family members i.e., (i) children of Late Mr. Narayana Reddy viz., Mr. Sampangi Rama Reddy, Mr. Nagaraja Reddy, Mr. Manjunath Reddy, Mr. Somanatha Reddy, Master Ananda Reddy and Master Raghunatha Reddy (since minors being represented by their mother Mrs. Parvathamma), (ii) Mr. Narasimha Reddy (son of Mr. Baiya Reddy) and (iii) Mr. Srinivasa Reddy (son of Mr. Baiya Reddy);
38.	Extract of Entry No. MR 5 of 1994-95 made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 totally measuring 2 Acres 27 Guntas to the name of Mr. Srinivasa Reddy;
39.	Memorandum of Partition dated 6.6.1994 recording partition effected amongst Mr. Narasimha Reddy and his sons Mr. Jayarama Reddy and Mr. Lokesh Reddy dividing <i>inter alia</i> the land bearing Survey No. 61;
40.	Extract of Entry No. MR 2 of 1994-95 made in the Mutation Register recording grant of permission to change khata in respect of (i) the land bearing Survey No. 61 measuring 12 Guntas to the name of Mr. Jayarama Reddy (son of Mr. Narasimha Reddy) and (ii) the land bearing Survey No. 61 measuring 15.5 Guntas to the name of Mr. Lokesh (son of Mr. Narasimha Reddy);
41.	Extract of Entry No. MR 3 of 2001-02 made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 measuring 29 Guntas and the land bearing Survey No. 66 measuring 15.5 Guntas to the name of Mr. Lokesh;
42.	Endorsement bearing No. R. K/ CR/ 28-156821/24-25 dated 29.9.2024 issued by the Tahsildar, Bangalore South Taluk stating that the file relating to the proceedings bearing RRT (1) CR 771 of 2001-02 in respect of the land bearing Survey No. 61 is not available;
43.	Sale Deed dated 5.1.1996 executed by Mr. Jayarama Reddy (son of Mr. Narasimha Reddy) conveying <i>inter alia</i> the land bearing Survey No. 61 measuring 12 Guntas in favour of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), registered as

	Document No. 9418/1995-96 of Book I (stored in CD No. 5/95-96/98-99) in the office of the Sub-Registrar, Bangalore South, Bangalore Urban District;
44.	Sale Deed dated 17.1.1996 executed by Mr. Lokesh Reddy conveying the land bearing Survey No. 61 measuring 29 Guntas in favour of Mr. D. M. Shankar, registered as Document No. 9796/1995-96 of Book I (stored in CD No. 10/95-96/98-99) in the office of the Sub-Registrar, Bangalore South, Bangalore Urban District;
45.	Extract of Entry No. MR 8 of 2001-02 made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 measuring 29 Guntas to the name of Mr. D. M. Shankar;
46.	Sale Deed dated 31.1.1996 executed by Mr. Srinivasa Reddy conveying the land bearing Survey No. 61 measuring 1 Acre 4 Guntas in favour of Mr. D. M. Shankar, registered as Document No. 10461/1995-96 of Book I (stored in CD No. 6/95-96/98-99) in the office of the Sub-Registrar, Bangalore South Taluk;
47.	Extract of Entry No. MR 6 of 2002-03 made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 measuring 1 Acre 4 Guntas to the name of Mr. D. M. Shankar;
48.	Order bearing No. TSD/ ADLR/ Appeal : 118/ 2021-22 dated 27.4.2022 by the Technical Assistant to the Deputy Commissioner and Assistant Director of Land Records, Bangalore;
49.	Extract of Entry No. MR T3 of 2022-23 made in the Mutation Register recording amalgamation all the extent in the land bearing Survey No. 61/1 and Survey No. 61/2 pursuant to an order dated 3.8.2022 passed in a proceedings bearing No. RRT 69/ 2022-23;
50.	Extract of Entry No. MR T18 of 2022-23 made in the Mutation Register recording holders for an extent of 55 Acres 30 Guntas i.e., an additional extent of 12 Guntas, including 24 Acres 15.06 Guntas in the name of Nisarga Dhama Estates Private Limited and 2 Acres 5 Guntas in the name of Mr. D. M. Shankar pursuant to the order dated 18.3.2023 passed in proceedings bearing No. RRT SBCR 85/2022-23;
51.	Sketch issued by the Assistant Director of Lands Records showing rectification of cultivable and kharab land in each of the holders of Survey No. 61, including land owned by Nisarga Dhama Estates Private Limited and Mr. D. M. Shankar;
52.	Extract of Entry No. MR T4 of 2023-24 made in the Mutation Register recording subdivision of Survey No. 61 and change of khata in respect of <i>inter alia</i> (i) the land bearing Survey No. 61/5 measuring an extent of 24 Acres 15.06 Guntas to the name of Nisarga Dhama Estates Private Limited and (ii) the land bearing Survey No. 61/6 measuring 12 Guntas, the land bearing Survey No. 61/7 measuring 29 Guntas & the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas respectively to the name of Mr. D. M. Shankar;

53.	Agreement to Sell dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited with Godrej Properties Limited agreeing to sell the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. JAY-1-09603-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bangalore;
54.	General Power of Attorney dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited in favor of Godrej Properties Limited in respect of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. JAY-4-00931-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bangalore;
55.	Development Agreement dated 25.3.2022 executed by and between Mr. D. M. Shankar and Godrej Properties Limited in respect of the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. JAY-1-09604-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bangalore;
56.	General Power of Attorney dated 25.3.2022 executed by Mr. D. M. Shankar in favor of Godrej Properties Limited in respect of the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. JAY-4-00932-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bangalore;
56A.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Agreement to Sell dated 25.03.2022 in respect of land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-1-02749-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore,
56B.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited for revocation of the General Power of Attorney dated 25.03.2022 in respect of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-4-00233-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.

56C.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-1-02748-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
56D.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-4-00232-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
56.E	Sale deed dated 12.08.2025, executed by Nisrgadhama Estates Private Limited in favour of Godrej Irismark LLP in respect of lands bearing Survey No.61/5, Survey No.64 and Survey No.68/3, duly registered as Document No.SHR-1-2770-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.
56F.	Sale deed dated 12.08.2025, executed by D M Shankar in favour of Godrej Irismark LLP in respect of lands bearing Survey No.61/6, Survey No.61/7 and Survey No.61/7, duly registered as Document No.SHR-1-2768-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.
56G.	Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited as on 17.02.2026.
57.	Record of Rights, Tenancy and Crop Inspection ("RTC") issued in respect of the land bearing Survey No. 61 measuring 59 Acres and 17 Guntas (including 3 Acres and 17 Guntas of kharab) for the period 1970-71 to 1978-79, 1980-81, 1981-82, 1983-84 to 1988-89 and 1990-91 to 2018-19;
58.	RTCs issued in respect of the land bearing Survey No. 61/1 measuring 58 Acres and 37 Guntas (including 3 Acres 17 Guntas of kharab) for the period 2019-20 and 2021-22;
59.	RTC issued in respect of the land bearing Survey No. 61 measuring 59 Acres 6 Guntas (including 3 Acres 28 Guntas of kharab) for the period 2022-23;
60.	RTCs issued in respect of the land bearing Survey No. 61/5 measuring 27 Acres 10.06 Guntas (including 2 Acres 35 Guntas) for the period 2023-24 and 2025-26;
61.	RTCs issued in respect of the land bearing Survey No. 61/6 measuring 12 Guntas for the period 2023-24 and 2025-26;
62.	RTCs issued in respect of the land bearing Survey No. 61/7 measuring 29 Guntas for the period 2023-24 and 2025-26;
63.	RTC issued in respect of the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas for the period 2025-26;

64.	Original Tippyany issued in respect of the land bearing Survey No. 61;
65.	Secondary Reclassification Tippyany dated 27.6.1958 issued in respect of the land bearing Survey No. 61;
66.	Survey Hissa Tippyany and Atlas issued in respect of the land bearing Survey No. 61;
67.	Extract of <i>RR Pakka</i> Book (i.e., right and left side extract of <i>RR Pakka</i> Book) issued in respect of the land bearing Survey No. 61;
68.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 61;
68A.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 61/5;
68B.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 61/6;
68C.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 61/7;
68D.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 61/8;
69.	Map of Hommadevanahalli Village;
70.	Endorsement bearing No. RK.CR. 7094 of 2012-13 dated 7.3.2013 issued by the Tahsildar, Bangalore South Taluk stating that Registers of Index of Lands and Record of Rights in respect of the land bearing Survey No. 61 are not available;
71.	Endorsement bearing No. L.R.F. (B)/ CR/ 77/2019-20 dated 19.7.2019 issued by the Assistant Commissioner, Bangalore South Sub-Division stating that no proceedings have been initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in respect of <i>inter alia</i> the land bearing Survey No. 61 measuring 48 Acres 6 Guntas;
72.	Endorsement bearing No. PTCL/CR (S) /109 of 2019-20 dated 18.7.2019 issued by the Assistant Commissioner, Bangalore South Sub-Division stating that no proceedings have been initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of <i>inter alia</i> the land bearing Survey No. 61 measuring 48 Acres 6 Guntas;
73.	Endorsement bearing No. RD0038208400784 dated 8.7.2019 issued by the Tahsildar, Bangalore South Taluk stating that no application has been filed in Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 61 measuring 56 Acres;
74.	Endorsement bearing No. Bangalore / LAQ-2/1242/2019-20 dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board,

	Bangalore stating that <i>inter alia</i> the land bearing Survey No. 61 has not been acquired for any of its projects as on the date of issuance of the aforesaid endorsement;
75.	Endorsement bearing No. KHB/LAQ/Hommadevanahalli (64 & others) / 2024-25 dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore stating that <i>inter alia</i> the land bearing Survey No. 61 of Hommadevanahalli Village has not been acquired by the said Board for any of its projects as on the date of issuance of the aforesaid endorsement;
75A.	Endorsement bearing No. BDA/ SLAO/ B. B. C-8/ 01/ 2025-26 dated 3.4.2025 issued by the Special Land Acquisition Officer, PRR (BBC-8), Bangalore Development Authority enclosing details of lands situated at Hommadevanahalli Village which were part of the Preliminary Notification bearing No. BDA/ Commr/ DC (LA)/ SLAO/ 80/-2006-07/BANGLORE dated 15.11.2006;
75B.	Preliminary Notification bearing No. BDA/ Commr/ DC (LA)/ SLAO/ 80/-2006-07/BANGLORE dated 15.11.2006 showing the land bearing Survey No. 61 measuring 2 Acres proposed for acquisition for the purpose of formation of Peripheral Ring Road (PRR) between Hosur Road – Mysore Road & Tumkur (Part-II);
75C.	Endorsement bearing No. BMRCL/ 26/ RTI/2025 dated 24.4.2025 issued by the Public Information Officer, Bangalore Metro Rail Corporation Limited stating that the said authority has not received any proposal of acquisition of <i>inter alia</i> the land bearing Survey Nos. 61/5, 61/6, 61/7 and 61/8 for metro rail project;
76.	Plaint numbered as original suit bearing O. S. No. 1433 of 2013 before the Junior Civil Judge, Bangalore Rural District;
77.	Interlocutory Application under Order XXXIX Rule 1 and 2 of Civil Procedure Code, 1908 filed in O. S. No. 1433 of 2013 Junior Civil Judge, Bangalore Rural District;
78.	Encumbrance Certificates issued in respect of the land bearing Survey No. 61 for the period 15.2.1957 to 31.3.1970, 1.4.1969 to 31.3.2004, 1.4.2004 to 20.5.2019, 1.4.2019 to 24.11.2021, 1.4.2021 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 28.04.2026;
79.	Encumbrance Certificates issued in respect of the land bearing Survey No. 61/5 for the period 1.4.2023 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 28.04.2026;
80.	Encumbrance Certificates issued in respect of the land bearing Survey No. 61/6 for the period 1.4.2023 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 28.04.2026;
81.	Encumbrance Certificates issued in respect of the land bearing Survey No. 61/7 for the period 1.4.2023 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 28.04.2026;
82.	Encumbrance Certificate issued in respect of the land bearing Survey No. 61/8 for the period 1.4.2024 to 8.8.2024 and 01.04.2004 to 28.04.2026;

83.	Lease Deed dated 15.9.1975 executed by the State Government of Mysore letting out the land bearing Survey No. 61 measuring 2 Acres 20 Guntas on lease for a period of 5 years for the purpose of quarry in favour Mr. Krishna Reddy, registered as Document No. 3432/1975-76 of Book I, Volume No. 1187 at Pages 68 to 75 in the office of the Sub-Registrar, Bangalore South Taluk;
84.	Lease Deed dated 29.1.1981 executed by the State Government of Karnataka letting out the land bearing Survey No. 61 and Survey No. 57 totally measuring 1 Acre 20 Guntas on lease for a period of 5 years for the purpose of quarry in favour Mr. Raghurama Reddy, registered as Document No. 6499/1981-82 of Book I, Volume No. 1790 at Pages 56 to 63 in the office of the Sub-Registrar, Bangalore South Taluk;
85.	Lease Deed dated 15.7.1981 executed by the State Government of Karnataka letting out the land bearing Survey No. 61 measuring 2 Acres 20 Guntas on lease for a period of 5 years for the purpose of quarry in favour Mr. Krishna Reddy, registered as Document No. 3769/1981-82 of Book I, Volume No. 1745 at Pages 143 to 150 in the office of the Sub-Registrar, Bangalore South Taluk;
86.	Lease deed dated 7.8.1985 executed by the State Government of Karnataka letting out the land bearing Survey No. 61 and Survey No. 57 measuring 1 Acre 20 Guntas on lease for a period of 5 years for the purpose of quarry in favour Mr. Venkataswamy Reddy, registered as Document No. 2874/1985-86 of Book I, Volume No. 2345 at Pages 199 to (<i>other page number is not legible</i>) in the office of the Sub-Registrar, Bangalore South Taluk;
87.	Approval 15.3.2024 issued by the Government of Karnataka through the Chief Secretary of Urban Development Department recording grant of permission to change the land use of <i>inter-alia</i> the land bearing Survey No. 61/5 measuring 26 Acres 15.06 Guntas (including 2 Acres 28 Guntas of 'A' kharab, excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards Peripheral Ring Road), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas and Survey No. 61/8 measuring 1 Acre 4 Guntas from agricultural use to residential use subject to the conditions specified therein;
88.	Commencement Certificate dated 16.5.2024 issued by Bangalore Development Authority under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of <i>inter-alia</i> the Survey No. 61/5 measuring 26 Acres 15.06 Guntas (including 2 Acres 28 Guntas of 'A' kharab, excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards Peripheral Ring Road), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas and Survey No. 61/8 measuring 1 Acre 4 Guntas from agricultural use to residential use subject to the conditions specified therein;
89.	Official Memorandum bearing No. 674710 dated 7.3.2025 issued by the Deputy Commissioner, Bangalore Urban District granting permission for conversion of the

	land bearing Survey No. 61/5 measuring 24 Acres 15.06 Guntas for 'residential' purposes;
89A.	Revised Official Memorandum bearing No. 674710 dated 09.02.2026 issued by the Deputy Commissioner, Bangalore Urban District regularizing the A Kharabh land of 2 Acres 28 Guntas on payment of prescribed fee and granting permission for conversion of the land bearing Survey No. 61/5 totally measuring 27 Acres 3.38 Guntas for 'residential' purposes
90.	Official Memorandum bearing No. 674711 dated 9.8.2024 issued by the Deputy Commissioner, Bangalore Urban District granting permission for conversion of the land bearing Survey No. 61/6 measuring 12 Guntas for 'layout – residential' purposes;
91.	Official Memorandum bearing No. 674712 dated 9.8.2024 issued by the Deputy Commissioner, Bangalore Urban District granting permission for conversion of the land bearing Survey No. 61/7 measuring 29 Guntas for 'layout – residential' purposes;
92.	Official Memorandum bearing No. 674713 dated 9.8.2024 issued by the Deputy Commissioner, Bangalore Urban District granting permission for conversion of the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas for 'layout – residential' purposes;
93.	Extract of Entry No. MR T13 of 2024-25 made in the Mutation Register pursuant to conversion of the land bearing Survey No. 61/6 measuring 12 Guntas for non-agricultural purpose;
94.	Extract of Entry No. MR T14 of 2024-25 made in the Mutation Register pursuant to conversion of the land bearing Survey No. 61/7 measuring 29 Guntas for non-agricultural purpose;
95.	Extract of Entry No. MR T15 of 2024-25 made in the Mutation Register pursuant to conversion of the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas for non-agricultural purpose; and

C. OUR OBSERVATIONS

I. Flow of Title:

1. On examination of the documents furnished to us, we note that Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District in which the land bearing Survey No. 61 is situated was Khayamgutta Inam Village.
2. On the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 ("Act") coming into force, the personal inams and certain miscellaneous inams prevailing in inam village in the State of Karnataka were abolished by way of various notifications of the State Government. On publication of Notification bearing No. R. 8347-L.S.63-56-2 dated 15.9.1956 in Karnataka Gazette on 20.9.1956, all the lands situated in Khayamgutta Inam

Village of Hommadevanahalli Village including the land bearing Survey No. 61 measuring 56 Acres (and 3 Acres 17 Guntas of kharab) vested with the then State Government.

3. Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (all sons of Mr. Muniswamappa) appear to have made an application to the Special Tahsildar for Abolition of Inams, Bangalore South seeking regrant of the land bearing Survey No. 61 measuring 56 Acres. The said application was considered in a proceedings bearing Case No. 39 of (year specified is not legible).
4. Pursuant thereto, the Special Deputy Commissioner for Abolition of Inams, Bangalore passed an Order dated 20.3.1959 whereunder Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy were registered as occupants (as members of joint family) of *inter alia* the land bearing Survey No. 61 measuring 56 Acres as they were Khadim Tenants (Document No. 1).
5. The Special Deputy Commissioner for Abolition Inams, Bangalore issued an Endorsement dated 11.11.1959 recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as occupants of *inter alia* the land bearing Survey No. 61 measuring 56 Acres (Document No. 2).
6. An extract of Register VIII issued in respect of *inter alia* Survey No. 61 measuring 56 Acres shows Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as joint holders thereof (Document No. 3).

We have been informed that an extract of entry made in the Mutation Register in the names of the re-grantees pursuant to the aforesaid regrant order is not available.

7. Thereafter, Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy @ Abbaiah Reddy executed a Partition Deed dated 30.6.1969 partitioning their joint family properties (Document No. 4). Under the said partition, (i) the land measuring 54 Acres 10 Guntas in the land bearing Survey No. 61 and certain other lands were allotted to the share of Mr. Muni Ramaiah Reddy and (ii) remaining extent of 5 Acres 7 Guntas in Survey No. 61 and certain other lands were allotted to the share of Mr. Baiya Reddy.

It may be noted that the total extent of cultivable land in Survey No. 61 was 56 Acres i.e., excluding 3 Acres 17 Guntas of kharab therein. However, Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy @ Abbaiah Reddy divided the total extent of 59 Acres 17 Guntas in the said land which appears to be including 3 Acres 17 Guntas of kharab land therein. From the documents provided to us, we are unable to ascertain the extent of kharab included in the land held by Mr. Muni Ramaiah Reddy and / or Mr. Baiya Reddy. However, we note from other documents provided to us that certain discrepancies due to partition of kharab extent of land as aforesaid have been subsequently rectified. Details of the said discrepancies and subsequent rectification have been set out in later part of this report.

8. Entry No. MR 4 of 1969-70 appears to have been made in the Mutation Register recording change of khata in respect of the land bearing Survey No. 61 pursuant to the aforementioned Partition Deed. We have not seen an extract of the aforesaid entry. The Tahsildar, Bangalore

South Taluk has issued an Endorsement dated 17.11.2014 stating that the aforesaid entry is mutilated (Document No. 5).

9. The Genealogical Tree of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) issued by the Village Accountant, Hulimavu Circle, Bangalore South Taluk shows the family members of Late Mr. Muniswamappa Reddy as follows (Document No. 6):

- (i) Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa Reddy) and his children:
- (a) Mr. Venkataswamy Reddy (*name specified therein is not clear*), his wife Mrs. Sarasamma (*name specified therein is not clear*) and their children Mr. Bhoomi Reddy, Mrs. Manjula, Mr. Rama Reddy & Mrs. Gajalakshmi;
- (b) Mr. Ramaswamy Reddy and his children Mr. Ramesh and Mr. Balappa;
Mr. Ramesh and Mr. Balappa appear to have also been known as 'R. Ramesh Reddy' and 'R. Bala Reddy' respectively.
- (c) Mr. Krishna Reddy and his children Mrs. Aruna and Mr. M. K. Nagesh;
- (d) Mrs. Parvathamma;
- (e) Mrs. Munithayamma;
- (f) Mrs. Rukkamma; &
- (g) Mrs. Chowdamma, and her children namely Mrs. Bhagyamma, Mrs. Saraswathamma, Mrs. Aruna, Mr. Ramakrishna Reddy & Mr. Rajanna;
- (ii) Mr. Baiya Reddy (son of Mr. Muniswamappa Reddy); and
- (iii) Mr. Muni Reddy @ Abbaiah Reddy (son of Mr. Muniswamappa Reddy).

We have been informed that a copy of Death Certificate of Mr. Muniswamappa is not available.

10. We also note a few other Genealogical Trees of the family members of Mr. Muni Ramaiah Reddy as detailed below:

- (i) *Notarised Affidavit* dated 29.12.2018 sworn to by Mr. R. Ramesh Reddy setting out the family members of his father Late Mr. Ramaswamy Reddy (son of Late Mr. Muni Rama Reddy) as follows (Document No. 7):
- (a) Mrs. Lakshmiddevamma (wife of Late Mr. Ramaswamy Reddy);

- (b) Mr. R. Ramesh Reddy, his wife Mrs. S. Guna and their children Mr. Shashidhar R & Miss Sandhya Reddy R; and
- (c) Mr. Bala Reddy R.

The aforementioned Affidavit provided to us is incomplete. As informed to us complete copy of the aforesaid Affidavit and also the Certificate by the Tahsildar affirming the Genealogical Tree of Mr. Ramaswamy Reddy as per the above Affidavit are not available.

- (ii) Certificate dated 13.8.2021 issued by the Deputy Tahsildar, Bangalore South Taluk affirming the family members of Late Mr. Venkataswamy Reddy (i.e., son of Late Mr. Muni Ramaiah Reddy) to be his wife Mrs. Sarasamma, and their children Mrs. Bhagya, Mr. Bhoomi Reddy, Mrs. V. Manjula, Mr. Rama Reddy & Mrs. Gajalakshmi (**Document No. 8**).
- (iii) Certificate dated 12.2.2019 issued by the Deputy Tahsildar, Bangalore South Taluk affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) to be his wife Mrs. Kavitha and their son Mr. R. Rohit (**Document No. 9**).
- (iv) Certificate dated 11.8.2021 issued by the Deputy Tahsildar, Bangalore South Taluk affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) to be his wife Mrs. Chandrakala and their children Miss B. Babitha & Miss B. Charitha (**Document No. 10**).
- (v) Certificate dated 11.8.2021 issued by the Deputy Tahsildar, Bangalore South Taluk recording the family members of Mr. Bala Reddy to be his wife Mrs. Kavitha and their son Mr. Mohan Reddy B (**Document No. 11**).

We note that the aforementioned Certificates setting out the family members Late Mr. Venkataswamy Reddy, Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy were issued based on Affidavits issued by them respectively. We have been informed that copies of the said Affidavits sworn to by Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy declaring their respective family members as aforementioned are not available.

We have not seen a copy of Death Certificate of Mr. Muni Ramaiah Reddy issued by the concerned authority. We have been informed that the same is not available.

We have also not seen Death Certificates of Mr. Venkataswamy Reddy and Mrs. Chowdamma (both are children of Mr. Muni Ramaiah Reddy). As informed to us, copies of Death Certificates of Mr. Venkataswamy Reddy and Mrs. Chowdamma are not available.

- 11. Mr. Baiya Reddy appears to have also been known as 'Bya Reddy' / 'Baiyappa' / 'Baiyanna'.

12. We have also been provided with an Affidavit dated 25.4.2016 sworn to by Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy and grandson of Late Mr. Baiya Reddy) affirming his family members as follows (**Document No. 12**):
- (a) Late Mr. Baiyappa @ Baiya Reddy and his wife Late Mrs. Nanjamma;
 - (b) Late Mr. Narasimha Reddy (son of Late Mr. Baiya Reddy), his wife Late Mrs. Muniyamma and their children are as follows:
 - (i) Mr. Jayarama Reddy (son of Late Mr. Narasimha Reddy), *his wife's name is not legible*, and their daughter Mrs. J. Jyothi & her husband Mr. Ramakrishna;
 - (ii) Mrs. Shanthamma (daughter of Late Mr. Narasimha Reddy) and her husband Late Mr. Sampangi Rama Reddy;
 - (iii) Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy), his wife Mrs. Subhashini and their sons Mr. Akshay L Reddy & Mr. Rakshith L Reddy; and
 - (iv) Mrs. Radha (daughter of Late Mr. Narasimha Reddy) and her husband Mr. Rajanna Reddy.

The aforesaid Affidavit does not show the daughters of Late Mr. Baiya Reddy who have been referred to the Memorandum of Partition dated 1.5.1991. We have been informed that fresh / updated Genealogical Tree of Late Mr. Baiya Reddy is not available.

Follow of title to specific to Property-I:

13. Mr. Venkataswamy Reddy i.e., the son of Mr. Muni Ramaiah Reddy appears to have also been known as 'Venkatashamy'.
14. Mr. Muni Ramaiah Reddy and his sons viz., Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy and Mr. Krishna Reddy, partitioned their joint family properties including the land bearing Survey No. 61 as recorded under a Memorandum of Partition dated 12.6.1970 (**Document No. 13**). Under the aforementioned partition, the land bearing Survey No. 61 was allotted in the manner specified herein below:
- (a) An extent of 4 Acres 12 Guntas was allotted to the share of Mr. Muni Ramaiah Reddy;
 - (b) An extent of 24 Acres 36 Guntas was allotted to the share of Mr. Venkataswamy Reddy;
 - (c) An extent of 8 Acres 34 Guntas was allotted to the share of Mr. Ramaswamy Reddy; and

- (d) An extent of 17 Acres 18 Guntas was allotted to the share of Mr. Krishna Reddy.

It may be noted that Mr. Muni Ramaiah Reddy was allotted an extent of 54 Acres 10 Guntas in Survey No. 61. The aforementioned Memorandum of Partition records partition of an additional extent of 1 Acre 10 Guntas in Survey No. 61. However, RTCs reflect Mr. Muni Ramaiah Reddy and his family members as holders to the lesser extent as stated below:

RTC issued in respect of the Survey No. 61 measuring 59 Acres 17 Guntas (including 3 Acres 17 Guntas of kharab) which appears to be for the period 1989-90 to 1992-93 (period is not legible) shows Mr. Muni Ramaiah Reddy's sons as the holders of different extent of land than what was allotted to them under the aforementioned partition i.e., (i) Mr. Venkataswami Reddy as holder of an extent of 23 Acres 26 Guntas, (ii) Mr. Ramaswamy Reddy as holder of an extent of 8 Acres 34 Guntas, (iii) Mr. Krishna Reddy as holder of an extent of 17 Acres and (iv) Mr. Muni Ramaiah Reddy as holder of an extent of 4 Acres 12 Guntas as recorded in Entry No. MR 11 of 1970-71 made in the Mutation Register.

We have not seen a copy of aforementioned entry. The Tahsildar, Bangalore South Tahuk has issued an Endorsement dated 16.8.2024 stating that the Mutation Register relating to Entry No. MR 11 of 1970-71 made in the said register in respect of *inter alia* the land bearing Survey No. 61 is mutilated (**Document No. 14**).

Sale of portion of land in Survey No. 61 to Nisarga Dhama Estates Private Limited

15. Mr. Venkataswamy Reddy, Mr. Ramaswamy Reddy and Mr. Krishna Reddy along with their respective sons specified in paragraph 9 above, agreed to sell *inter alia* various parcels of land totally measuring 54 Acres 10 Guntas in the land bearing Survey No. 61, along with other land, in favour of Mr. D. M. Shankar (son of Late Mr. Manje Gowda), Mr. H. B. Rajagopal (son of Late Mr. Byregowda), Mr. M. K. Vinod (son of Mr. Kalasappa Gowda) and Mr. D. N. Ramesh (son of Mr. D. Nanje Gowda) as specified in the table below (**Document Nos. 14A to 14J**):

Sl. No.	Agreement to Sell	Purchaser / Agreement holder	Survey No.	Extent		Consideration (in Rupees)
				Acres	Guntas	
a.	15.9.1993	Mr. D. M. Shankar	61	6	0	57,00,000/-
b.	11.10.1993			4	20	58,00,000/-
c.	3.11.1993			6	0	51,00,000/-
d.	15.9.1993	Mr. H. B. Rajagopal	61	6	0	54,00,000/-
e.	11.10.1993			4	20	58,00,000/-
f.	3.11.1993			3	37	59,00,000/-
			62	3	31	

g.	15.9.1993	Mr. M. K. Vinod	61	6	34	54,00,000/-
h.	11.10.1993			4	16	48,00,000/-
i.	15.9.1993	Mr. D. N. Ramesh	61	6	10	54,00,000/-
j.	11.10.1993			5	33	58,00,000/-

Further, we note that the daughters of Mr. Mr. Venkataswamy Reddy and Mr. Krishna Reddy namely Ms. Manjula, Ms. Bhagya & Mrs. Gajalakshmi and Ms. Aruna respectively have executed the aforementioned Agreements to Sell as consenting witnesses.

16. Subsequently, Mr. Krishna Reddy issued Endorsements all dated 4.4.1998 acknowledging the receipt of the following amounts being a part of consideration as per Clause 2 of the aforementioned Agreements to Sell. The aforementioned Endorsements also record that the balance consideration to be paid on or before 31.3.1999 and interest on delayed payment as per Clause 14 has been waived (Document Nos. 14K to 14T):

Sl. No.	Agreement to Sell	Purchaser / Agreement holder	Amount paid (in Rupees)	Balance Consideration (in Rupees)
a.	15.9.1993	Mr. D. M. Shankar	45,25,000/-	11,75,000/-
b.	11.10.1993		43,00,000/-	15,00,000/-
c.	3.11.1993		38,25,000/-	12,75,000/-
d.	15.9.1993	Mr. H. B. Rajagopal	39,75,000/-	14,25,000/-
e.	11.10.1993		43,00,000/-	15,00,000/-
f.	3.11.1993		47,00,000/-	12,00,000/-
g.	15.9.1993	Mr. M. K. Vinod	39,75,000/-	14,25,000/-
h.	11.10.1993		43,25,000/-	14,75,000/-
i.	15.9.1993	Mr. D. N. Ramesh	39,75,000/-	14,25,000/-
j.	11.10.1993		43,25,000/-	14,75,000/-

M. K. Vinod appears to have also been known as 'M. K. Vinod Kumar'.

17. Later, Mr. Ramaswamy Reddy and his family members as specified below sold various parcels of lands totally measuring 53 Acres 35 Guntas, which includes the land bearing

Survey No. 61 measuring 48 Acres 6 Guntas, to Nisarga Dhama Estates Private Limited ("Nisarga") under the Sale Deed dated 18.12.2003 (Document No. 15):

- (i) Mr. Ramaswamy Reddy (son of Late Mr. Muni Ramaiah Reddy), Mr. Ramesh (son of Mr. Ramaswamy Reddy) and Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy);
 - (ii) Mr. Krishna Reddy (son of Late Mr. Muni Ramaiah Reddy), Mrs. Aruna (daughter of Mr. Krishna Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy);
 - (iii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), Mrs. Bhagya (daughter of Late Mr. Venkataswamy Reddy), Mrs. Manjula (daughter of Late Mr. Venkataswamy Reddy) and Mrs. Gajalakshmi (daughter of Late Mr. Venkataswamy Reddy);
 - (iv) Mrs. Parvathamma (daughter of Mr. Muniramaiah Reddy), Mrs. Muni Thayamma (daughter of Mr. Muniramaiah Reddy) and Mrs. Rukkamma (daughter of Mr. Muniramaiah Reddy); and
 - (v) Mrs. Bhagyamma (daughter of Mrs. Chowdamma), Mrs. Saraswathamma (daughter of Mrs. Chowdamma), Mrs. Aruna (daughter of Mrs. Chowdamma), Mr. Ramakrishna Reddy (son of Mrs. Chowdamma) and Mr. Rajanna (son of Mrs. Chowdamma).
18. The vendors in the above Sale Deed were represented by their Power of Attorney holder Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) under the General Power of Attorney dated 25.1.2001 (Document No. 16).
19. We note from the above Sale Deed that:
- (a) The land owners of the aforesaid land had earlier entered into Agreements to Sell dated 15.9.1993, 11.10.1993 and 3.11.1993 with Mr. D. M. Shankar, Mr. H. B. Rajagopal, Mr. M. K. Vinod Kumar and Mr. D. N. Ramesh, agreeing to sell their respective portions in the land bearing Survey No. 61 as stated in paragraph 15 above;
 - (b) Mr. M. K. Vinod and three other agreement holders of other lands had intum entered into Agreement dated 20.9.1995 with M/s. Classic Estates, a Partnership Firm and in terms of which the said agreement holders agreed to secure conveyance of lands thereunder from the respective owners to M/s. Classic Estates (Document No. 17). A copy of the aforementioned agreement dated 20.9.1995 is stated to be not available;
 - (c) M/s. Classic Estates was later converted into a private limited company namely Nisarga Dhama Estates Private Limited; [We have seen a Certificate of Incorporation issued by the Registrar of Companies, Bangalore, Karnataka

recording the date of incorporation of Nisarga Dhama Estates Private Limited as on 20.11.1995 (**Document No. 23**). The Memorandum of Association of Nisarga records conversion of a partnership firm M/s. Classic Estates into Nisarga Dhama Estates Private Limited (**Document No. 24**).

- (d) The landowners of Survey No. 61 along with Nisarga and the Agreement Holders being Mr. M. K. Vinod and others executed a Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 (**Document No. 18**), whereunder the parties excluded certain lands (including an extent of 6 Acres 5 Guntas in Survey No. 61) from the Agreement to Sell and the landowners of Survey No. 61 acknowledged the receipt of the entire sale consideration towards sale of *inter-alia* land bearing Survey No. 61 measuring 48 Acres 6 Guntas.
20. The Assistant Commissioner, Bangalore Sub-Division passed an Order bearing No. LND (SR) 96 of 2011-12 dated 24.2.2012 to effect khata in respect of *inter-alia* the land bearing Survey No. 61 measuring 48 Acres 6 Guntas to the name of Nisarga (**Document No. 19**).

It may be noted that the total extent in Survey No. 61 from 59 Acres 17 Guntas (including 3 Acres 17 Guntas) was reduced to 59 Acres 6 Guntas (including 3 Acres 17 Guntas) i.e., an extent 11 Guntas less in the total cultivable land under an order dated 22.12.2011 passed by the Technical Assistant to the Deputy Commissioner and Deputy Director of Land Records, Bangalore.

The aforesaid shortfall of an extent of 11 Guntas appears to be in the portion of the land bearing Survey No. 61 measuring 48 Acres 6 Guntas acquired by Nisarga.

We note that another extent of 11 Guntas has been reduced from the cultivable extent of land and 11 Guntas of kharab has been increased in Survey No. 61. Details of the aforesaid decrease in cultivable land and increase in kharab have been set out in later part of this Report.

21. Pursuant thereto, Entry No. MR H45 of 2011-12 was made in the Mutation Register recording grant of permission to change khata in respect of *inter-alia* the land bearing Survey No. 61 measuring 48 Acres 6 Guntas to the name of Nisarga (**Document No. 20**).
22. The land bearing Survey No. 61 has been sub-divided and an extent of 48 Acres 6 Guntas owned by Nisarga along with extent held by other holders aggregating to an extent of 58 Acres 37 Guntas (including 3 Acres 17 Guntas of kharab) was assigned Survey No. 61/1. Entry No. MR T1 of 2019-20 made in the Mutation Register recording the aforementioned sub-division of the land bearing Survey No. 61 (**Document No. 21**).
23. We note the Confirmation Deed dated 16.10.2021 was executed by (i) Mr. Bhoomi Reddy, his daughters Mrs. Babitha B & Miss Charitha B, (ii) Mr. Rama Reddy, his son Mr. Rohit R, (iii) Mr. Ramesh @ Ramesh Reddy, his children Mr. Shashidhar R & Miss Sandhya Reddy, (iv) Mr. Bala Reddy, his son Mr. Mohan Reddy, (v) daughters of Late Mr. Venkataswamy i.e., Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi & Mrs. Manjula stating that (a) family members of Mr. Boomi Reddy, Mr. Rama Reddy, Mr. Ramesh @

Ramesh Reddy and Mr. Bala Reddy specified above were not parties to the Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 and General Power of Attorney dated 25.1.2001 and confirming the Sale Deed dated 18.12.2003 in favour of Nisarga, (b) confirming the terms of all the above documents which are valid and (c) they have relinquished their ownership in the land bearing Survey No. 61/1 (old Survey No. 61) measuring 48 Acres 6 Guntas (Document No. 22).

Exemption granted to Nisarga to purchase agricultural lands

24. It may be noted that prior to 30.12.2020, companies were prohibited from purchasing or holding agricultural lands under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 ("Act"). Section 63 of the Act stipulates ceiling limits for holding of agricultural lands in the hands of various persons.
25. Under Section 109 of the Act, purchase and holding of agricultural lands by companies may be exempted from restrictions specified under Section 79, Section 79B, Section 63 or Section 80 of the Act by the State Government thereby permitting a company to acquire and hold agricultural land (which it otherwise was not entitled to hold) and beyond the ceiling limits prescribed under Section 63 the Act.
26. Nisarga intended to purchase agricultural lands measuring 53 Acres 35 Guntas (which includes the land bearing Survey No. 61) for the purpose of setting up a Floriculture Unit (Floriculture Industrial Park). The said extent proposed to be purchased by Nisarga is within the ceiling limit of 10 Units (equivalent to 54 Acres of D Class lands¹) specified under Section 63 of the Act. However, as Nisarga required exemption from the provisions of Section 79A and 79B to purchase agricultural lands, it made an application under Section 109 of the Act for grant of permission to purchase the aforesaid agricultural lands measuring 53 Acres 35 Guntas for the purpose stated above.
27. Pursuant thereto, the State Government (Under Secretary, Revenue Department) has by way of its Notification dated 29.4.2003 under Section 109(1)(v)² of the Act permitted Nisarga to purchase agricultural lands totally measuring 53 Acres 35 Guntas comprising of Survey No. 64 measuring 33 Guntas, **Survey No. 61 measuring 48 Acres 6 Guntas**, Survey No. 65 measuring 2 Acres 8 Guntas, Survey No. 66 measuring 1 Acre 34 Guntas and Survey No. 68 measuring 34 Guntas for the purpose of setting up a '**Floriculture Unit (Floriculture Industrial Park)**' subject to the terms and conditions specified in the aforesaid Notification (Document No. 25).

¹ In terms of Schedule 1-Part A & Part B to the Karnataka Land Reforms Act, 1961, 1 Acre of A Class land is equivalent to 5.4 Acres of D Class land (dry land). 1 Unit is equivalent to 1 Acre of A Class land.

² In terms of Section 109 of the Karnataka Land Reforms Act, 1961, the State Government can exempt any agricultural land from certain provisions of the aforesaid enactment. In particular, permission may be granted to a non agriculturist to purchase agricultural land for specified purpose mentioned in Section 109 subject to conditions stipulated in the said provision.

28. In the event any condition or restriction stipulated in the above Notification is contravened, the State Government may cancel the permission granted and as penalty the lands purchased under the said permission may be forfeited to the State Government free from all encumbrances in terms of Section 109(2) of the Act.
29. Further, the Proviso to Section 109(2) of the Act (as it reads at present after passing of the Amendment Act No. 9 of 2020) stipulates that the lands purchased under permission granted under Section 109 may be permitted by the State Government to be sold subject to the terms and conditions specified therein.
30. Section 79A, Section 79B and Section 79C of the Act have been omitted from the Act with effect from 1.3.1974 under the Amendment Act No. 56 of 2020. Consequently, reference to 'Sections 79A and 79B' in Section 109 of the Act have also been omitted.
31. As a consequence of the above amendment removing Section 79A and Section 79B of the Act retrospectively with effect from 1.3.1974, the exemption granted under Section 109 of the Act to Nisarga from the provisions of Sections 79A and 79B to purchase agricultural lands measuring 53 Acres 35 Guntas will cease to have any legal effect.
32. Further, it may be noted that the State Government (Revenue Department) under its order dated 24.9.2003 has granted 100% exemption to Nisarga from the payment of stamp duty and registration fees on the sale deed to be executed in respect of the land bearing Survey Nos. 61 to 68 and certain other lands totally measuring 78 Acres 30 Guntas as the lands being purchased were proposed to be utilised for the purpose of floriculture (Document No. 26).

Reduction in extent of land in Survey No. 61

33. Nisarga had made an application to the Tahsildar, Bangalore South Taluk seeking 11(E) sketch from the said authority for the purpose of change of khata in respect of Survey No. 61. Subsequently, khata was changed in respect of the land bearing Survey No. 61 measuring 48 Acres 6 Guntas to the name of Nisarga as mentioned in paragraph 18 above.
34. Pursuant to the application made by Nisarga seeking 11(E) sketch, the Technical Assistant to the Deputy Commissioner and Assistant Director of Land Records, Bangalore passed an Order dated 22.12.2011 stating that (i) the Tahsildar has examined the documents in respect of Survey No. 61 and also conducted a survey of the said land and has found that the total extent of cultivable land available in Survey No. 61 is only 59 Acres 6 Guntas i.e., 11 Guntas less and (ii) the Tahsildar has sought approval from the authority to record the reduced extent of land in Survey No. 61 in revenue documents, and (iii) the aforesaid authority has approved the rectification as stated above (Document No. 27).
35. It may be noted that none of the revenue records, including RTCs for the period till 2021-22 reflect reduction in the extent of cultivable land in Survey No. 61 from 59 Acres 17 Guntas to 59 Acres 6 Guntas, instead continued to show the total extent of land therein as 59 Acres 17 Guntas.

36. RTCs issued in respect of the land bearing Survey No. 61 for the period 2011-12 to 2018-19 show the total extent of land therein as 59 Acres 17 Guntas (including 3 Acres 17 Guntas of kharab) and reflect the holders to the total extent of 56 Acres i.e., the land in excess of 55 Acres 29 Guntas. Further, there is variation in the extent of land held by individual holders in the said RTCs from period to period. However, the holding of Nisarga in the RTCs remains 48 Acres 6 Guntas. Details of RTCs are set out in Section II of this report.
37. To rectify the discrepancy in the RTCs as aforesaid, the holders of various portions of land in Survey No. 61 being Mrs. Sarasamma and others filed an appeal before the Assistant Commissioner, Bangalore South Sub-Division with Nisarga and others as respondents. The said appeal was numbered as R. A. (S) 121 of 2019-20. The Assistant Commissioner, Bangalore South Sub-Division in the said proceedings, based on the representation and declaration of the parties to the said proceedings, passed an Order dated 6.10.2020 stating *inter-alia* that (i) an extent of 48 Acres 6 Guntas acquired by Nisarga includes an extent of 3 Acres 13 Guntas of kharab, (ii) Nisarga has consented to change khata in respect of 44 Acres 33 Guntas (excluding the aforesaid kharab) to the name of Nisarga, (iii) the land bearing Survey No. 61 has been sub-divided into Survey No. 61/1 and Survey No. 61/2 and (iv) khata in respect of the land bearing Survey No. 61/1 measuring 44 Acres 33 Guntas be effected to the name of Nisarga and khata in respect of the balance extent of land in Survey No. 61/1 and Survey No. 61/2 be changed to the names of holders as per their representation detailed in the Order (**Document No. 28**).

We note that the aforesaid Order does not consider the reduced extent of land being 55 Acres 29 Guntas instead records the change of khata to the holders to an extent of 56 Acres.

38. Entry No. MR T6 of 2020-21 was made in the Mutation Register recording the aforesaid Order and change of khata in respect of the land bearing Survey No. 61/1 measuring 44 Acres 33 Guntas to the name of Nisarga (**Document No. 29**).
39. We have been provided with an extract of Entry No. MR T7 of 2020-21 made in the Mutation Register which record change of khata in respect of the land bearing Survey No. 61/1 measuring 44 Acres 33 Guntas to the name of Nisarga pursuant to the order dated 7.1.2021 passed in proceedings bearing RRT SBCR 71_20_21 (**Document No. 30**).

Transfer of land by Nisarga out of their land holding of 48 Acres 6 Guntas

40. Nisarga has dealt with the total extent of 21 Acres 3.62 Guntas of land in Survey No. 61 / Survey No. 61/1 in the manner set out below:

Sl. No.	Documents	Extent		Transferee
		Acres	Guntas	

i.	Relinquishment Deed dated 28.1.2015 (<u>Document No. 31</u>) later rectified incorporating details Nisarga under Rectification Deed dated 31.1.2015 (<u>Document No. 32</u>)	1,212.80 sq. m. (i.e., approximately 12 Guntas)		BDA The said extent of land was relinquished to provide access to the proposed Peripheral Ring Road ("PRR").
ii.	Sale Deed dated 23.4.2015 (<u>Document No. 33</u>)	2	0	Rearing Educational Services
iii.	Sale Deed dated 23.4.2015 (10 Acres including 4 Guntas of kharab) (<u>Document No. 34</u>)	9	36	Nine Hills Education Private Limited
iv.	Sale Deed dated 3.2.2021 (<u>Document No. 34A</u>) by Nisarga (represented by its power of attorney holder Nine Hills Education Private Limited under the General Power of Attorney dated 12.4.2018 (<u>Document No. 34B</u>)).	3	21.52	Nine Hills Education Private Limited
v.	Sale Deed dated 3.2.2021 (<u>Document No. 34C</u>)	3	0	Nine Hills Education Private Limited
vi.	Sale Deed dated 3.2.2021 (<u>Document No. 34D</u>) by Nisarga (represented by its power of attorney holder Nine Hills Education Private Limited under the General Power of Attorney dated 12.4.2018 (<u>Document No. 34E</u>)).	0	18.50	Nine Hills Education Private Limited

vii.	Sale Deed dated 3.2.2021 (<u>Document No. 34F</u>) by Nisarga (represented by its power of attorney holder Nine Rearing Educational Services under the General Power of Attorney dated 12.4.2018 (<u>Document No. 34G</u>).	1	17.10	Rearing Educational Services
Total		21	3.62	

The aforesaid Sale Deeds all dated 3.2.2021 also record that there is shortfall 11 Guntas in Survey No. 61 as per the order dated 22.12.2011 referred to in paragraph 33 above and the same does not form part of the extent sold under the said Sale Deed.

41. On transfer of total extent of 21 Acres 3.62 Guntas in Survey No. 61 / Survey No. 61/1 by Nisarga as specified above and the khata was changed to an extent of **24 Acres 15.06 Guntas** (excluding A Kharbh of 2 Acres 28 Guntas and 7 Guntas of B Kharbh) in Survey No. 61/1 to the name of Nisarga as recorded in Entry No. MR T16 of 2021-22 made in the Mutation Register pursuant to an order dated 15.11.2021 passed in an appeal bearing No. RAS474 of 2021-22 by the Assistant Commissioner, Bangalore South Sub-Division (Document No. 35). We have seen a copy of said order and the is relating to change in respect of the extent of land held Rearing Educational Services (Document No. 36).

Agreements with Godrej Properties Limited

42. Nisarga has entered into the Agreement to Sell dated 25.3.2022 with Godrej Properties Limited ("Godrej") whereunder Nisarga has agreed to convey the land bearing **Survey No. 61(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab)**, the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab), and the land bearing Survey No. 68/3(p) measuring 34 Guntas to Godrej and/or its nominees (Document No. 53).

Under the aforesaid Agreement to Sell, it has been agreed that Nisarga will have to sell the lands within 30 (thirty) days of completion of the conditions precedent stipulated therein which includes, completion of phodi of Survey Nos. 61/1 and 68/3, conversion of lands and securing change of land use order of the lands for residential purpose.

43. Nisarga has also issued the General Power of Attorney dated 25.3.2022 authorising Godrej to secure various approvals and permissions in relation to conversion, change of land use, khata, phodi and development of the **land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab)**, the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A'

kharab) and the land bearing Survey No. 68 measuring 68/3(p) measuring 34 Guntas (Document No. 54).

44. Later, Godrej and Nisarga have agreed to cancel the transaction accordingly, (i). a Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Agreement to Sell dated 25.03.2022 in respect of land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-1-02749-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 56A) and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited for revocation of the General Power of Attorney dated 25.03.2022 in respect of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-4-00233-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 56B).
45. Nisarga had continued to be the absolute owner of the Property-I and has applied for conversion of the same from agricultural to non-agricultural residential purposes (Document No. 89 and 89A).
46. Nisarga being the absolute owner of the Property-I has conveyed the same in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2770-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (Document No.56E).
47. The Godrej Irismark LLP was later converted into a private limited company namely Godrej Irismark Private Limited. We have seen a Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited ('**Godrej Irismark**') as on 17.02.2026 (Document No. 56G).
48. Thus, Godrej Irismark acquired title to Property-I.

Follow of title to specific to Property-II to Property-IV:

49. Mr. Baiya Reddy acquired title to the land bearing Survey No. 61 to an extent of 5 Acres 7 Guntas as specified in paragraph 7 above.
50. Later, Mr. Baiya Reddy and his family members i.e., (i) children of Late Mr. Narayana Reddy viz., Mr. Sampangi Rama Reddy, Mr. Nagaraja Reddy, Mr. Manjunath Reddy, Mr. Somanatha Reddy, Master Ananda Reddy and Master Raghunatha Reddy (Master Ananda Reddy and Master Raghunatha Reddy since minors represented by his mother Mrs. Parvathamma), (ii) Mr. Narasimha Reddy and (iii) Mr. Srinivasa Reddy effected partition of the properties held by him as recorded under the Memorandum of Partition dated

1.5.1991. Under the aforesaid partition, the land bearing Survey No. 61 was divided and allotted in the manner specified herein below (Document No. 37):

Sl. No.	Survey No.	Extent		To the share of
		Acres	Guntas	
i.	61	east to west 80 feet and north to south 99 feet (i.e., approximately 7.27 Guntas)		children of Late Mr. Narayana Reddy
ii.	61B	0	37	
iii.	61B2	0	9	
iv.	61B2	1	5	
v.	61	east to west 34 feet and north to south 71 feet (i.e., approximately 2.21 Guntas)		Mr. Narasimha Reddy
vi.	61	0	37 + 16	Mr. Srinivasa Reddy
vii.	61	1	4	
viii.	61	east to west 26 feet and north to south 71 feet (i.e., approximately 1.69 Guntas)		

51. Pursuant to the aforementioned partition, Entry No. MR 5 of 1994-95 was made in the Mutation Register recording grant of permission to change of khata of in respect of the land bearing Survey No. 61 totally measuring 2 Acres 27 Guntas to the name of Mr. Srinivasa Reddy (Document No. 38). It may be noted that Mr. Srinivasa Reddy was allotted an extent of 1 Acre 17 Guntas in Survey No. 61 as aforesaid. However, the aforementioned entry records change of khata in respect of an extent of 1 Acre 27 Guntas i.e., an additional extent of 10 Guntas to the name of Mr. Srinivasa Reddy.

We have not seen entry made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 to the names of Mr. Narasimha Reddy and children of Mr. Narayana Reddy pursuant to the aforesaid partition. We have been informed that the same is not available.

52. The family members of Mr. Narasimha Reddy have further partitioned their joint family properties on 6.6.1994 whereunder *inter alia* (i) the land bearing Survey No. 61 measuring 12 Guntas was allotted to the share of Mr. Jayarama Reddy and (ii) the land bearing Survey No. 61 measuring 29 Guntas was allotted to share of Mr. Lokesh Reddy (Document No. 39).

It may be noted that some of the portions of the aforesaid land have been allotted in the form of square feet. We have been informed that the aforementioned extent of land partitioned in square feet does not form part of the land sold in favour of Mr. D. M. Shankar.

53. Pursuant to the aforesaid partition, Entry No. MR 2 of 1994-95 was made in the Mutation Register recording grant of permission to change khata in respect of (i) the land bearing Survey No. 61 measuring 12 Guntas to the name of Mr. Jayarama Reddy and (ii) the land bearing Survey No. 61 measuring 15.5 Guntas, instead of 29 Guntas, to the name of Mr. Lokesh (**Document No. 40**). The said entry also records change of khata in respect of other lands to the name of Mrs. Shanthamma and Mrs. Radhamma (daughters of Mr. Narasimha Reddy), however the said daughters are not parties to the aforementioned Memorandum of Partition.

The aforesaid Entry No. MR 2 of 1994-95 made in the Mutation Register is not legible. As informed to us, a legible copy of the same is not available.

54. It may be noted that Mr. Lokesh was allotted an extent of 29 Guntas in Survey No. 61 as recorded in the aforesaid Memorandum of Partition. However, Entry No. MR 2 of 1994-95 specified above records change khata to an extent of 15.5 Guntas in Survey No. 61. The said error was rectified as recorded in Entry No. MR 3 of 2001-02 made in the Mutation Register which records grant of permission to change khata in respect of the land bearing Survey No. 61 measuring 29 Guntas and the land bearing Survey No. 66 measuring 15.5 Guntas to the name of Mr. Lokesh pursuant to the order passed in proceedings bearing RRT (1) CR 771 of 2001-02 (**Document No. 41**). We have not seen a copy of Order passed in RRT (1) CR 771 of 2001-02.
55. An Endorsement dated 29.9.2024 issued by the Tahsildar, Bangalore South Taluk stating that the file relating to the proceedings bearing RRT (1) CR 771 of 2001-02 in respect of the land bearing Survey No. 61 is not available (**Document No. 42**).

Sale of portion of land in Survey No. 61 in favour of Mr. D. M. Shankar

56. Mr. Jayarama Reddy conveyed the land bearing Survey No. 61 measuring 12 Guntas in favour of Mr. D. M. Shankar (son of Late. D. B. Manje Gowda) under the Sale Deed dated 5.1.1996 (**Document No. 43**).

From the documents provided to us, we note that the daughter of Mr. Jayarama Reddy was minor at the time of the Sale Deed dated 5.1.1996. We have also been informed that there are no claims from the family members of Mr. Jayarama Reddy in respect of the land bearing Survey No. 61 measuring 12 Guntas.

It may be noted that the khata in respect of an extent of 12 Guntas in the land bearing Survey No. 61 appears to have not made in the Mutation Register. Subsequently, during rectification of discrepancy in the RTCs as stated detailed in paragraph above, khata in respect of the land bearing Survey No. 61/1 measuring 12 Guntas was also changed to the name of Mr. D. M. Shankar.

57. Mr. Lokesh Reddy appears to have also known as 'Lokesh'.
58. Mr. Lokesh Reddy, who acquired an extent of 29 Guntas in Survey No. 61 under a partition recorded in Memorandum of Partition as specified in paragraphs 45 and 47 above, conveyed

29 Guntas in the land bearing Survey No. 61 in favour of Mr. D. M. Shankar under the Sale Deed dated 17.1.1996 (Document No. 44).

59. Pursuant to the aforementioned Sale Deed, Entry No. MR 8 of 2001-02 was made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 measuring 29 Guntas to the name of Mr. D. M. Shankar (Document No. 45).

It may be noted that the aforesaid entry erroneously records registration details of the Sale Deed as Document No. 5594/1996-97 instead of Document No. 9796/1995-96.

From the documents provided to us, we note that the sons of Mr. Lokesh Reddy were minors at the time of the Sale Deed dated 17.1.1996. We have also been informed that there are no claims from the family members of Mr. Lokesh Reddy in respect of the land bearing Survey No. 61 measuring 29 Guntas.

60. Thereafter, Mr. Srinivasa Reddy conveyed the land bearing Survey No. 61 measuring 1 Acre 4 Guntas in favour of to Mr. D. M. Shankar under the Sale Deed dated 31.1.1996 (Document No. 46). Pursuant to the aforesaid Sale Deed, Entry No. MR 6 of 2002-03 was made in the Mutation Register recording grant of permission to change khata in respect of the land bearing Survey No. 61 measuring 1 Acre 4 Guntas to the name of Mr. D. M. Shankar (Document No. 47).

It may be noted that the aforesaid entry erroneously records registration details of the Sale Deed as Document No. 5597/1996-97 and also as 2680/1993-94 instead of Document No. 10461/1995-96.

We have not seen Genealogical Tree of Mr. Srinivas Reddy to verify if he has any family members who ought to have been made party to the above sale deed. We have been informed that the same is not available. In the absence of Genealogical Tree of Mr. Srinivas Reddy, we cannot confirm the rights of his family members, if any, to the land bearing Survey No. 61 measuring 1 Acre 4 Guntas. Further, we have been informed that there are no dispute / claims from any of the family members of Mr. Srinivas Reddy in respect of the land bearing Survey No. 61 measuring 1 Acre 4 Guntas.

Rectification of extent and sub-division of Survey No. 61

61. The Assistant Director of Land Records, Bangalore South Taluk appears to have filed an appeal to the Technical Assistant to the Deputy Commissioner and Assistant Director of Land Records, Bangalore seeking cancellation of the sub-division of the land bearing Survey No. 61 stating that the sub-division of Survey No. 61 into Survey Nos. 61/1 and Survey No. 61/2 has been made without considering rectified extent therein as 55 Acre 18 Guntas of cultivable land and increase in kharab land to an extent of 11 Guntas as specified herein below:

Sl. No.	Nature of Kharab	Extent	
		Acres	Guntas
i.	Houses	0	25
ii.	Pathway	0	15
iii.	Rock/ Stone and uncultivable kharab	2	28
Total		3	28

62. Pursuant thereto, the Technical Assistant to the Deputy Commissioner and Assistant Director of Land Records, Bangalore passed an order dated 27.4.2022 whereunder earlier sub-division of the land bearing Survey No. 61 was set aside and further directed the Assistant Director of Land Records and Tahsildar, Bangalore South Taluk to carry out the phode durasthi by conducting survey after serving notices to all the holder named in the RTC (**Document No. 48**).
63. We have been provided with Entry No. MR T3 of 2022-23 made in the Mutation Register pursuant an order dated 3.8.2022 recording change of khata in respect of the holders of all the extent in the land bearing Survey No. 61 totally measuring 56 Acres instead of 55 Acres 18 Guntas, including 24 Acres 15.06 Guntas in the name of Nisarga and 2 Acres 5 Guntas in the name of Mr. D. M. Shankar, pursuant to an order dated 3.8.2022 passed in a proceedings bearing No. RRT 69/ 2022-23 (**Document No. 49**). *We have not seen a copy of the above mentioned order and it is necessary to secure for verification.*
64. Subsequently, Entry No. MR T18 of 2022-23 was made in the Mutation Register which records holders for an extent of 55 Acres 30 Guntas i.e., an additional extent of 12 Guntas, including 24 Acres 15.06 Guntas in the name of Nisarga and 2 Acres 5 Guntas in the name of Mr. D. M. Shankar pursuant to the order dated 18.3.2023 passed in proceedings bearing No. RRT SBCR 85/2022-23 (**Document No. 50**). *We have not seen a copy of said order and the same is necessary to secure for verification.*
65. We have been provided with Sketch issued by the Assistant Director of Lands Records, showing rectification of cultivable and kharab land in each of the holders of Survey No. 61, including land owned by Nisarga and Mr. D. M. Shankar as specified in the below table (**Document No. 51**):

Sl. No.	Holders	Extent of cultivable land		Extent of kharab	
		Acres	Guntas	Acres	Guntas
i.	Nisarga	24	15.06	2	35
ii.	Mr. D. M. Shankar	0	12	0	0
iii.		0	29	0	0
iv.		1	4	0	0

The aforementioned Sketch also records that reduction of an extent of 22 Guntas is in the portion of land owned by Rearing Educational Service.

Further, the aforementioned Sketch refers to the following based on which rectification of extent of has been carried out:

- (a) Order dated 22.12.2011 passed by the Technical Assistant to the Deputy Commissioner and Assistant Director of Land Records, Bangalore referred to in paragraph 33 above.
- (b) Order bearing No. Ji. Ta. S/Bhu. U. Ni/ Rectified/232/2021-22.
- (c) Order bearing No. R.R.T/S.B/C.R/85/2021-22 dated 26.8.2022.
- (d) Order bearing No. R.R.T (B.H) CR/379/2022-23 dated 15.9.2022; and
- (e) Order bearing No. B.S.N/11E/96/2022-23 dated 10.10.2022.

66. Thereafter, the land bearing Survey No. 61 has been divided into 20 parcel and (i) an extent of 24 Acres 15.06 Guntas owned by Nisarga and an extent of 2 Acres 35 Guntas kharab has been assigned Survey No. 61/5 and (ii) an extent of 12 Guntas, an extent of 29 Guntas and an extent of 1 Acre 4 Guntas (i.e., Property VB to Property-I) owned by Mr. D. M. Shankar have been assigned Survey No. 61/6, Survey No. 61/7 and Survey No. 61/8, respectively.
67. Entry No. MR T4 of 2023-24 has been made in the Mutation Register recording the aforesaid sub-division and change of khata in respect of *inter alia* (i) the land bearing Survey No. 61/5 measuring an extent of 24 Acres 15.06 Guntas to the name of Nisarga and (ii) the land bearing Survey No. 61/6 measuring 12 Guntas, the land bearing Survey No. 61/7 measuring 29 Guntas & the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas respectively to the name of Mr. D. M. Shankar (Document No. 52).
68. Thus, Mr. D. M. Shankar acquired title to Property VB to Property VD.

Agreements with Godrej Properties Limited

69. Mr. D. M. Shankar has entered into Development Agreement dated 25.3.2022 with Godrej for the purpose of development of **the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas**, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas ("**DMS Development Agreement**") (**Document No. 55**).
70. Pursuant to the above Development Agreement, Mr. D. M. Shankar has executed the General Power of Attorney dated 25.3.2022 in favor of Godrej with respect to the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas (**Document No. 56**). Under the said Power of Attorney, Godrej has been authorized to *inter-alia* (i) deal with the subject lands for the purpose of development therein along with the adjoining lands, (ii) sell its share of undivided interest in the land and built up area in the project and (iii) avail loans /construction finance from any banks and financial institutions or lenders and create security over the subject lands in favor of such lenders.
71. Later, Godrej and D M Shankar have agreed to cancel the transaction accordingly, (i). Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-1-02748-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (**Document No. 56C**) and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-4-00232-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (**Document No. 56D**).
72. Later, D M Shankar being the absolute owner, has conveyed the Property-II to Property-IV in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2768-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (**Document No. 56F**).
73. Thus, Godrej Godrej Irismark LLP acquired title to Property-II to Property-IV.

II. Revenue Records & Endorsements:

74. Details of RTCs issued in respect of Survey No. 61 and Survey No. 61/1 are set out herein below;

- (a) RTCs issued in respect of the land bearing Survey No. 61 measuring 59 Acres 17 Guntas (including 3 Acres 17 Guntas of kharab) show the holders for the period specified as follows (Document No. 57):

- (i) Mr. Muniramaiah and Mr. Baiyappa for the period 1970-71 to 1978-79, 1980-81, 1981-82 and 1983-84 to 1988-89.

We have not seen RTCs issued for 1967-68 to 1969-70, 1979-80, 1982-83 and 1989-90. As informed to us, RTCs for the aforementioned period are not available. An endorsement issued by the jurisdictional the Tahsildar, Bangalore South Taluk is provided stating non availability of the aforesaid RTCs as the same are mutilated.

RTCs issued for the period 1981-82, 1983-84 to 1988-89 also show Mortgage to PLD Bank. We have not seen copies of documents evidencing mortgage and release thereof. We have been informed that the same are not available.

- (ii) Various holders for the period 1990-91 to 1992-93 (initial period of RTC is not legible). The aforesaid RTC shows the holders for 58 Acres 39 Guntas.

- (iii) Various holders for the period 1993-94 to 1996-97. It may be noted that total extent of land shown in column No. 3 does not match with individual extent of land held by holders specified in column 9.

The aforesaid RTC refers to an Entry No. MR 15 of 1991-92 made in the Mutation Register. it is informed that the same is not available.

It may be noted that Mr. D. M. Shankar acquired title to lands totally measuring 2 Acres 5 Guntas in the year 1996. However, RTCs till 2002-03 do not show Mr. D. M. Shankar as holder of his extent.

- (iv) Various holders for the period 1997-98 to 1999-2000. It may be noted that total extent of land shown in column No. 3 does not match with individual extent of land held by each of the holders specified in column 9.

- (v) Various holders for the period 2000-1 and 2002-03. The said RTC shows holders for an extent of 62 Acres 20 Guntas. Also, the aforesaid RTC refers to an Entry No. MR 1 of 1994-95 made in the Mutation Register. it is informed that the same is not available.

- (vi) We have also been provided with another RTC for the period 2002-03 which show Mr. D. M. Shankar as holder of 29 Guntas and another extent of 1 Acre 4 Guntas and various other holders for the aforesaid period. The said RTCs show holders for an extent of 62 Acres 20 Guntas.

The name of Mr. Venkatesh Reddy appears to have been erroneously recorded as 'Venkatesh Reddy' in the aforesaid RTC and subsequent RTC referred to herein below.

- (vii) Mr. D. M. Shankar as holder of 29 Guntas and another extent of 1 Acre 4 Guntas and various other holders for the period 2003-04 to 2005-06.

The aforesaid RTCs show holders for an extent of 62 Acres 20 Guntas.

- (viii) Mr. D. M. Shankar as holder of 29 Guntas and another extent of 1 Acre 4 Guntas and various other holders for the period 2006-07 to 2011-12. *The said RTCs show holders for an extent of 59 Acres 20 Guntas.*

It may be noted that RTCs for the period till 2011-12 do not reflect the name of Nisarga as the holder of a portion in the said land.

- (ix) Mr. D. M. Shankar as the holder of 29 Guntas & another extent of 1 Acre 4 Guntas and Nisarga as the holder of 48 Acres 6 Guntas for the period 2012-13 to 2018-19.

It may be noted that the land bearing Survey No. 61 measuring 59 Acres 17 Guntas (including 3 Acres 17 Guntas of kharab) was sub-divided and an extent of 58 Acres 37 Guntas (including 3 Acres 2 Guntas of 'A' kharab and 15 Guntas of 'B' kharab), which includes the land measuring 2 Acres 5 Guntas held by Mr. D. M. Shankar and an extent of 48 Acres 6 Guntas held by Nisarga, was assigned Survey No. 61/1.

- (b) RTCs issued in respect of the land bearing Survey No. 61/1 measuring 58 Acres 37 Guntas (including 3 Acres 2 Guntas of 'A' kharab and 15 Guntas of 'B' kharab) show the holders for the period specified as follows (**Document No. 58**):

- (i) Mr. D. M. Shankar as holder of 29 Guntas & another extent of 1 Acre 4 Guntas and Nisarga as holder of 48 Acres 6 Guntas for the period 2019-20 and 2020-21.

- (ii) Mr. D. M. Shankar as holder of 29 Guntas, 12 Guntas & another extent of 1 Acre 4 Guntas and Nisarga as holder of 32 Acres 33 Guntas & another extent of 12 Acres for the period 2021-22.

- (iii) We have been provided with another RTC issued for the period 2021-22 which shows Mr. D. M. Shankar as holder of 29 Guntas, 12 Guntas & another extent of 1 Acre 4 Guntas, Nisarga as holder of 24 Acres 15.06 Guntas & another extent of 12 Acres and Rearing Educational Services as holder of 8 Acres 17.10 Guntas.

- (iv) RTC issued in respect of the land bearing Survey No. 61 measuring 59 Acres 6 Guntas (including 3 Acres 28 Guntas of kharab) which shows *inter*

- alia* (a) Nisarga as holder of an extent of 24 Acres 15.06 Guntas (b) Mr. D. M. Shankar as holder of an extent of 12 Guntas, 29 Guntas and another extent of 1 Acre 4 for the period 2022-23 (Document No. 59).
- (v) RTCs issued in respect of the land bearing Survey No. 61/5 measuring 27 Acres 10.06 Guntas (including 2 Acres 35 Guntas) for the period 2023-24 and 2025-26 show Nisarga as the holder thereof (Document No. 60).
- (vi) RTCs issued in respect of the land bearing Survey No. 61/6 measuring 12 Guntas for the period 2023-24 and 2025-26 show Mr. D. M. Shankar as the holder thereof (Document No. 61).
- (vii) RTCs issued in respect of the land bearing Survey No. 61/7 measuring 29 Guntas for the period 2023-24 and 2025-26 show Mr. D. M. Shankar as the holder thereof (Document No. 62).
- (viii) RTC issued in respect of the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas for the period 2023-24 to 2025-26 shows Mr. D. M. Shankar as the holder thereof (Document No. 63).
75. Original Tippyany issued in respect of the land bearing Survey No. 61 shows the shape of the said land (Document No. 64).
76. Secondary Reclassification Tippyany dated 27.6.1958 issued in respect of the land bearing Survey No. 61 records the following (Document No. 65).
- (i) Mr. Muni Ramaiah as the holder (*karda*).
- (ii) The total extent of land in Survey No. 61 as 59 Acres 17 Guntas which includes 3 Acres 17 Guntas of kharab.
77. Survey Hissa Tippyany and Atlas issued in respect of land bearing Survey No. 61 shows its sub-division into Survey No. 61/1 to Survey No. 61/20 (Document No. 66). An extent of land owned by Nisarga was assigned Survey No. 61/5 and the extent of land owned by Mr. D. M. Shankar was assigned Survey No. 61/6 to 61/8 respectively.
78. An extract of *RR Edabthagada Nakalu* (i.e., left side extract of *RR Pakka Book*) issued in respect of the land bearing Survey No. 61 shows shape of its sub-division i.e., Survey No. 61/ to Survey No. 61/20 (Document No. 67).
79. We have seen the following Revision Settlement Akarbandh issued in respect of the following lands:
- (a) The land bearing Survey No. 61 shows the total extent therein as 59 Acres 17 Guntas which includes 3 Acres 2 Guntas of 'A' kharab and 15 Guntas of 'B' kharab therein (Document No. 68).

- (b) The land bearing Survey No. 61/5 shows the total extent therein as 27 Acres 10.06 Guntas which includes 2 Acres 28 Guntas of 'A' kharab and 7 Guntas of 'B' kharab therein (Document No. 68A).
- (c) The land bearing Survey No. 61/6 shows the total extent therein as 12 Guntas with the presence of no kharab in the said land (Document No. 68B).
- (d) The land bearing Survey No. 61/7 shows the total extent therein as 29 Guntas with the presence of no kharab in the said land (Document No. 68C).
- (e) The land bearing Survey No. 61/8 shows the total extent therein as 1 Acre 4 Guntas with the presence of no kharab in the said land (Document No. 68D).
80. Map of Hommadevanahalli Village shows the location of Survey No. 61 and also shows (a) well is on southern portion, (b) *Gudda (rock)* in the southern portion, (c) Lake is located on the southern side of the said land and (d) a pathway is passing through Survey No. 61 (Document No. 69).
81. We have not been provided with (i) Index of Land and (ii) Records of Rights in respect of Survey No. 61. We have been provided with an Endorsement dated 7.3.2013 issued by the Tahsildar, Bangalore South Taluk stating that Registers of Index of Lands and Records of Rights in respect of the land bearing Survey No. 61 are not available (Document No. 70).
82. We have been provided with the following Endorsements:
- (i) Endorsement dated 19.7.2019 issued by the Assistant Commissioner, Bangalore South Sub-Division stating that that no proceedings have been initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in respect of *inter alia* the land bearing Survey No. 61 measuring 48 Acres 6 Guntas (Document No. 71).
- (ii) Endorsement dated 18.7.2019 issued by the Assistant Commissioner, Bangalore South Sub-Division stating that no proceedings have been initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of *inter alia* the land bearing Survey No. 61 measuring 48 Acres 6 Guntas (Document No. 72).
- (iii) Endorsement dated 8.7.2019 issued by the Tahsildar, Bangalore South Taluk stating that no application has been filed in Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 61 measuring 56 Acres (Document No. 73).

III. Tax Paid Receipts:

83. *We have not seen E-Khata issued in respect of the Properties showing the present owners thereof. It is necessary to secure the same for verification.*
84. *We have not seen receipts evidencing payment of tax on the Properties for preceding 3 years. It is necessary to secure the same for verification.*

IV. Acquisitions:

85. We note the following Endorsements in respect of any acquisition of the Properties:

- (a) Endorsement dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board (“**KIADB**”), Bangalore stating that *inter alia* the land bearing Survey No. 61 has not acquired for any of its projects as on the date of issuance of the aforesaid endorsement (**Document No. 74**); and
- (b) Endorsement dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board (“**KHB**”), Bangalore stating that *inter alia* the land bearing Survey No. 61 of Hommadevanahalli has not been acquired by KHB for any of its projects as on the date of issuance of the aforesaid endorsement (**Document No. 75**).
- (c) Endorsement dated 3.4.2025 issued by the Special Land Acquisition Officer, PRR (BBC-8), Bangalore Development Authority (“**BDA**”) enclosing Preliminary Notification bearing No. BDA/ COMmr/ DC (LA)/ SLAO/ 80/-2006-07/BANGLORE dated 15.11.2006 (**Document No. 75A**). We note the Preliminary Notification dated 15.11.2006 which shows the land bearing Survey No. 61 measuring 2 Acres proposed for acquisition for the purpose of formation of Peripheral Ring Road (PRR) between Hosur Road – Mysore Road & Tumkur (Part-II) (“**PRR-II**”) (**Document No. 75B**). We note that out of 2 Acres in Survey No. 61, an extent of 28 Guntas is in present Survey No. 61/5 as specified in change of land use order dated 15.3.2024 referred to in paragraph 88 below. Further, we note that no Final Notification has been issued by BDA.
- (d) Endorsement dated 24.4.2025 issued by the Public Information Officer, Bangalore Metro Rail Corporation Limited (“**BMRCL**”) stating that the said authority has not received any proposal of acquisition of *inter alia* the land bearing Survey Nos. 61/5, 61/6, 61/7 and 61/8 for metro rail project (**Document No. 75C**).

V. Litigation:

Original Suit bearing O. S. No. 1433 of 2013:

86. Mr. Jayarama Reddy, Mr. Lokesh Reddy and Mrs. Shanthamma (all children of Mr. Narasimha Reddy) (“**Plaintiffs**”) claiming to be owners of Survey No. 61 measuring 2 Guntas, 3 Guntas and 2 Guntas respectively, filed the original suit bearing O. S. No. 1433 of 2013 Junior Civil Judge, Bangalore Rural District seeking Judgment and Decree of

permanent injunction against Mr. D. M. Purnesh (son of Late Mr. Manje Gowda) ("**Defendant**") based on the following grounds (**Document No. 76**).

- (a) Initially Mr. Narasimha Reddy inherited the aforesaid lands and later the same was divided amongst his children i.e., the Plaintiffs under a partition as recorded under the Memorandum of Partition dated 3.9.2007;
- (b) The Defendant is the owner of the adjacent land and now he wants to grab the aforesaid land by creating fabricating documents; and
- (c) The Defendant does not have any right and title to the aforesaid lands.

87. The Plaintiffs have also filed Interlocutory Applications under Order XXXIX Rule 1 and 2 of Civil Procedure Code, 1908 seeking interim order against restraining the Defendant from interfering and also for alienating the aforementioned lands (**Document No. 77**).

We note from the online portals of the District E-Courts that the aforementioned suit has been dismissed on 20.3.2018.

88. *We have been informed that except the above, no litigation has been initiated / pending / disposed off in respect of the Properties.*

VI. Encumbrances and Mortgages:

Encumbrances Certificates:

89. Encumbrance Certificates issued in respect of the land bearing Survey No. 61 for the period 15.2.1957 to 31.3.1970, 1.4.1969 to 31.3.2004, 1.4.2004 to 20.5.2019, 1.4.2019 to 24.11.2021, 1.4.2021 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 27.04.2026 show the registered transactions effected during the aforesaid period except Sale Deed dated 3.2.2021 (**Document No. 78**).

90. We have seen the following Encumbrance Certificates in respect of the Properties which state that no transactions have been effected during the period specified herein below:

- (a) Encumbrance Certificates issued in respect of the land bearing Survey No. 61/5 for the period 1.4.2023 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 27.04.2026 (**Document No. 79**).
- (b) Encumbrance Certificates issued in respect of the land bearing Survey No. 61/6 for the period 1.4.2023 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 27.04.2026 (**Document No. 80**).
- (c) Encumbrance Certificates issued in respect of the land bearing Survey No. 61/7 for the period 1.4.2023 to 8.8.2024, 9.8.2024 to 22.3.2025 and 01.04.2004 to 27.04.2026 (**Document No. 81**).

- (d) Encumbrance Certificate issued in respect of the land bearing Survey No. 61/8 for the period 1.4.2024 to 8.8.2024 and 01.04.2004 to 27.04.2026 (**Document No. 82**).
- (e) *We have not been provided Encumbrance certificate from 28.04.2026 to till date for verification.*

Lease:

91. We note the following Indentures of Lease executed by the State Government of Mysore / Karnataka in respect of portion of the land bearing Survey No. 61 for the purpose of carrying out quarry for a period of 5 years as specified below:
- (i) Lease Deed dated 7.10.1971 appears to have been executed in respect of the land bearing Survey No. 61 measuring 3 Acres in favour Mr. Krishna Reddy, registered as Document No. 3799 (*other details not available*). *We have not been provided with the copy of the aforesaid Lease Deed, we have been informed that the same is not available.*
 - (ii) Lease Deed dated 15.9.1975 in respect of the land measuring 2 Acres 20 Guntas in favour Mr. Krishna Reddy (**Document No. 83**).
 - (iii) Lease Deed dated 29.1.1981 in respect of the land bearing Survey No. 61 and Survey No. 57 totally measuring 1 Acre 20 Guntas in favour Mr. Raghurama Reddy (**Document No. 84**).
 - (iv) Lease Deed dated 15.7.1981 in respect of the land bearing Survey No. 61 measuring 2 Acres 20 Guntas in favour Mr. Krishna Reddy (**Document No. 85**).
 - (v) Lease Deed dated 7.8.1985 in respect of the land bearing Survey No. 61 and Survey No. 57 totally measuring 1 Acre 20 Guntas in favour Mr. Venkataswamy Reddy (**Document No. 86**).

It appears that the lease of the aforementioned land was not renewed as the Encumbrance Certificates do not show any renewal of the Lease Deeds.

Further, it may also be noted that the land leased under the Lease Deeds mentioned above appear to be kharab land (*Kallu Marati / Stone block*) which was within the landholding of the erstwhile holders. We understand that the said kharab land of 2 Acres 28 Guntas is proposed to be regularized by following due process of law. On such regularization of kharab in the hands of the applicant, the ownership of the said lands will vest with the said applicant and the State Government will cease to have any rights over the same. Consequently, the aforesaid lease deeds will not survive.

Mortgages/Charges:

92. We have been informed that there are no mortgages created / subsisting over any portion of the Properties.

VII. Land Use:

93. The land use of the land bearing Survey No. 61 is regulated by BDA and BDA has issued the Revised Master Plan - 2015 ("RMP"). We note from the RMP that the entire portion of the land bearing Survey No. 61 is located in 'Agricultural' zone. We also note that (i) a Minor-Urban road, (ii) Peripheral Ring Road and (iii) Non Buildable High Tension line is passing through Survey No. 61.
94. Based on an application made by Nisarga and other land owner seeking change of land use of the land bearing Survey No. 65 measuring 2 Acres 15 Guntas, Survey No. 64 measuring 33 Guntas, **Survey No. 61/5 measuring 27 Acres 3.38 Guntas (including 2 Acres 28 Guntas of 'A' kharab, excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards PRR-II), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas, 61/8 measuring 1 Acre 4 Guntas**, Survey No. 65 measuring 2 Acres 15 Guntas, Survey No. 66 measuring 2 Acres 35 Guntas and Survey No. 68 measuring 34 Guntas totally measuring 35 Acres 17.06 Guntas from agricultural use to residential use, the Government of Karnataka through the Chief Secretary of Urban Development Department issued its Approval to change the land use of the aforementioned lands under Section 14A of the Karnataka Town and Country Planning Act, 1961 from agricultural use to residential purpose (**Document No. 87**). The said approval was granted subject to conditions stipulated therein.
95. Pursuant to the aforementioned approval, BDA issued the Commencement Certificate dated 16.5.2024 under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of *inter-alia* the land bearing **Survey No. 61/5 measuring 26 Acres 15.06 Guntas (including 2 Acres 28 Guntas of 'A' kharab, excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards PRR), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas and Survey No. 61/8 measuring 1 Acre 4 Guntas** from agricultural use to residential purpose subject to the conditions specified therein (**Document No. 88**).
96. The Deputy Commissioner, Bangalore Urban District has issued the following Official Memoranda granting conversion of the following lands for 'layout – residential' purposes:
- (a) Official Memorandum dated 7.3.2025 in respect of the land bearing Survey No. 61/5 measuring 24 Acres 15.06 Guntas (**Document No. 89**).
 - (b) Revised Official Memorandum dated 09.2.2026 in respect of the land bearing Survey No. 61/5 measuring 27 Acres 3.06 Guntas (**Document No. 89A**)
 - (c) Official Memorandum dated 9.8.2024 in respect of the land bearing Survey No. 61/6 measuring 12 Guntas (**Document No. 90**).
 - (d) Official Memorandum dated 9.8.2024 in respect of the land bearing Survey No. 61/7 measuring 29 Guntas (**Document No. 91**).

- (c) Official Memorandum dated 9.8.2024 in respect of the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas (Document No. 92).

97. We have seen the following entries made in the Mutation Register pursuant to the conversion of Property VB to Property VD:

- (a) Entry No. MR T13 of 2024-25 in respect of Property VB (Document No. 93).
- (b) Entry No. MR T14 of 2024-25 in respect of Property VC (Document No. 94).
- (c) Entry No. MR T15 of 2024-25 in respect of Property VD (Document No. 95).

VIII. Public Notice and Verification of Originals:

98. We have not issued public notice/s seeking objections from any person on the title to inter-alia the land bearing Survey No. 61/5 measuring 24 Acres 15.06 Guntas, the land bearing Survey No. 61/6 measuring 12 Guntas, the land bearing Survey No. 61/7 measuring 29 Guntas and the land bearing Survey No. 61/8 measuring 1 Acre 4 Guntas
99. We have not verified originals of the documents in relation to the Properties that are listed in Section B of this report.

D. CONCLUSION

Subject to our observations made hereinabove we are of the opinion that **Godrej Irismark Private Limited** (formerly known as Godrej Irismark LLP) has *valid and marketable title* to the residentially converted lands bearing (i). Survey No. 61/5 measuring 27 Acres 3.38 Guntas; (ii). Survey No. 61/6 measuring 12 Guntas; (iii). Survey No. 61/7 measuring 29 Guntas; and (iv). Survey No. 61/8 measuring 1 Acre 4 Guntas, all situated at Hommadevanahalli Village, Begur Hobli, Bangalore South, Bangalore Urban District.

For Adbika Legal



Ranganatha S.
Advocate

DISCLAIMER

1. This Title Report has been prepared at the request of and for the sole use by Godrej Irismark Private Limited.
2. The Title Report has been prepared based on the photocopies of the documents furnished to us. We have not conducted an independent verification on the documents or information provided to us with records of the jurisdictional sub-registrar, revenue authorities, and courts or with any other external sources.
3. Where the genealogical trees of a person setting out his family members are not made available, it is assumed that all members of the family who are necessary parties to any partition / transfer of the property were adequately represented in such partition / transfer.
4. We have drawn our conclusions in the Title Report based solely on the documents furnished to us. Where requested documents have not been made available due to any reason, our opinion may change on verification of such documents.

SURVEY NO. 68/4 (34 GUNTAS)

A. DESCRIPTION OF THE PROPERTY

All that piece and parcel of immovable property bearing **Survey No. 68/4** (old survey no. 68/3) **admeasuring 34 Guntas**, duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 757136, dated 12.06.2025, issued by the office of the Deputy Commissioner, Bangalore Urban District, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District and is bounded as follows:

- East by : Land bearing Survey. No. 67 of Hommadevanahalli Village
West by : Land bearing Survey. No. 68/3 of Hommadevanahalli Village
North by : Land bearing Survey. No. 61/5 of Hommadevanahalli Village; and
South by : Land bearing Survey. No. 73 of Hommadevanahalli Village.

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property VI**".

B. DOCUMENTS EXAMINED

In connection with the above, we have been furnished with and have examined photocopies of the following documents:

Sl. No.	Particulars
1.	Order Sheet of Case No. 39 of (year is not legible) recording regrant of <i>inter-alia</i> the land bearing Survey No. 68 measuring 3 Acres 6 Guntas under the Mysore (Personal and Miscellaneous) Inams Abolitions Act, 1954 jointly in favour of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (all sons of Mr. Muniswamappa) by the Special Deputy Commissioner for Abolition of Inam, Bangalore;
2.	Endorsement dated 11.11.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore stating that Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy have been jointly registered as occupants of <i>inter alia</i> the land bearing Survey No. 68 measuring 3 Acres 6 Guntas;
3.	Extract of Register VIII recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the holders of the land bearing Survey No. 68 measuring 3 Acres 6 Guntas;

4.	Partition Deed dated 30.6.1969 executed by and amongst Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy in respect of their joint family properties, registered as Document No. 1663 of 1969-70, Volume No. 767, at Pages 61 to 69 in the office of the Sub-Registrar, Bangalore Taluk;
5.	Endorsement bearing No. RK/C.R/34343/2024-25 dated 16.8.2024 issued by the Tahsildar, Bengaluru South Taluk stating that the Entry No. MR 4 of 1969-70 is mutilated;
6.	Memorandum of Partition dated 12.6.1970 executed by Mr. Muni Ramaiah Reddy (son of Mr. Muniswamappa), Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy (sons of Mr. Muni Ramaiah Reddy) in respect of their joint family properties;
7.	Record of Rights, Tenancy and Crop Inspection ("RTC") issued in respect of the land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period 1970-71 to 1988-89, 1997-98 to 1999-2000, 2001-02 to 2015-16;
8.	Extract of Entry No. MR 14 of 2010-11 made in the Mutation Register recording grant of permission to change khata in respect of (i) the land bearing Survey No. 68 measuring 1 Acre 13 Guntas to the name of Mr. K. V. Naga, and (ii) the land bearing Survey No. 68 measuring 39 Guntas to the name of Mr. Baiyappa;
9.	Genealogical Tree setting out the family members of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) authenticated on 30.11.2003 by the Village Accountant, Hulimavu Circle, Bangalore South Taluk;
10.	<i>Incomplete</i> Affidavit (notarised) sworn to by Mr. R. Ramesh Reddy dated 29.12.2018 setting out the family members of his father Mr. Ramaswamy Reddy (son of Mr. Muni Rama Reddy);
11.	Certificate bearing No. RD0038208545935 dated 13.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Late Mr. Muni Ramaiah Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
12.	Certificate bearing No. RD0038208347805 dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
13.	Certificate bearing No. RD0038208545684 dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
14.	Certificate bearing No. RD0038208545540 dated 11.8.2021 affirming the family members of Mr. Bala Reddy (son of Late Mr. Ramaswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
15.	Sale Deed dated 18.12.2003 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Mr. Late Venkataswamy Reddy), (iv) Mr. Rama

	<p>Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy & daughter of Mr. Krishna Reddy) (all being represented by their power of attorney holder Dr. N. Venugopala Reddy) conveying <i>inter alia</i> the land bearing Survey No. 68 measuring 34 Guntas in favour of Nisarga Dhama Estates Private Limited, registered as Document No. 18829 of 2003-04 (stored in CD No. 124) in the office of the Sub-Registrar, Bangalore South Taluk;</p>
16.	<p>General Power of Attorney dated 25.1.2001 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy daughter of Mr. Krishna Reddy) appointing Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) and Mr. D. M. Purnesh (son of Late Mr. Manje Gowda) as their attorneys, registered as Document No. BNG (U)-BLR (S) 545/2003-04 of Book IV, (stored in CD No. 122) in the office of the Sub-Registrar, Bangalore South Taluk;</p>
17.	<p>Agreement dated 20.9.1995 executed by and amongst M/s. Classic Estates (represented by its Partners Dr. N. Venugopala and Mr. D. M. Purnesh), Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda);</p>
18.	<p>Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 executed by and amongst (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix)</p>

	Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy daughter of Mr. Krishna Reddy) (as owners), Nisarga Dhama Estates Private Limited (as Promoter), Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda) (as Agreement holders);
19.	Order dated 16.10.2015 passed by the court of the Assistant Commissioner, Bangalore South Sub-division in proceedings bearing No. R. A. (S) 230 of 2015-16;
20.	Extract of Entry No. MR 45 of 2011-12 made in the Mutation Register recording the grant of permission to change khata in respect of <i>inter-alia</i> the land bearing Survey No. 68 measuring 34 Guntas to the name of Nisarga Dhama Estates Private Limited;
21.	Extract of Entry No. MR T9 of 2015-16 made in the Mutation Register recording the grant of permission to change khata in respect of 5 Guntas in Survey No. 68/3 to the name of Mr. Bayappa and 34 Guntas in Survey No. 68/3 to the name of Nisarga Dhama Estates Private Limited;
22.	RTCs issued in respect of the land bearing Survey No. 68/3 measuring 39 Guntas for the period of 2015-16 to 2022-23;
23.	Confirmation Deed dated 16.10.2021 executed by (i) Mr. Bhoomi Reddy and his daughters Miss B. Babitha & Miss Charitha B, (ii) Mr. Rama Reddy and his son Mr. R. Rohit, (iii) Mr. Ramesh @ Ramesh Reddy and his children Mr. R. Shashidhar & Miss Sandhya Reddy, (iv) Mr. Bala Reddy and his son Mr. Mohan Reddy and (v) daughters of Late Mr. Venkataswamy Reddy viz., Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi & Mrs. Manjula in favour of Nisarga Dhama Estates Private Limited, registered as Document No. BGR-1-06202-2021-22 (stored in CD No. BGRD1010) in the office of Sub-Registrar, Jayanagar (Begur);
24.	RTC issued in respect of land bearing Survey No. 68/3 measuring 5 Guntas for the period 2023-24;
25.	Extract of Entry No. MR T29 of 2023-24 made in the Mutation Register recording the sub-division of the land bearing Survey No. 68/3 into Survey No. 68/3 measuring 5 Guntas held by Mr. Bayappa and Survey No. 68/4 measuring 34 Guntas owned by Nisarga Dhama Estates Private Limited;
26.	RTC issued in respect of the land bearing Survey No. 68/4 measuring 34 Guntas for the period 2024-25;

27.	Certificate of Incorporation dated 20.11.1995 issued by the Registrar of Companies, Bangalore, Karnataka;
28.	Memorandum of Association of Nisarga Dhama Estates Private Limited;
29.	Notification dated 29.4.2003 issued by the State Government (Under Secretary, Revenue Department), granting permission to Nisarga Dhama Estates Private Limited under Section 109 of the Karnataka Land Reforms Act, 1961;
30.	Order bearing No. RD 9 MNM03 dated 24.9.2003 passed by the State Government (Under Secretary, Revenue Department);
31.	Agreement to Sell dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited with Godrej Properties Limited agreeing to sell the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab), Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. JAY-1-09603-2021-22 (stored in CD No. JAYD1196) in the office of Senior Sub-Registrar, Jayanagar, Bengaluru;
32.	General Power of Attorney dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited with Godrej Properties Limited in favor of Godrej Properties Limited in respect of the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab), Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. JAY-4-00931-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
33.	Extract of Entry No. MR 39 of 2011-12 made in the Mutation Register recording the change of khata pursuant to Order passed by the Assistant Commissioner in proceedings bearing No. RRT CR (M) 58 of 2009-10;
34.	Extract of Entry No. MR 43 of 2011-12 made in the Mutation Register recording the change of khata pursuant to Order passed by the Assistant Commissioner in proceedings bearing No. RRT CR (M) 58 of 2009-10;
35.	Moola Tippyany issued in respect of the land bearing Survey No. 68;
36.	Secondary Reclassification Tippyany dated 5.6.1958 issued in respect of the land bearing Survey No. 68;
37.	Extract of RR Balabhadaga and RR Edabhadaga Nakalu (i.e., Left hand side and Right-hand side of RR Pakka Book) issued in respect of the land bearing Survey No. 68;
38.	Hissa Tippyany issued in respect of the land bearing Survey No. 68;
39.	Hissa Tippyany issued in respect of the land bearing Survey No. 68/3;

40.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 68/4;
41.	Atlas issued in respect of land bearing Survey No. 68/3;
42.	Map of Hommadevanahalli Village;
43.	Endorsement bearing No. L.R.F. (B)/ CR/ 70/2019-20 dated 18.7.2019 issued by the Assistant Commissioner, Bangalore South Taluk stating that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 68/3 measuring 34 Guntas;
44.	Endorsement PTCL/CR (A) /105 of 2019-20 dated 16.7.2019 issued by the Assistant Commissioner Bangalore South Sub-Division stating that no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 68/3 measuring 34 Guntas;
45.	Endorsement bearing No. RD0038208400784 dated 8.7.2019 issued by the Tahsildar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing Survey No. 68 measuring 39 Guntas in Form 7 and 7A of the Karnataka Land Reforms Act, 1961;
46.	Endorsement bearing No. Bangalore /LAQ-2/1242/2019-20 dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 68 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement;
47.	Endorsement bearing No. KHB/LAQ/Hommadevanahalli (64 & others) / 2024-25 dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 68 of Hommadevanahalli was not acquired by Karnataka Housing Board for any of its projects as on the date of issuance of the aforesaid endorsement;
48.	Endorsement bearing No. LAQ/NH-44(Old No. 07)/BNG-H/RTI/CR/27/2024-25 dated 17.9.2024 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 68 and Survey No. 68/3 measuring 3 Acres 6 Guntas of Hommadevanahalli was not acquired by the National Highways Authority of India for any of its projects as on the date of issuance of the aforesaid endorsement;
49.	Encumbrance Certificates issued in respect of the land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period 1.4.1960 to 31.3.2004, 1.4.2004 to 20.5.2019;
50.	Encumbrance Certificate issued in respect of the land bearing Survey No. 68/3 measuring 39 Guntas for the period 1.4.2019 to 24.11.2021;

51.	Encumbrance Certificate issued in respect of the land bearing Survey No. 68/3 measuring 39 and Survey No. 68/4 measuring 34 Guntas for the period 1.4.2014 to 22.3.2025 and 01.04.2004 to 27.04.2026;
52.	Approval 15.3.2024 issued by the Government of Karnataka through the Chief Secretary of Urban Development Department recording grant of permission to change the land use of <i>inter-alia</i> the land bearing Survey No. 68(P) measuring 34 Guntas from agricultural use to residential use subject to the conditions specified therein;
53.	Endorsement bearing No. A7 <i>bhoomi.maha.CR</i> dated 22.7.2025 issued by the Office of the Deputy Conservator of Forests, Bengaluru based on an application made under Right to Information Act, 2005 stating that there is no forest land in <i>inter-alia</i> Survey No. 68/4;
54.	Commencement Certificate dated 16.5.2024 issued by Bangalore Development Authority under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of <i>inter-alia</i> the land bearing Survey No. 68 (P) measuring 34 Guntas from agricultural use to residential use subject to the conditions specified therein;
55.	Official Memorandum dated 12.6.2025 issued by the District Commissioner, Bengaluru District converting the land bearing Survey No. 68/4 measuring 34 Guntas for the purpose of 'Apartment-Residential' use; and
56.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Agreement to Sell dated 25.03.2022 in respect of land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-1-02749-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore,
57.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited for revocation of the General Power of Attorney dated 25.03.2022 in respect of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-4-00233-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
58.	Sale deed dated 12.08.2025, executed by Nisrgadhama Estates Private Limited in favour of Godrej Irismark LLP in respect of lands bearing Survey No.61/5, Survey No.64 and Survey No.68/3, duly registered as Document No.SHR-1-2770-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.

59.	Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited as on 17.02.2026.
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C. OUR OBSERVATIONS

I. Flow of Title:

1. On examination of the documents furnished to us, we note that Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bengaluru Urban District in which the land bearing Survey No. 68 is situated was Khayamgutta Inam Village.
2. On the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 coming into force, the personal inams and certain miscellaneous inams prevailing in inam village in the State of Karnataka were abolished by way of various notifications of the state government. On publication of Notification bearing No. R. 8347-L.S.63-56-2 dated 15.9.1956 in Karnataka Gazette on 20.9.1956, all the lands situated in Khayamgutta Inam Village of Hommadevanahalli Village including the land bearing Survey No. 68 measuring 3 Acres 6 Guntas vested with the then State Government.
3. Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (sons of Mr. Muniswamappa) appear to have made an application to the Special Tahsildar for Abolition of Inams, Bangalore South seeking regrant of the land bearing Survey No. 68 measuring 3 Acres 6 Guntas. The said application was considered in proceedings bearing Case No. 39 of (year specified is not clear).
4. Pursuant thereto, the Special Deputy Commissioner for Abolition of Inams, Bangalore South passed an Order dated 20.3.1959 whereunder Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy were registered as occupants (as members of joint family) of *inter-alia* the land bearing Survey No. 68 measuring 3 Acres 6 Guntas as they were Khadim Tenants (Document No. 1).
5. The Special Deputy Commissioner for Abolition Inams, Bangalore issued an Endorsement dated 11.11.1959 recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the occupants of *inter alia* the land bearing Survey No. 68 measuring 3 Acres 6 Guntas (Document No. 2).
6. An extract of Register VIII issued in respect of *inter alia* Survey No. 68 measuring 3 Acres 6 Guntas shows Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the joint holders thereof (Document No. 3).

We have not seen an extract of entry made in the Mutation Register pursuant to the aforesaid regrant order. We have been informed that the same is not available.

7. Thereafter, Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy @ Abbaiah Reddy entered into a Partition Deed dated 30.6.1969 partitioning their joint family properties. Under the said partition, the land measuring 39 Guntas in Survey No. 68 and

certain other lands were allotted to the share of Mr. Muni Ramaiah Reddy and remaining extent of 2 Acres 7 Guntas was allotted to the share of Mr. Baiya Reddy (Document No. 4).

8. Entry No. MR 4 of 1969-70 appears to have been made in the Mutation Register recording the change of khata in respect of the land bearing Survey No. 68 pursuant to the aforementioned Partition Deed 30.6.1969. We have not seen an extract of aforesaid entry. The Tahsildar, Bengaluru South Taluk has issued an Endorsement dated 16.8.2024 stating that the aforesaid entry is mutilated (Document No. 5).

9. Mr. Baiya Reddy appears to have also been known as 'Bya Reddy' / 'Baiyappa' / 'Baiyanna' / 'Bayappa'.

The genealogical tree of Mr. Muniswamappa shows 3 (three) sons who are parties to the above partition. The genealogical tree is set out in paragraph 13.

10. Mr. Muni Ramaiah Reddy and his sons viz., Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy partitioned their joint family properties including the land bearing Survey No. 68 as recorded in a Memorandum of Partition dated 12.6.1970 (Document No. 6). Under the aforementioned partition, the land bearing Survey No. 68 measuring 39 Guntas was allotted to Mr. Muni Ramaiah Reddy.

11. RTCs issued in respect of land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period of 1970-71 till 1988-89 reflect the names of Mr. Muni Ramaiah and Mr. Baiyappa as the holders without specifying the extent held by them (Document No. 7).

RTCs issued in respect of Survey No. 68 measuring 3 Acres 6 Guntas for the period 1967-68 to 1969-70 and 1989-90 to 1996-97 are not available. An Endorsement may be obtained from the Tahsildar stating that RTCs are not available.

12. It may be noted that Mr. Muni Ramaiah Reddy was allotted 39 Guntas in Survey No 68 under the Partition Deed dated 30.6.1969 and subsequent partition dated 12.6.1970. However, RTCs issued in respect of the said land for the period 1997-98 to 1999-2000, 2001-02 to 2011-12 do not show the name of Mr. Muni Ramaiah Reddy as the holder of 39 Guntas and reflect others as the holders thereof as detailed below:

(i) RTC issued in respect of land bearing Survey No. 68 measuring 3 Acres 6 Guntas (*period is not legible*) reflect Mr. Muni Ramaiah as ceased to be the holder of 39 Guntas and Mr. Baiyappa as the holder of **2 Acres 7 Guntas**.

(ii) RTCs issued in respect of land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period of 1997-98 to 1999-2000 and 2001-02 to 2004-05 reflect the name of Mr. Baiyanna (without specifying the extent held by him); and Mr. Raghurama Reddy, Mr. Somanatha Reddy, Mr. Ananda Reddy as holders of an extent of 1 Acre 12 Guntas; & Mr. Manjunatha Reddy as the holder of an extent of 34 Guntas, totally measuring **2 Acres 6 Guntas**.

- (iii) RTC issued in respect of land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period of 2005-06 to 2009-10 reflect the name of Mr. Baiyanna, Mr. Raghurama Reddy, Mr. Somanatha Reddy, Mr. Ananda Reddy and Mr. K. V. Naga (son of Mr. Venkataswamy) as the holders of total **2 Acres 6 Guntas**.

It may be noted that the aforementioned RTCs do not show the holders for an extent of 1 Acre in the land bearing Survey No. 68.

- (iv) Entry No. MR 14 of 2010-11 made in the Mutation Register records change of khata in respect of (i) the land bearing Survey No. 68 measuring 1 Acre 13 Guntas to the name of Mr. K. V. Naga, and (ii) the land bearing Survey No. 68 measuring 39 Guntas to the name of Mr. Baiyappa pursuant to the order dated 26.8.2010 passed by the court of Assistant Commissioner in proceedings bearing NO. RRTCR 529/10-11 (**Document No. 8**).

- (v) RTC issued in respect of land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period of 2010-11 to 2011-12 reflects Mr. K.V. Naga (son of Mr. Venkataswamy) as the holder of 2 Acres 7 Guntas therein and Mr. Baiyappa as the holder of 39 Guntas.

We have not been provided with RTCs issued in respect of Survey No. 68 measuring 3 Acres 6 Guntas for the period 2000-01. It is necessary to secure the same for verification.

13. The Genealogical Tree of Late Mr. Muniswamappa Reddy (father of Late Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) issued by the Village Accountant, Hulimavu Circle shows the names of his family members as follows (**Document No. 9**):

- (i) Late Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa Reddy) and his children:
- (a) Late Mr. Venkataswamy Reddy (*name is not clear*) and his wife Mrs. Sarasamma (*name is not clear*) and their children Mr. Bhooni Reddy, Mrs. Manjula, Mr. Rama Reddy and Mrs. Gajalakshmi;
 - (b) Mr. Ramaswamy Reddy and his children Mr. Ramesh and Mr. Balappa;
 - (c) Mr. Krishna Reddy and his children Mrs. Aruna and Mr. M. K. Nagesh;
 - (d) Mrs. Parvathamma;
 - (e) Mrs. Munithayamma;
 - (f) Mrs. Rukkamma; &
 - (g) Late Mrs. Chowdamma and her children namely Mrs. Bhagyamma, Mrs. Saraswathamma, Mrs. Aruna, Mr. Ramakrishna Reddy and Mr. Rajanna;

- (ii) Mr. Baiya Reddy (son of Late Mr. Muniswamappa Reddy); and
- (iii) Mr. Muni Reddy @ Abbaiah Reddy (son of Late Mr. Muniswamappa Reddy).

We have not been provided with Death Certificate of Late Mr. Muniswamappa. We have been informed that a copy of Death Certificate of Late Mr. Muniswamappa is not available.

14. We also note a few other Genealogical Trees of the family members of Late Mr. Muni Ramaiah Reddy as detailed below:

- (i) *Notarised Affidavit* dated 29.12.2018 sworn to by Mr. R. Ramesh Reddy setting out the family members of his father Mr. Ramaswamy Reddy (son of Late Mr. Muni Rama Reddy) as follows (**Document No. 10**):

- (a) Mrs. Lakshmiddevamma (wife of Mr. Ramaswamy Reddy);
- (b) Mr. R. Ramesh Reddy and his wife Mrs. S. Guna and their children Mr. Shashidhar R and Miss Sandhya Reddy R; and
- (c) Mr. Bala Reddy R.

The aforementioned Affidavit provided to us is incomplete with first page missing. As informed to us, a complete copy of the aforesaid Affidavit and also a Certificate affirming the Genealogical Tree of Mr. Ramaswamy Reddy as per the above Affidavit issued by the Tahsildar are not available.

- (ii) Certificate dated 13.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Late Mr. Muni Ramaiah Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be (i) Mrs. Sarasamma (wife Late Mr. Venkataswamy), and their children Mrs. Bhagya, Mr. Bhoomi Reddy, Mrs. V. Manjula, Mr. Rama Reddy and Mrs. Gajalakshmi (**Document No. 11**).
- (iii) Certificate dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Kavitha (wife of Mr. Rama Reddy) and their son Mr. R. Rohit (**Document No. 12**).
- (iv) Certificate dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Chandrakala (wife of Mr. Bhoomi Reddy) and his children Miss B. Babitha and Miss B. Charitha (**Document No. 13**).
- (v) Certificate dated 11.8.2021 issued by the Deputy Tahsildar, Bengaluru South Taluk recording the family members of Mr. Bala Reddy to be his wife Mrs. Kavitha and their son Mr. Mohan Reddy B (**Document No. 14**).

We note that the aforementioned Certificates setting out the family members Late Mr. Venkataswamy Reddy, Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy were issued based on Affidavits issued by them respectively. We have been informed that copies of the said Affidavits sworn to by Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy declaring their respective family members as aforementioned are not available.

We have been informed that (i) Death Certificate of Late Mr. Muni Ramaiah Reddy and (ii) Death Certificates of Late Mr. Venkataswamy Reddy and Late Mrs. Chowdamma (both are children of Late Mr. Muni Ramaiah Reddy) are not available.

Sale of Property-VI to Nisarga Dhama Estates Private Limited

15. Mr. Ramaswamy Reddy and his family members listed below sold various parcels of lands totally measuring 53 Acres 35 Guntas which includes the land bearing Survey No. 68 measuring 34 Guntas to Nisarga Dhama Estates Private Limited ("**Nisarga**") under the Sale Deed dated 18.12.2003 (**Document No. 15**):

- (a) Mr. Ramaswamy Reddy (son of Late Mr. Muni Ramaiah Reddy); Mr. Ramesh (son of Mr. Ramaswamy Reddy), Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy);
- (b) Mr. Krishna Reddy (son of Late Mr. Muni Ramaiah Reddy); Mrs. Aruna (daughter of Mr. Krishna Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy);
- (c) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), Mrs. Bhagya (daughter of Late Mr. Venkataswamy Reddy), Mrs. Manjula (daughter of Late Mr. Venkataswamy Reddy), Mrs. Gajalakshmi (daughter of Late Mr. Venkataswamy Reddy);
- (d) Mrs. Parvathamma (daughter of Late Mr. Muni Ramaiah), Mrs. Muni Thayamma (daughter of Late Mr. Muni Ramaiah), Mrs. Rukkamma (daughter of Late Mr. Muni Ramaiah); and
- (e) Mrs. Bhagyamma (daughter of Late Mrs. Chowdamma), Mrs. Saraswathamma (daughter of Late Mrs. Chowdamma), Mrs. Aruna (daughter of Late Mrs. Chowdamma), Mr. Ramakrishna Reddy (son of Late Mrs. Chowdamma), Mr. Rajanna (son of Late Mrs. Chowdamma).

The vendors in the above Sale Deed were represented by their Power of Attorney holder Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) under the General Power of Attorney dated 25.1.2001 (**Document No. 16**).

16. We note from the above Sale Deed that:

- (a) The land owners of Property-VI the land bearing Survey No. 68/3 (now Survey No. 68/4) had earlier entered into Agreement to Sell dated 3.11.1993/ 20.3.1995 with Mr. D. N. Ramesh Kumar agreeing to sell the land bearing Survey No. 68/3 (now

Survey No. 68/4)Property-VI. Copies of the said Agreement to Sell are stated to be not available;

- (b) Mr. D. N. Ramesh and three other agreement holders of other lands had inturn entered into Agreement dated 20.9.1995 with M/s. Classic Estates, a Partnership Firm and in terms of which the said agreement holders agreed to secure conveyance of lands thereunder from the respective owners to M/s. Classic Estates (Document No. 17);
- (c) M/s. Classic Estates was later converted into a private limited company namely Nisarga Dhama Estates Private Limited; and
- (d) The land owners of the land bearing Survey No. 68/3 (now Survey No. 68/4)Property-VIalong with Nisarga and the Agreement Holders being Mr. D.N. Ramesh and others executed a Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 (Document No. 18), whereunder the parties excluded certain lands from the Agreement to Sell and the land owners of the land bearing Survey No. 68/3 (now Survey No. 68/4)Property-VIacknowledged the receipt of the entire sale consideration towards sale of *inter-alia* the land bearing Survey No. 68/3 (now Survey No. 68/4)Property-VI.

17. In the above said manner, Nisarga acquired title to the land bearing Survey No. 68/3 (now Survey No. 68/4).Property-VI.

18. RTCs issued in respect of land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period 2012 -13 to 2014-15 reflect Nisarga as the holder of 34 Guntas, Mr. Baiyanna as the holder of 39 Guntas, Mr. K. V. Naga (son of Mr. Venkataswamy) as the holder of 34 Guntas and Mr. K.V. Naga as the holder of 1 Acre 13 Guntas.

19. It may be noted that the aforesaid RTC show Mr. Baiyanna as the holder of 39 Guntas instead of 5 Guntas. In this regard, we note an Order dated 16.10.2015 passed by the court of the Assistant Commissioner, Bangalore South Sub-division in proceedings bearing No. R. A. (S) 230 of 2015-16 with the Special Tahsildar, Bangalore South Taluk, Mr. Baiyappa, Mr. K. V. Naga and Mr. D. M. Purnesh as respondents (Document No. 19). In the said Order, the Assistant Commissioner, Bangalore South Sub-Division has stated that the Special Tahsildar has recommended to specify 5 Guntas in Survey No. 68 in the name of Mr. Baiyappa in the RTCs, and upon verification of the said submissions and also the survey report, the Assistant Commissioner has directed the Special Tahsildar to mention 5 Guntas in Survey No. 68 in the name of Mr. Baiyappa in the RTCs. The aforesaid order erroneously records Mr. D. M. Purnesh as D. M. Punesh.

Pursuant thereto, Entry No. MR H4 of 2015-16 was made in the Mutation Register recording the change of khata from 39 Guntas to 5 Guntas in Survey No. 68 to the name of Mr. Baiyappa.

20. Entry No. MR 45 of 2011-12 was made in the Mutation Register recording the grant of permission to change of khata in respect of *inter-alia* the land bearing Survey No. 68 measuring 34 Guntas to the name of Nisarga (**Document No. 20**).
 21. RTC issued in respect of land bearing Survey No. 68 measuring 3 Acres 6 Guntas for the period 2015-16 reflect Nisarga as the holder of 34 Guntas, Mr. Baiyanna as the holder of 5 Guntas, Mr. K. V. Naga (son of Mr. Venkataswamy) as the holder of 34 Guntas and Mr. K.V. Naga as the holder of 1 Acre 13 Guntas.
 22. Later, the land bearing Survey No. 68 was phoded into Survey No. 68/1 measuring 1 Acre 13 Guntas, Survey No. 68/2 measuring 34 Guntas and Survey No. 68/3 measuring 39 Guntas, Entry No. MR T9 of 2015-16 made in the Mutation Register records change of khata in respect of 5 Guntas in Survey No. 68/3 to the name of Mr. Bayappa and 34 Guntas in Survey No. 68/3 to the name of Nisarga (**Document No. 21**).
- We have not been provided with an order issued by the Assistant Director of Land Records effecting sub-division of Survey No. 68 into Survey No. 68/1, Survey No. 68/2 and Survey No. 68/3. We have been informed that the same is not available.*
23. RTCs issued in respect of land bearing Survey No. 68/3 measuring 39 Guntas for the period of 2015-16 to 2022-23 reflect the name of Mr. Baiyanna as the holder of 5 Guntas and Nisarga as the holder of 34 Guntas therein (**Document No. 22**).
 24. The children of brothers of Mr. Ramaswamy Reddy namely Mr. Bhoomi Reddy, Mrs. Babitha, B. Miss Charitha B, Mr. Rama Reddy, Mr. Rohit R. (son of Mr. Rama Reddy), Mr. Ramesh @ Ramesh Reddy, Mr. Shashidhar R, Miss Sandhya Reddy, Mr. Bala Reddy, Mr. Mohan Reddy, Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi, Mrs. Manjula executed a Confirmation Deed dated 16.10.2021 in favour of Nisarga stating that (i) family members of Mr. Boomi Reddy, Mr. Rama Reddy, Mr. Ramesh @ Ramesh Reddy and Mr. Bala Reddy specified above were not parties to the Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 and General Power of Attorney dated 25.1.2001 and Sale Deed dated 18.12.2003, (ii) they have executed the Confirmation Deed confirming the terms of all the above documents which are valid and (iii) they have relinquished their ownership in Property-VI (**Document No. 23**).
 25. RTC issued in respect of land bearing Survey No. 68/3 measuring 5 Guntas for the period 2023-24 reflect the name of Mr. Baiyanna as the holder thereof (**Document No. 24**).
 26. The land bearing Survey No. 68/3 was further sub-divided into Survey No. 68/3 measuring 5 Guntas and Survey No. 68/4 measuring 34 Guntas (which is held by Nisarga) as recorded in Entry No. MR T29 of 2023-24 made in the Mutation Register (**Document No. 25**).
 27. RTC issued in respect of land bearing Survey No. 68/4 measuring 34 Guntas for the period 2024-25 reflect the name of Nisarga as the holder of 34 Guntas therein (**Document No. 26**).
 28. We have seen Certificate of Incorporation issued by the Registrar of Companies, Bangalore, Karnataka recording the date of incorporation of Nisarga as on 20.11.1995 (**Document No.**

27). The Memorandum of Association of Nisarga records conversion of a partnership firm M/s. Classic Estates into Nisarga (Document No. 28).

Exemption granted to Nisarga to purchase agricultural lands

29. It may be noted that prior to 30.12.2020, companies were prohibited from purchasing or holding agricultural lands under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 ("Act"). Section 63 of the Act stipulates ceiling limits for holding of agricultural lands in the hands of various persons.
30. Under Section 109 of the Act, purchase and holding of agricultural lands by companies may be exempted from restrictions specified under Section 79, Section 79B, Section 63 or Section 80 of the Act by the State Government thereby permitting a company to acquire and hold agricultural land (which it otherwise was not entitled to hold) and beyond the ceiling limits prescribed under Section 63 the Act.
31. Nisarga intended to purchase agricultural lands measuring 53 Acres 35 Guntas (which includes Property-VI) for the purpose of setting up a Floriculture Unit (Floriculture Industrial Park). The said extent proposed to be purchased by Nisarga is within the ceiling limit of 10 Units (equivalent to 54 Acres of D Class lands¹) specified under Section 63 of the Act. However, as Nisarga required exemption from the provisions of Section 79A and 79B to purchase agricultural lands, it made an application under Section 109 of the Act for grant of permission to purchase the aforesaid agricultural lands measuring 53 Acres 35 Guntas for the purpose stated above.
32. Pursuant thereto, the State Government (Undersecretary to the Revenue Department) has by way of its Notification dated 29.4.2003 under Section 109(1)(v)² of the Act permitted Nisarga to purchase agricultural lands totally measuring 53 Acres 35 Guntas comprising of Survey No. 64 measuring 33 Guntas, Survey No. 61 measuring 48 Acres 6 Guntas, Survey No. 65 measuring 2 Acres 8 Guntas, Survey No. 66 measuring 1 Acre 34 Guntas and **Survey No. 68 measuring 34 Guntas** for the purpose of setting up a '**Floriculture Unit (Floriculture Industrial Park)**' subject to the terms and conditions specified in the aforesaid Notification (Document No. 29).
33. In the event any condition or restriction stipulated in the above Notification is contravened, the State Government may cancel the permission granted and as penalty the lands purchased under the said permission may be forfeited to the State Government free from all encumbrances in terms of Section 109(2) of the Act.

¹ In terms of Schedule I-Part A & Part B to the Karnataka Land Reforms Act, 1961, 1 Acre of A Class land is equivalent to 5.4 Acres of D Class land (dry land). 1 Unit is equivalent to 1 Acre of A Class land.

² In terms of Section 109 of the Karnataka Land Reforms Act, 1961, the State Government can exempt any agricultural land from certain provisions of the aforesaid enactment. In particular, permission may be granted to a non agriculturist to purchase agricultural land for specified purpose mentioned in Section 109 subject to conditions stipulated in the said provision.

34. Further, the Proviso to Section 109(2) of the Act (as it reads at present after passing of the Amendment Act No. 9 of 2020) stipulates that the lands purchased under permission granted under Section 109 may be permitted by the State Government to be sold subject to the terms and conditions specified therein.
35. Section 79A, Section 79B and Section 79C of the Act have been omitted from the Act with effect from 1.3.1974 under the Amendment Act No. 56 of 2020. Consequently, reference to '*Sections 79A and 79B*' in Section 109 of the Act have also been omitted.
36. As a consequence of the above amendment removing Section 79A and Section 79B of the Act retrospectively with effect from 1.3.1974, the exemption granted under Section 109 of the Act to Nisarga from the provisions of Sections 79A and 79B to purchase agricultural lands measuring 53 Acres 35 Guntas will cease to have any legal effect.
37. Further, it may be noted that the State Government (Revenue Department) under its order dated 24.9.2003 has granted 100% exemption to Nisarga from the payment of stamp duty and registration fees on the sale deed to be executed in respect of the land bearing Survey Nos. 61 to 68 and certain other lands totally measuring 78 Acres 30 Guntas as the lands being purchased were proposed to be utilised for the purpose of floriculture (*Document No. 30*).

Agreements with Godrej Properties Limited

38. Nisarga has later entered into the Agreement to Sell dated 25.3.2022 with Godrej Properties Limited ("**Godrej**") whereunder Nisarga has agreed to convey the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab), Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab) and the land bearing **Survey No. 68/3(p) measuring 34 Guntas** to Godrej and/or its nominees (*Document No. 31*).

Under the aforesaid Agreement to Sell, it has been agreed that Nisarga will have to sell the lands within 30 (thirty) days of completion of the conditions precedent stipulated therein which includes, completion of phodi of Survey Nos. 61/1 and 68/3, conversion of lands and securing change of land use order of the lands for residential purpose.

39. Nisarga has also issued the General Power of Attorney authorising Godrej to secure various approvals and permissions in relation to conversion, change of land use, khata, phodi and development of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing **Survey No. 68/3(p) measuring 34 Guntas** (*Document No. 32*).
40. Later, Godrej and Nisarga have agreed to cancel the transaction accordingly, (i). a Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Agreement to Sell dated 25.03.2022 in respect of land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres

12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-1-02749-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 56) and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited for revocation of the General Power of Attorney dated 25.03.2022 in respect of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-4-00233-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 57).

41. Nisarga being the absolute owner of the Property-VI has conveyed the same in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2770-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (Document No.58).
42. The Godrej Irismark LLP was later converted into a private limited company namely Godrej Irismark Private Limited. We have seen a Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited ('**Godrej Irismark**') as on 17.02.2026 (Document No. 59).
43. Thus, Godrej Irismark Private Limited has acquired title to Property-VI.

II. Revenue Records & Endorsements:

44. Details of RTCs issued in respect of the land bearing Survey No. 68 measuring 3 Acres 6 Guntas and Survey No. 68/3 measuring 39 Guntas are set out in Section I above.
45. Entry No. MR 39 of 2011-12 and Entry No. MR 43 of 2011-12 were made in the Mutation Register which refer to Order passed by Assistant Commissioner in proceedings bearing No. RRT CR (M) 58 of 2009-10 (Document No. 33 and 34).
46. Moola Tippyany issued for Survey No. 68 shows shape of the said land (Document No. 35).
The said Moola Tippyany is incomplete
47. Secondary Reclassification Tippyany dated 5.6.1958 records the following (Document No. 36).
 - (i) Mr. Muni Ramaiah as the holder (*karda*).
 - (ii) The total extent of land in Survey No. 68 as 2 Acres 6 guntas of wet land and 1 Acre of dry land.
48. Anextract of RR Balabhadaga and RR Edabhadaga Nakalu (i.e., Left hand side and Right-hand side of RR Pakka Book) and Hissa Tippyany issued in respect of Survey No. 68 records

phod of Survey No. 68 and Mr. Baiyappa and Nisarga as the holders of Survey No. 68/3 measuring 39 Guntas (Document No. 37 and 38).

49. Hissa Tippy issued in respect of Survey No. 68/3 shows phod of Survey No. 68/3 and Mr. Baiyappa as the holder of Survey No. 68/3 & Nisarga as the holder of Survey No. 68/4 (Document No. 39).
50. Revision Settlement Akarbandh issued in respect of land bearing Survey No. 68/4 shows the total extent therein as 34 Guntas (Document No. 40).
51. Atlas issued in respect of land bearing Survey No. 68/3 shows its sub-division into Survey No. 68/3 and Survey No. 68/4 (Document No. 41).

We have been informed that (i) Index of land and (ii) Records of Rights in respect of the land bearing Survey No. 68 are not available.

We have also been informed that Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 68 measuring 3 Acres 6 Guntas and Survey No. 68/3 measuring 39 Guntas are not available.

52. Map of Hommadevanahalli Village shows that a Lake is located on the eastern side of the said land (Document No. 42).
53. We have been provided with the following Endorsements:
 - (i) Endorsement dated 18.7.2019 issued by the Assistant Commissioner, Bangalore South Taluk stating that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 68 measuring 5 Guntas and Survey No. 68/3 measuring 34 Guntas (Document No. 43).
 - (ii) Endorsement dated 16.7.2019 issued by the Assistant Commissioner Bangalore South Sub- Division stating that no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 68/3 measuring 5 Guntas and Survey No. 68/3 measuring 34 Guntas (Document No. 44).
 - (iii) Endorsement dated 8.7.2019 issued by the Tahsildar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing Survey No. 68 measuring 39 Guntas in Form 7 and 7A of the Karnataka Land Reforms Act, 1961 (Document No. 45).

III. Tax Receipts:

We have not seen receipts evidencing payment of tax on Property-VI. It is necessary to secure the same for verification.

IV. Acquisitions:

54. We note the following Endorsements in respect of any acquisition of the Property-VI:

- (a) Endorsement dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board ("KIADB"), Bengaluru stating that *inter alia* the land bearing Survey No. 68 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 46);
- (b) Endorsement dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board ("KHB"), Bengaluru stating that *inter alia* the land bearing Survey No. 68 of Hommadevanahalli was not acquired by KHB for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 47); and
- (c) Endorsement dated 17.9.2024 issued by the Special Land Acquisition Officer, National Highways Authority of India ("NHAI"), Bengaluru stating that *inter alia* the land bearing Survey No. 68 and Survey No. 68/3 measuring 3 Acres 6 Guntas was not acquired by NHAI for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 48).

V. Litigation:

55. We have been informed that there are no litigations that have been initiated/pending/disposed off in respect of Property-VI.

VI. Encumbrances and Mortgages:

Encumbrance Certificates:

- 56. Encumbrance Certificates issued in respect of the land bearing Survey No. 68 for the period 1.4.1960 to 31.3.2004 and 1.4.2004 to 20.5.2019 reflect the Sale Deed dated 18.12.2003 (Document No. 49).
- 57. Encumbrance Certificate issued in respect of the land bearing Survey No. 68/3 measuring 39 for the period 1.4.2019 to 24.11.2021 do not reflect any transactions (Document No. 50).
- 58. Encumbrance Certificate issued in respect of the land bearing Survey No. 68/3 measuring 39 and Survey No. 68/4 measuring 34 Guntas for the period 1.4.2014 to 22.3.2025 does not reflect any transactions during the said period (Document No. 51).

59. Encumbrance Certificate issued in respect of the land bearing Survey No. 68/4 measuring 34 Guntas for the period 1.4.2004 to 27.4.2026 reflects sale deed dated 12.08.2025.

Mortgages/Charges:

60. We have carried out online search in the portals of Ministry of Corporate of Affairs in relation to the records of Nisarga. We did not find any forms / certificates in relation to creation or release of mortgage in respect of the Property-VI.
61. We have been informed that there are no mortgages created/subsisting over any portion of Property-VI.

VII. Land Use:

62. The land use of the land bearing Survey No. 68 is regulated by BDA and BDA has issued the Revised Master Plan - 2015 ("RMP"). We note from the RMP that the entire portion of the land bearing Survey No. 68 is located in 'Agricultural' zone.
63. Based on an application made by Nisarga and other land seeking change of land use of the land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of kharab), Survey No. 61 measuring 26 Acres 15.06 Guntas (including 2 Acres 28 Guntas of 'A' kharab and excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards Peripheral Ring Road), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas, 61/8 measuring 1 Acre 4 Guntas, Survey No. 65 measuring 2 Acres 15 Guntas, Survey No. 66 measuring 2 Acres 35 Guntas, **Survey No. 68 measuring 34 Guntas** totally measuring 35 Acres 17.06 Guntas from agricultural use to residential use, the Government of Karnataka through the Chief Secretary of Urban Development Department issued its Approval to change the land use of the aforementioned lands under Section 14A of the Karnataka Town and Country Planning Act, 1961 from agricultural use to residential purpose (**Document No. 52**). The said approval was granted subject to conditions stipulated therein.
64. The above Approval also refers to an Endorsement dated 30.10.2023 issued by the Department of Forest stating that inter-alia the Property-VI does not come within the vicinity of reserve forest/notified forest or deemed forest. *We have not seen a copy of the said endorsement.* We have seen the latest Endorsement dated 22.7.2025 issued by the Office of the Deputy Conservator of Forests, Bengaluru based on an application made under Right to Information Act, 2005 stating that there is no forest land in *inter-alia* Survey No. 68/4 (**Document No. 53**).
65. Pursuant to the aforementioned approval, BDA issued the Commencement Certificate dated 16.5.2024 under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of *inter-alia* Property-VI from agricultural use to residential purpose subject to the conditions specified therein (**Document No. 54**).

66. The District Commissioner, Bengaluru District has issued Official Memorandum dated 12.6.2025 converting the land bearing Survey No. 68/4 measuring 34 Guntas for the purpose of 'Apartment-Residential' use (**Document No.55**).

E-khata has to be obtained in respect of the Property-VI in the name of the present owner.

VIII. Public Notice and Verification of Originals:

67. We have not issued any public notice/s seeking any objections from any person on the title to *inter-alia* the land bearing Survey No. 68/3 (P) measuring 34 Guntas.
68. *We have not verified originals of the documents in relation to Property-VI that are listed in Section B of this report.*

D. CONCLUSION

Subject to our observations made hereinabove, we are of the opinion that Godrej Irismark Private Limited (formerly known as Godrej Irismark LLP) has *valid and marketable title* to the residentially converted land bearing **Survey No. 68/4 measuring 34 Guntas** situated at Hommadevanahalli Village, Begur Hobli, Bengaluru South, Bengaluru Urban District.

For Adbika Legal



Ranganatha S
Advocate

DISCLAIMER

1. This Title Report has been prepared at the request of and for the sole use by Godrej Irismark Private Limited.
2. The Title Report has been prepared based on the photocopies of the documents furnished to us. We have not conducted an independent verification on the documents or information provided to us with records of the jurisdictional sub-registrar, revenue authorities, and courts or with any other external sources.
3. Where the genealogical trees of a person setting out his family members are not made available, it is assumed that all members of the family who are necessary parties to any partition / transfer of the property were adequately represented in such partition / transfer.
4. We have drawn our conclusions in the Title Report based solely on the documents furnished to us. Where requested documents have not been made available due to any reason, our opinion may change on verification of such documents.

SURVEY NO. 64 (33 GUNTAS)

A. DESCRIPTION OF THE PROPERTY

All that piece and parcel of immovable property bearing **Survey No.64** admeasuring about **33 Guntas**, duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 757138, dated 12.06.2025, Revised Official Memorandum dated 29.10.2025, issued by the office of the Deputy Commissioner, Bangalore Urban District, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : Land bearing Survey. No. 65 of Hommadevanahalli Village
West by : Land bearing Survey. No. 67 of Hommadevanahalli Village
North by : Land bearing Survey. No. 63 of Hommadevanahalli Village; and
South by : Land bearing Survey. No. 67 of Hommadevanahalli Village.

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property-V**."

B. DOCUMENTS EXAMINED

In connection with the above, we have been furnished with and have examined photocopies of the following documents:

Sl. No.	Particulars
1.	Order Sheet of Case No. 39 of <i>(year is not legible)</i> recording regrant of <i>inter-alia</i> the land bearing Survey No. 64 measuring 20 Guntas under the Mysore (Personal and Miscellaneous) Inams Abolitions Act, 1954 jointly in favour of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (all sons of Mr. Muniswamappa) by the Special Deputy Commissioner for Abolition of Inam, Bangalore;
2.	Endorsement dated 11.11.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore stating that Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy have been jointly registered as occupants of <i>inter alia</i> the land bearing Survey No. 64 measuring 20 Guntas;

3.	Extract of Register VIII recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the holders of the land bearing Survey No. 64 measuring 20 Guntas;
4.	Partition Deed dated 30.6.1969 executed by Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy in respect of their joint family properties, registered as Document No. 1663/ 1969-70, Volume No. 767, at Pages 61 to 69 in the office of the Sub-Registrar Bangalore Taluk;
5.	Record of Rights, Tenancy and Crop Inspection (“RTC”) issued in respect of land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of Kharab) for the period of 1970-71 to 1992-93,1994-95, 1996-97 to 2000-01, 2003-04 to 2005-06 , 2008-09 to 2024-25;;
6.	Memorandum of Partition dated 12.6.1970 recording partition effected amongst Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa), Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy (sons of Mr. Muni Ramaiah Reddy) in respect of their joint family properties;
7.	Endorsement bearing No. RK/C.R/34343/2024-25 dated 16.8.2024 issued by the Tahsildar, Bengaluru South Taluk stating that the register containing Entry No. MR 11 of 1970-71 has been mutilated;
8.	Genealogical Tree setting out the family members of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) authenticated on 30.11.2003 by the Village Accountant, Hulimavu Circle, Bangalore South Taluk;
9.	<i>Incomplete</i> Affidavit (notarised) sworn to by Mr. R. Ramesh Reddy dated 29.12.2018 setting out the family members of his father Mr. Ramaswamy Reddy (son of Mr. Muni Rama Reddy);
10.	Certificate bearing No. RD0038208545935 dated 13.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Late Mr. Muni Ramaiah Reddy) by the Deputy Tahsildar, Bengaluru South Taluk;
11.	Certificate bearing No. RD0038208347805 dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) by the Deputy Tahsildar, Bengaluru South Taluk;
12.	Certificate bearing No. RD0038208545684 dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) by the Deputy Tahsildar, Bengaluru South Taluk;
13.	Certificate bearing No. RD0038208545540 dated 11.8.2021 affirming the family members of Mr. Bala Reddy (son of Late Mr. Ramaswamy Reddy) by the Deputy Tahsildar, Bengaluru South Taluk;
14.	Sale Deed dated 18.12.2003 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy

	<p>Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy and daughter of Mr. Krishna Reddy) (all are being represented by their power of attorney holder Dr. N. Venugopal Reddy) conveying <i>inter alia</i> the land bearing Survey No. 64 measuring 33 Guntas in favour of Nisarga Dhama Estates Private Limited, registered as Document No. 18829/2003-04 (stored in CD No. 124) in the office of the Sub-Registrar, Bangalore South Taluk;</p>
15.	<p>General Power of Attorney dated 25.1.2001 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy daughter of Mr. Krishna Reddy) appointing Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) and Mr. D. M. Purnesh (son of Late Mr. Manje Gowda) as their attorneys, registered as Document No. BNG (U)-BLR (S) 545/2003-04 of Book IV, (stored in CD No. 122) in the office of the Sub-Registrar, Bangalore South Taluk;</p>
16.	<p>Agreement dated 20.9.1995 executed amongst M/s. Classic Estates (represented by its Partners Dr. N. Venugopala and Mr. D. M. Purnesh) and Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda);</p>
17.	<p>Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 executed by and amongst (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna</p>

	Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy and daughter of Mr. Krishna Reddy) (as owners), Nisarga Dhama Estates Private Limited (as Promoter), Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda) (as Agreement holders);
18.	Official Memorandum bearing No. LND (SR) 96 of 2011-12 dated 24.2.2012 issued by the Assistant Commissioner, Bangalore South Sub-Division to effect change of khata in respect of <i>inter-alia</i> the land bearing Survey No. 64 to the name of Nisarga Dhama Estates Private Limited;
19.	Extract of Entry No. MR 45 of 2011-12 made in the Mutation Register recording grant of permission to change of khata in respect of <i>inter-alia</i> the land bearing Survey No. 64 measuring 33 Guntas to the name of Nisarga Dhama Estates Private Limited;
20.	Confirmation Deed dated 16.10.2021 executed by (i) Mr. Bhoomi Reddy and his daughters Mrs. B. Babitha & Miss Charitha B, (ii) Mr. Rama Reddy and his son Mr. R. Rohit, (iii) Mr. Ramesh @ Ramesh Reddy and his children Mr. R. Shashidhar & Miss Sandhya Reddy, (iv) Mr. Bala Reddy and his son Mr. Mohan Reddy and (v) daughters of Late Mr. Venkataswamy Reddy viz., Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi & Mrs. Manjula in favour of Nisarga Dhama Estates Private Limited, registered as Document No. BGR-1-06202-2021-22 (stored in CD No. BGRD1010) in the office of Sub-Registrar, Jayanagar (Begur);
21.	Certificate of Incorporation dated 20.11.1995 of Nisarga Dhama Estates Private Limited issued by the Registrar of Companies, Bangalore, Karnataka;
22.	Memorandum of Association of Nisarga Dhama Estates Private Limited;
23.	Notification dated 29.4.2003 issued by the State Government (Under Secretary, Revenue Department) granting permission to Nisarga Dhama Estates Private Limited under Section 109 of the Karnataka Land Reforms Act, 1961;
24.	Order bearing No. RD 9 MNM03 dated 24.9.2003 passed by the State Government (Under Secretary, Revenue Department);
25.	Development Agreement dated 25.3.2022 executed by and between Nisarga Dhama Estates Private Limited and Godrej Properties Limited in respect of the land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. JAY-1-09605-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
26.	General Power of Attorney dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited in favor of Godrej Properties Limited in respect of the land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No.

	66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. JAY-4-00933-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
27.	Moola Tippyany issued in respect of the land bearing Survey No. 64;
28.	Secondary Reclassification Tippyany dated 5.6.1958 issued in respect of the land bearing Survey No. 64;
29.	Revision Settlement Akarband issued in respect of the land bearing Survey No. 64;
30.	Map of Hommadevanahalli Village;
31.	Endorsement bearing No. L.R.F. (B)/ CR/ 69/2019-20 issued by the Assistant Commissioner, Bangalore South Taluk stating that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 64;
32.	Endorsement PTCL/CR (A) /104 of 2019-20 dated 16.7.2019 issued by the Assistant Commissioner Bangalore South Sub- Division stating that no no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 64;
33.	Endorsement bearing No. RD0038208400784 dated 8.7.2019 issued by the Tahsildar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing Survey No. 64 measuring 23 Guntas in Form 7 and 7A under the Karnataka Land Reforms Act, 1961;
34.	Endorsement bearing No. Bangalore/LAQ-2/1242/2019-20 dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 64 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement;
35.	Endorsement bearing No. KHB/LAQ/Hommadevanahalli (64 & others) / 2024-25 dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 64 of Hommadevanahalli was not acquired by Karnataka Housing Board for any of its projects as on the date of issuance of the aforesaid endorsement;
36.	Endorsement bearing No. LAQ/NH-44(Old No. 07)/B-H/RTI/CR/27/2024-25 dated 17.9.2024 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 64 measuring 20 Guntas of Hommadevanahalli was not acquired by the National Highways Authority of India for any of its projects as on the date of issuance of the aforesaid endorsement;
37.	Encumbrance Certificates issued in respect of the land bearing Survey No. 64 measuring 33 Guntas for the period 15.2.1957 to 31.3.2004, 1.4.2004 to 20.5.2019 , 1.4.2019 to 24.11.2021 and 1.4.2019 to 22.3.2025;

38.	Approval 15.3.2024 issued by the Government of Karnataka through the Chief Secretary of Urban Development Department recording grant of permission to change the land use of <i>inter-alia</i> the land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of kharab) from agricultural use to residential use subject to the conditions specified therein;
39.	Endorsement bearing No. A7 <i>bhoomi.maha.CR</i> dated 22.7.2025 issued by the Office of the Deputy Conservator of Forests, Bengaluru based on an application made under Right to Information Act, 2005 stating that there is no forest land in <i>inter-alia</i> Survey No. 64;
40.	Commencement Certificate dated 16.5.2024 issued by Bangalore Development Authority under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of <i>inter-alia</i> the land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of kharab) from agricultural use to residential use subject to the conditions specified therein;
41.	Official Memorandum dated 12.6.2025 issued by the District Commissioner, Bengaluru District converting the land bearing Survey No. 64 measuring 23 Guntas for the purpose of 'Apartment-Residential' use; and
42.	Revised Official Memorandum dated 29.10.2025 issued by the District Commissioner, Bengaluru District converting the land bearing Survey No. 64 measuring 33 Guntas for the purpose of 'Apartment-Residential' use.
43.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-1-02751-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
44.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-4-00231-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
45.	Sale deed dated 12.08.2025, executed by Nisrgadhama Estates Private Limited in favour of Godrej Irismark LLP in respect of lands bearing Survey No.61/5, Survey No.64 and Survey No.68/3, duly registered as Document No.SHR-1-2770-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.
46.	Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited as on 17.02.2026.

C. OUR OBSERVATIONS

I. Flow of Title:

1. On examination of the documents furnished to us, we note that Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bengaluru Urban District in which the land bearing Survey No. 64 is situated was Khayamgutta Inam Village.
2. On the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 coming into force, the personal inams and certain miscellaneous inams prevailing in inam village in the State of Karnataka were abolished by way of various notifications of the state government. On publication of Notification bearing No.R.8347-L.S.63-56-2 dated 15.9.1956 in Karnataka Gazette on 20.9.1956, all the lands situated in Khayamgutta Inam Village of Hommadevanahalli including the land bearing Survey No. 64 vested with the then State Government.
3. Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (sons of Late Mr. Muniswamappa) appear to have made an application to the Special Tahsildar for Abolition of Inams, Bangalore South seeking regrant of the land bearing Survey No. 64. The said application was considered in proceedings bearing Case No. 39 of (*year specified is not legible*).
4. Pursuant thereto, the Special Deputy Commissioner for Abolition of Inams, Bangalore passed an Order dated 20.3.1959 whereunder Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy were registered as occupants (as members of joint family) of *inter-alia* the land bearing Survey No. 64 measuring 20 Guntas as they were Khadim Tenants (Document No. 1).
5. The Special Deputy Commissioner for Abolition Inams, Bangalore issued an Endorsement dated 11.11.1959 recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the occupants of *inter alia* the land bearing Survey No. 64 measuring 20 Guntas (Document No. 2).
6. An extract of Register VIII issued in respect of *inter alia* Survey No. 64 measuring 20 Guntas shows Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the joint holders thereof (Document No. 3).

We have been informed that an extract of entry made in the Mutation Register in the names of the re-grantees pursuant to the aforesaid regrant order is not available.

7. Thereafter, Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy @ Abbaiah Reddy entered into a Partition Deed dated 30.6.1969 partitioning their joint family properties. Under the said partition, the land measuring 33 Guntas in Survey No. 64 and certain other lands were allotted to the share of Mr. Muni Ramaiah Reddy (Document No. 4).

As informed to us, an extract of entry made in the Mutation Register pursuant to Partition Deed dated 30.6.1969 is not available.

The genealogical tree of Late Mr. Muniswamappa shows only 3 (three) sons who are parties to the above partition. The genealogical tree is set out in paragraph 12 below.

It may be noted that the total extent of land in Survey No. 64 was earlier 20 Guntas and 13 Guntas of kharab (in the nature of well). Post secondary reclassification of the land bearing Survey No. 64 in the year 1958, 13 Guntas of kharab was reduced to 10 Guntas of kharab and the balance 3 Guntas of land was changed to the name of the holder Mr. Muni Ramaiah.

8. RTCs issued in respect of land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of Kharab) for the period of 1970-71 to 1989-90 reflect the names of Mr. Muni Ramaiah and Mr. Bayyappa as the holders of land having acquired through sale (**Document No. 5**).

It appears that the 'sale deed' referred in RTCs was a sale deed in favor of Mr. Muni Ramaiah and 2 others prior to regrant of land and the above RTCs are not updated after the land was regranted to Mr. Muni Ramaiah and 2 others.

We have not been provided with RTC issued in respect of land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas Kharab) for the period of 1967-68 to 1969-70. We have been informed that the same is not available. It would be necessary to secure an Endorsement issued by the Tahsildar stating that RTCs for the aforesaid period are not available.

9. Mr. Muni Ramaiah Reddy and his sons viz., Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy partitioned their joint family properties including the land bearing Survey No. 64 as recorded in a Memorandum of Partition dated 12.6.1970. Under the aforementioned partition, the land bearing Survey No. 64 measuring 33 Guntas (including kharab) was allotted to the share of his son Mr. Ramaswamy Reddy (**Document No. 6**).
10. Pursuant thereto, Entry bearing No. MR 11 of 1970-71 was made in the Mutation Register. *We have not seen an extract of aforesaid entry.* The Tahsildar, Bengaluru South Taluk has issued an Endorsement dated 16.8.2024 stating that the register containing the aforesaid entry has been mutilated (**Document No. 7**).
11. RTC issued in respect of land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of Kharab) for the period of 1990-91 to 1992-93, 1994-95, 1996-97 to 2000-01, 2003-04 to 2005-06 and 2008-09 to 2010-11 reflect the name of Mr. Ramaswamy Reddy as the holder thereof.
12. The Genealogical Tree of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) issued by the Village Accountant, Hulimavu Circle shows his family members as follows (**Document No. 8**):
- (i) Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa Reddy) and his children:

- (a) Late Mr. Venkataswamy Reddy (*name is not clear*) and his wife Mrs. Sarasamma (*name is not clear*) and their children Mr. Bhoomi Reddy, Mrs. Manjula, Mr. Rama Reddy and Mrs. Gajalakshmi;
 - (b) Mr. Ramaswamy Reddy and his children Mr. Ramesh and Mr. Balappa;
 - (c) Mr. Krishna Reddy and his children Mrs. Aruna and Mr. M. K. Nagesh;
 - (d) Mrs. Parvathamma;
 - (e) Mrs. Munithayamma;
 - (f) Mrs. Rukkamma; &
 - (g) Late Mrs. Chowdamma and her children namely Mrs. Bhagyamma, Mrs. Saraswathamma, Mrs. Aruna, Mr. Ramakrishna Reddy and Mr. Rajanna;
- (ii) Mr. Baiya Reddy (son of Late Mr. Muniswamappa Reddy); and
 - (iii) Mr. Muni Reddy @ Abbaiah Reddy (son of Late Mr. Muniswamappa Reddy).

We have not been provided with Death Certificate of Late Mr. Muniswamappa. We have been informed that a copy of Death Certificate of Late Mr. Muniswamappa is not available.

13. We also note a few other Genealogical Trees of the family members of Mr. Muni Ramaiah Reddy as detailed below:

- (i) Affidavit dated 29.12.2018 sworn to by Mr. R. Ramesh Reddy setting out the family members of his father Mr. Ramaswamy Reddy (son of Mr. Muni Rama Reddy) as follows (**Document No. 9**):
 - (a) Mrs. Lakshmiddevamma (wife of Mr. Ramaswamy Reddy);
 - (b) Mr. R. Ramesh Reddy and his wife Mrs. S. Guna and their children Mr. Shashidhar R and Miss Sandhya Reddy R; and
 - (c) Mr. Bala Reddy R.

The aforementioned Affidavit provided to us incomplete with first page missing. As informed to us, a complete copy of the aforesaid Affidavit and also a Certificate affirming the Genealogical Tree of Mr. Ramaswamy Reddy as per the above Affidavit issued by the Tahsildar are not available.

- (ii) Certificate dated 13.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Mr. Muni Ramaiah Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be (i) Mrs. Sarasamma (wife Late Mr. Venkataswamy),

and their children Mrs. Bhagya, Mr. Bhoomi Reddy, Mrs. V. Manjula, Mr. Rama Reddy and Mrs. Gajalakshmi (**Document No. 10**).

- (iii) Certificate dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Kavitha (wife of Mr. Rama Reddy) and their son Mr. R. Rohit (**Document No. 11**).
- (iv) Certificate dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Chandrakala (wife of Mr. Bhoomi Reddy) and his children Miss B. Babitha and Miss B. Charitha (**Document No. 12**).
- (v) Certificate dated 11.8.2021 issued by the Deputy Tahsildar, Bengaluru South Taluk recording the family members of Mr. Bala Reddy to be his wife Mrs. Kavitha and their son Mr. Mohan Reddy B (**Document No. 13**).

We note that the aforementioned Certificates setting out the family members of Late Mr. Venkataswamy Reddy, Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy were issued based on Affidavits issued by them respectively. We have been informed that copies of the said Affidavits sworn to by Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy declaring their respectively family members as aforementioned are not available.

We have been informed that (i) Death Certificate of Late Mr. Muni Ramaiah Reddy and (ii) Death Certificates of Late Mr. Venkataswamy Reddy and Late Mrs. Chowdamma (both are children of Mr. Muni Ramaiah Reddy) are not available.

Sale of the Property V to Nisarga Dhama Estates Private Limited

- 14. Mr. Ramaswamy Reddy and his family members as specified below sold various parcels of lands totally measuring 53 Acres 35 Guntas, which includes the land bearing Survey No. 64 measuring 33 Guntas to Nisarga Dhama Estates Private Limited ("**Nisarga**") under the Sale Deed dated 18.12.2003 (**Document No. 14**).
- (a) Mr. Ramaswamy Reddy (son of Late Mr. Muni Ramaiah Reddy); Mr. Ramesh (son of Mr. Ramaswamy Reddy), Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy);
- (b) Mr. Krishna Reddy (son of Mr. Muni Ramaiah Reddy); Mrs. Aruna (daughter of Mr. Krishna Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy);
- (c) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), Mrs. Bhagya (daughter of Late Mr. Venkataswamy Reddy), Mrs. Manjula (daughter of Late Mr. Venkataswamy Reddy), Mrs. Gajalakshmi (daughter of Late Mr. Venkataswamy Reddy);

- (d) Mrs. Parvathamma (daughter of Late Mr. Muni Ramaiah), Mrs. Muni Thayamma (daughter of Late Mr. Muni Ramaiah), Mrs. Rukkamma (daughter of Late Mr. Muni Ramaiah); and
- (e) Mrs. Bhagyamma (daughter of Late Mrs. Chowdamma), Mrs. Saraswathamma (daughter of Late Mrs. Chowdamma), Mrs. Aruna (daughter of Late Mrs. Chowdamma), Mr. Ramakrishna Reddy (son of Late Mrs. Chowdamma), Mr. Rajanna (son of Late Mrs. Chowdamma).
15. The vendors in the above Sale Deed were represented by their Power of Attorney holder Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) under the General Power of Attorney dated 25.1.2001 (Document No. 15).
16. We note from the above Sale Deed that:
- (a) The land owners of the Property-V had earlier entered into Agreement to Sell dated 3.11.1993 / 20.3.1995 with Mr. M. K. Vinod Kumar agreeing to sell Property-V. *Copies of the said Agreements to Sell are stated to be not available;*
- (b) Mr. M. K. Vinod and three other agreement holders of other lands had inturn entered into Agreement dated 20.9.1995 with M/s. Classic Estates, a Partnership Firm and in terms of which the said agreement holders agreed to secure conveyance of lands thereunder from the respective owners to M/s. Classic Estates (Document No. 16);
- (c) M/s. Classic Estates was later converted into a private limited company namely Nisarga;
- (d) The landowners of Property-V along with Nisarga and the Agreement Holders being Mr. M. K. Vinod and others executed a Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001(Document No. 17), whereunder the parties excluded certain lands from the Agreement to Sell and the landowners of Property-V acknowledged the receipt of the entire sale consideration towards sale of *inter-alia* Property-V.
17. The Assistant Commissioner, Bengaluru Sub-Division passed an Order bearing No. LND (SR) 96 of 2011-12 dated 24.2.2012 to effect khata in respect of *inter-alia* the land bearing Survey No. 64 measuring 33 Guntas to the name of Nisarga (Document No. 18).
18. Entry No. MR 45 of 2011-12 was made in the Mutation Register recording the grant of permission to change of khata in respect of *inter-alia* the land bearing Survey No. 64 measuring 23 Guntas to the name of Nisarga (Document No. 19).
19. RTCs issued in respect of land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of Kharab) for the period 2011-12 to 2024-25reflect the name of Nisarga.
20. The children of brothers of Mr. Ramaswamy Reddy namely Mr. Bhoomi Reddy, Mrs. Babitha B, Miss Charitha B, Mr. Rama Reddy, Mr. Rohit R (son of Mr. Rama Reddy), Mr.

Ramesh @ Ramesh Reddy, Mr. Shashidhar R, Miss Sandhya Reddy, Mr. Bala Reddy, Mr. Mohan Reddy, Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi, Mrs. Manjula executed a Confirmation Deed dated 16.10.2021 in favour of Nisarga stating that (i) family members of Mr. Boomi Reddy, Mr. Rama Reddy, Mr. Ramesh @ Ramesh Reddy and Mr. Bala Reddy specified above were not parties to the Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 and General Power of Attorney dated 25.1.2001 and Sale Deed dated 18.12.2003, (ii) they have executed the Confirmation Deed confirming the terms of all the above documents which are valid and (iii) they have relinquished their ownership in Property-V (Document No. 20).

21. In the above said manner, Nisarga acquired title to Property-V.
22. We have seen Certificate of Incorporation issued by the Registrar of Companies, Bangalore, Karnataka recording the date of incorporation of Nisarga as on 20.11.1995 (Document No. 21). The Memorandum of Association of Nisarga records conversion of a partnership firm M/s. Classic Estates into Nisarga Dhama Estates Private Limited (Document No. 22).

Exemption granted to Nisarga to purchase agricultural lands

23. It may be noted that prior to 30.12.2020, companies were prohibited from purchasing or holding agricultural lands under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 ("Act"). Section 63 of the Act stipulates ceiling limits for holding of agricultural lands in the hands of various persons.
24. Under Section 109 of the Act, purchase and holding of agricultural lands by companies may be exempted from restrictions specified under Section 79, Section 79B, Section 63 or Section 80 of the Act by the State Government thereby permitting a company to acquire and hold agricultural land (which it otherwise was not entitled to hold) and beyond the ceiling limits prescribed under Section 63 the Act.
25. Nisarga intended to purchase agricultural lands measuring 53 Acres 35 Guntas (which includes Property-V) for the purpose of setting up a Floriculture Unit (Floriculture Industrial Park). The said extent proposed to be purchased by Nisarga is within the ceiling limit of 10 Units (equivalent to 54 Acres of D Class lands¹) specified under Section 63 of the Act. However, as Nisarga required exemption from the provisions of Section 79A and 79B to purchase agricultural lands, it made an application under Section 109 of the Act for grant of permission to purchase the aforesaid agricultural lands measuring 53 Acres 35 Guntas for the purpose stated above.
26. Pursuant thereto, the State Government (Undersecretary to the Revenue Department) has by way of its Notification dated 29.4.2003 under Section 109(1)(v)² of the Act permitted

¹ In terms of Schedule 1-Part A & Part B to the Karnataka Land Reforms Act, 1961, 1 Acre of A Class land is equivalent to 5.4 Acres of D Class land (dry land). 1 Unit is equivalent to 1 Acre of A Class land.

² In terms of Section 109 of the Karnataka Land Reforms Act, 1961, the State Government can exempt any agricultural land from certain provisions of the aforesaid enactment. In particular,

Nisarga to purchase agricultural lands totally measuring 53 Acres 35 Guntas comprising of **Survey No. 64 measuring 33 Guntas**, Survey No. 61 measuring 48 Acres 6 Guntas, Survey No. 65 measuring 2 Acres 8 Guntas, Survey No. 66 measuring 1 Acre 34 Guntas and Survey No. 68 measuring 34 Guntas for the purpose of setting up a '**Floriculture Unit (Floriculture Industrial Park)**' subject to the terms and conditions specified in the aforesaid Notification (**Document No. 23**).

27. In the event any condition or restriction stipulated in the above Notification is contravened, the State Government may cancel the permission granted and as penalty the lands purchased under the said permission may be forfeited to the State Government free from all encumbrances in terms of Section 109(2) of the Act.
28. Further, the Proviso to Section 109(2) of the Act (as it reads at present after passing of the Amendment Act No. 9 of 2020) stipulates that the lands purchased under permission granted under Section 109 may be permitted by the State Government to be sold subject to the terms and conditions specified therein.
29. Section 79A, Section 79B and Section 79C of the Act have been omitted from the Act with effect from 1.3.1974 under the Amendment Act No. 56 of 2020. Consequently, reference to '**Sections 79A and 79B**' in Section 109 of the Act have also been omitted.
30. As a consequence of the above amendment removing Section 79A and Section 79B of the Act retrospectively with effect from 1.3.1974, the exemption granted under Section 109 of the Act to Nisarga from the provisions of Sections 79A and 79B to purchase agricultural lands measuring 53 Acres 35 Guntas will cease to have any legal effect.
31. Further, it may be noted that the State Government (Revenue Department) under its order dated 24.9.2003 has granted 100% exemption to Nisarga from the payment of stamp duty and registration fees on the sale deed to be executed in respect of the land bearing Survey Nos. 61 to 68 and certain other lands totally measuring 78 Acres 30 Guntas as the lands being purchased were proposed to be utilised for the purpose of floriculture (**Document No. 24**). Property-V

Development Agreement between Nisarga and Godrej

32. Nisarga has entered into a Development Agreement dated 25.3.2022 with Godrej Properties Limited ("**Godrej**") with respect to the land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab) ("**Nisarga Development Agreement**") (**Document No. 25**).
33. Pursuant to Nisarga Development Agreement, Nisarga has executed the General Power of Attorney dated 25.3.2022 in favor of Godrej authorising Godrej to deal with the land

permission may be granted to a non agriculturist to purchase agricultural land for specified purpose mentioned in Section 109 subject to conditions stipulated in the said provision.

- bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab) for the purpose of development therein along with the adjoining lands (Document No. 26). Under the said Power of Attorney, Godrej has also been authorized to *inter-alia* (i) sell its share of undivided interest in the land and built up area in the project and (iii) avail loans /construction finance from any banks and financial institutions or lenders and create security over the subject lands in favor of such lenders.
34. Later, Godrej and Nisarga have agreed to cancel the transaction accordingly, (i). a Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-1-02751-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 43), and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-4-00231-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 44).
35. Nisarga had continued to be the absolute owner of the Property-V and has applied for conversion of the same from agricultural to non-agricultural residential purposes (Document No. 41 and 41A).
36. Nisarga being the absolute owner of the Property-I has conveyed the same in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2770-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (Document No.45).
37. The Godrej Irismark LLP was later converted into a private limited company namely Godrej Irismark Private Limited. We have seen a Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited ('**Godrej Irismark**') as on 17.02.2026 (Document No.46).
38. Thus, Godrej Irismark Private Limited acquired title to Property-V.

II. Revenue Records & Endorsements:

39. Details of RTCs issued in respect of the land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of A Kharab) are set out in Section I above.
40. Moola Tippyany issued for Survey No. 64 shows shape of the said land (Document No. 27).

A copy of Moola Tippyany is incomplete and a complete copy of the same is stated to be not available.

41. Secondary Reclassification Tippyany dated 25.6.1958 records the following: (**Document No. 28**).
- (i) Mr. Muni Ramaiah as the holder (*karda*).
 - (ii) Initially, the total extent of kharab in the land bearing Survey No. 64 was 13 Guntas of Kharab (in the nature of well) which was reclassified as 10 Guntas of kharab and the balance 3 Guntas was classified as cultivable land in the name of Mr. Muni Ramaiah.

We have not been provided with an Order issued by the revenue authority regularising 3 Guntas of kharab land into a cultivable land and the same is stated to be not available.

We have also been informed that (i) Index of land and (ii) Records of Rights in respect of the land bearing Survey No. 64 are not available.

42. Revision Settlement Akarband issued in respect of land bearing Survey No. 64 shows the total extent therein as 33 Guntas (including 10 Guntas of 'A' Kharab) (**Document No. 29**).
43. Map of Hommadevanahalli Village shows that a 'well' is situated in the land bearing Survey No. 64 and a Lake is located on the adjacent to the said land (on the western side) (**Document No. 30**).

Kharab Utharu issued in respect of Survey No. 64 showing the nature and location of kharab therein is not available. From the documents available, we cannot ascertain the specific nature of 10 Guntas of 'A' kharab in Survey No. 64 as referred to in the Revision Settlement Akarband.

44. We have been provided with the following Endorsements:
- (i) Endorsement was issued by the Assistant Commissioner, Bangalore South Taluk stating that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 64 (**Document No. 31**).
 - (ii) Endorsement dated 16.7.2019 was issued by the Assistant Commissioner Bangalore South Sub- Division to the effect that there are no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 64 (**Document No. 32**).
 - (iii) Endorsement dated 8.7.2019 was issued by the Tahsildar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing

Survey No. 64 measuring 23 Guntas in Form 7 and 7A of the Karnataka Land Reforms Act, 1961 (Document No. 33).

III. Tax Paid Receipts:

45. *We have not seen receipts evidencing payment of tax on Property-V. It is necessary to secure the same for verification.*

IV. Acquisitions:

46. We note the following Endorsements in respect of any acquisition of Property-V:
- (a) Endorsement bearing dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board (“**KIADB**”), Bengaluru stating that *inter alia* the land bearing Survey No. 64 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 34); and
 - (b) Endorsement bearing dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board (“**KHB**”), Bengaluru stating that *inter alia* the land bearing Survey No. 64 of Hommadevanahalli was not acquired by KHB for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 35).
 - (c) Endorsement dated 17.9.2024 issued by the Special Land Acquisition Officer, National Highways Authority of India (“**NHAI**”), Bengaluru stating that *inter alia* the land bearing Survey No. 64 measuring 20 Guntas of Hommadevanahalli was not acquired for NH-44 (old no.7) Bengaluru-Hosur Road as on the date of issuance of the aforesaid endorsement (Document No.36). The said Endorsement has been issued only for 20 Guntas and not for the entire extent of 23 Guntas in Survey No. 64.

V. Litigation:

47. *We have been informed that there are no litigations that have been initiated/pending/disposed off in respect of Property-V.*

VI. Encumbrances and Mortgages:

Encumbrances Certificates:

48. Encumbrance Certificates issued in respect of the land bearing Survey No. 64 measuring 33 Guntas for the period 15.2.1957 to 31.3.2004, 1.4.2004 to 20.5.2019 , 1.4.2019 to 24.11.2021 and 1.4.2019 to 22.3.2025 and 01.04.2026 do not reflect all the registered transactions effected during that period other than Sale Deed dated 18.12.2003 and Joint Development Agreement dated 25.3.2022 as stated below (Document No. 37):

49. *We have not seen Encumbrance Certificates issued in respect of the Property-V for the period 28.4.2026 till date. It is necessary to secure the same for verification.*

Mortgages/Charges:

50. We have carried out online search in the portals of Ministry of Corporate of Affairs in relation to the records of Nisarga. We did not find any forms / certificates in relation to creation or release of mortgage in respect of Property-V.
51. *We have been informed that there are no mortgages created/subsisting over any portion of Property-V.*

VII. Land Use:

52. The land use of the land bearing Survey No. 64 is regulated by BDA and BDA has issued the Revised Master Plan - 2015 ("RMP"). We note from the RMP that the entire portion of the land bearing Survey No. 64 is located in 'Agricultural' zone and a Minor-Urban road is passing through the aforementioned land.
53. Based on an application made by Nisarga and other land owner seeking change of land use of the land bearing **Survey No. 64 measuring 33 Guntas (including 10 Guntas of kharab)**, Survey No. 61/5 measuring 26 Acres 15.06 Guntas (including 2 Acres 28 Guntas of 'A' kharab, excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards Peripheral Ring Road), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas, 61/8 measuring 1 Acre 4 Guntas, Survey No. 65 measuring 2 Acres 15 Guntas, Survey No. 66 measuring 2 Acres 35 Guntas and Survey No. 68 measuring 34 Guntas totally measuring 35 Acres 17.06 Guntas from agricultural use to residential use, the Government of Karnataka through the Chief Secretary of Urban Development Department issued its Approval to change the land use of the aforementioned lands under Section 14A of the Karnataka Town and Country Planning Act, 1961 from agricultural use to residential purpose (**Document No. 38**). The said approval was granted subject to conditions stipulated therein
54. The above Approval refers to an Endorsement dated 30.10.2023 issued by the Department of Forest stating that *inter-alia* Property-V does not come within the vicinity of reserve forest/notified forest or deemed forest. *We have not seen a copy of the said endorsement.* We have seen the latest Endorsement dated 22.7.2025 issued by the Office of the Deputy Conservator of Forests, Bengaluru based on an application made under Right to Information Act, 2005 stating that there is no forest land in *inter-alia* Survey No. 64 (**Document No. 39**).
55. Pursuant to the aforementioned approval, BDA issued the Commencement Certificate dated 16.5.2024 under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of *inter-alia* the Property from agricultural use to residential purpose subject to the conditions specified therein (**Document No. 40**).

56. The Deputy Commissioner, Bangalore Urban District has issued the following Official Memoranda granting conversion of the following lands for 'layout – residential' purposes:

- (a) Official Memorandum dated 12.6.2025 converting the land bearing Survey No. 64 measuring 23 Guntas for the purpose of 'Apartment-Residential' use (Document No. 41).
- (b) Revised Official Memorandum dated 29.10.2025 issued by the District Commissioner, Bengaluru District converting the land bearing Survey No. 64 measuring 33 Guntas for the purpose of 'Apartment-Residential' use (Document No. 42).

We have not seen E-khata in respect of the Property-V in the name of the present owner.

VIII. Public Notice and Verification of Originals:

57. We have not issued public notice/s seeking objections from any person on the title to *inter-alia* the land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of A kharab).
58. *We have not verified originals of the documents in relation to Property-V that are listed in Section B of this report.*

D. CONCLUSION

Subject to our observations made hereinabove and we are of the opinion that Godrej Irismark Private Limited (formerly known as Godrej Irismark LLP) has *valid and marketable title* to the residentially converted land bearing **Survey No. 64 measuring 33 Guntas** situated at Hommadevanahalli Village, Begur Hobli, Bengaluru South, Bengaluru Urban District.

For Adhika Leval



Ranganatha S
Advocate

DISCLAIMER

1. This Title Report has been prepared at the request of and for the sole use by Godrej Properties Limited.
2. The Title Report has been prepared based on the photocopies of the documents furnished to us. We have not conducted an independent verification on the documents or information provided to us with records of the jurisdictional sub-registrar, revenue authorities, and courts or with any other external sources.
3. Where the genealogical trees of a person setting out his family members are not made available, it is assumed that all members of the family who are necessary parties to any partition / transfer of the property were adequately represented in such partition / transfer.
4. We have drawn our conclusions in the Title Report based solely on the documents furnished to us. Where requested documents have not been made available due to any reason, our opinion may change on verification of such documents.

SURVEY NO. 65/1 (02 ACRES AND 05 GUNTAS (EXCLUDING 03 GUNTAS OF 'B' KHARAB LAND)) and SURVEY NO. 65/2 (10 GUNTAS)

A. DESCRIPTION OF THE PROPERTY

The subject matter of this Report comprises of the following parcels of residentially converted land totally measuring 2 Acres 15 Guntas situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District:

- i. All that piece and parcel of immovable property bearing **Survey No. 65/1 [old Survey No.65]** admeasuring **02 Acres and 05 Guntas** (excluding 03 Guntas of 'B' Kharab land), duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 796302, dated 18.11.2025, issued by the office of the Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : The land bearing Survey No. 65/2 of Hommadevanahalli Village;
West by : The land bearing Survey No. 63 and 64 of Hommadevanahalli Village;
North by : The land bearing Survey No. 62 of Hommadevanahalli Village; and
South by : The land bearing Survey No.66 of Hommadevanahalli Village;

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property VII**"

- ii. All that piece and parcel of immovable property bearing **Survey No. 65/2 [old Survey No.65]** admeasuring **10 Guntas**, being duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 796303, dated 07.11.2025, issued by the office of the Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : The land bearing Survey No. 61 of Hommadevanahalli Village;
West by : The Survey No. 65/1 of Hommadevanahalli village;
North by : The land bearing Survey No. 62 of Hommadevanahalli Village; and
South by : The land bearing Survey No. 66 of Hommadevanahalli Village;

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property VIII**".

Property-VII and Property- VIII are jointly referred to as "**Property-VII & VIII**".

B. DOCUMENTS EXAMINED

In connection with the above, we have been furnished with and have examined photocopies of the following documents:

Sl. No.	Particulars
1.	Order Sheet of Case No. 39 of (<i>year is not legible</i>) recording regrant of <i>inter-alia</i> the land bearing Survey No. 65 measuring 2 Acres 15 Guntas under the Mysore (Personal and Miscellaneous) Inams Abolitions Act, 1954 jointly in favour of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (all sons of Mr. Muniswamappa) by the Special Deputy Commissioner for Abolition of Inam, Bangalore;
2.	Endorsement dated 11.11.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore stating that Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy have been jointly registered as occupants of <i>inter alia</i> the land bearing Survey No. 65 measuring 2 Acres 15 Guntas;
3.	Extract of Register VIII recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the holders of the land bearing Survey No. 65 measuring 2 Acres 15 Guntas;
4.	Partition Deed dated 30.6.1969 executed by and amongst Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy in respect of their joint family properties, registered as Document No. 1663/1969-70, Volume No. 767, at Pages 61 to 69 in the office of the Sub-Registrar Bangalore Taluk;
5.	Endorsement bearing No. RK/C.R/6-72957/2014-15 dated 17.11.2014 issued by the Tahsildar, Bengaluru South Taluk stating that the Entry bearing No. MR 4 of 1969-70 is mutilated;
6.	Record of Rights, Tenancy and Crop Inspection (" RTC ") issued in respect of the land bearing Survey No. 65 measuring 2 Acres 18 Guntas (including 3 Guntas of Kharab) for the period 1970-71 to 1988-89, 1997-98 to 1999-2000, 2003-04, 2004-05 and 2008-09 to 2024-25;
7.	Genealogical Tree setting out the family members of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) authenticated on 30.11.2003 by the Village Accountant, Hulimavu Circle, Bangalore South Taluk;

8.	<i>Incomplete</i> Affidavit (notarised) sworn to by Mr. R. Ramesh Reddy dated 29.12.2018 setting out the family members of his father Mr. Ramaswamy Reddy (son of Mr. Muni Rama Reddy);
9.	Certificate bearing No. RD0038208545935 dated 11.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Mr. Muni Ramaiah Reddy) by the Deputy Tahsildar, Bengaluru South Taluk;
10.	Certificate bearing No. RD0038208347805 dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
11.	Certificate bearing No. RD0038208545684 dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
12.	Certificate bearing No. RD0038208545540 dated 11.8.2021 affirming the family members of Mr. Bala Reddy (son of Late Mr. Ramaswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
13.	Affidavit dated 25.4.2016 sworn to by Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy and grandson of Late Mr. Baiya Reddy) setting out his family members before Mr. L. Puttaraju, Advocate and Notary, Bengaluru;
14.	Memorandum of Partition dated 12.6.1970 recording partition effected amongst Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa), Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy (sons of Mr. Muni Ramaiah Reddy) in respect of their joint family properties;
15.	Endorsement bearing No. RK/C.R/34343/2024-25 dated 16.8.2024 issued by the Tahsildar, Bengaluru South Taluk stating that the Entry No. MR 11 of 1970-71 is mutilated;
16.	Memorandum of Partition dated 1.5.1991 executed amongst Mr. Baiya Reddy and his family members i.e., (i) children of Late Mr. Narayana Reddy viz., Mr. Sampangi Rama Reddy, Mr. Nagaraja Reddy, Mr. Manjunath Reddy, Mr. Somanatha Reddy, Master Ananda Reddy and Master Raghunatha Reddy (Master Ananda Reddy and Master Raghunatha Reddy being minors represented by their mother Mrs. Parvathamma), (ii) Mr. Narasimha Reddy and (iii) Mr. Srinivasa Reddy;
17.	Extract of Entry No. MR 5 of 1994-95 made in the Mutation Register recording the grant of permission to change khata of in respect of the land bearing Survey No. 65 measuring 10 Guntas to the name of Mr. Srinivasa Reddy;

18.	Sale Deed dated 31.1.1996 executed Mr. Srinivasa Reddy (son of Mr. Bya Reddy @ Mr. Baiyya Reddy) in favour of Mr. D. M. Shankar (son of Late. D. B. Manje Gowda), registered as Document No. 10461 of 1995-96, stored in CD No. 6/95-96 of 1998-99 in the office of Sub-Registrar Bangalore South;
19.	Extract of Entry No. MR 4 of 2001-02 made in the Mutation Register recording grant of permission to change of khata in respect of the land bearing Survey No. 65 measuring 10 Guntas to the name of Mr. D. M. Shankar (son of Late. D. B. Manje Gowda);
20.	Sale Deed dated 18.12.2003 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy and daughter of Mr. Krishna Reddy) (all being represented by their power of attorney holder Dr. N. Venugopal Reddy) conveying <i>inter alia</i> the land bearing Survey No. 65 measuring 2 Acres 8 Guntas in favour of Nisarga Dhama Estates Private Limited, registered as Document No. 18829/2003-04 (stored in CD No. 124) in the office of the Sub-Registrar, Bangalore South Taluk;
21.	General Power of Attorney dated 25.1.2001 executed by (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy and daughter of Mr. Krishna Reddy) appointing Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) and Mr. D. M. Purnesh (son of Late Mr. Manje Gowda) as their attorneys, registered as Document No. BNG (U)-BLR (S) 545/2003-04 of Book IV, (stored in CD No. 122) in the office of the Sub-Registrar, Bangalore South Taluk;

22.	Agreement dated 20.9.1995 executed amongst M/s. Classic Estates (represented by its Partners Dr. N. Venugopala and Mr. D. M. Purnesh), Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda);
23.	Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 executed by and amongst (i) Mr. Ramaswamy Reddy, (ii) Mr. Krishna Reddy, (iii) Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), (iv) Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), (v) Mr. Ramesh (son of Mr. Ramaswamy Reddy), (vi) Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), (vii) Mr. M. K. Nagesh (son of Mr. Krishna Reddy), (viii) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), (ix) Mrs. Parvathamma (wife of Mr. C. Muni Reddy), (x) Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), (xi) Mrs. Rukkamma (wife of Mr. Channappa Reddy), (xii) Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), (xiii) Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), (xiv) Mrs. Aruna (wife of Mr. Krishna Reddy), (xv) Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), (xvi) Mr. Rajanna (son of Mr. Venkataswamy Reddy), (xvii) Mrs. Bhagya (wife of Mr. G. K. Ramesh), (xviii) Mrs. Manjula (wife of Mr. Chandrashekhhar Reddy), (xix) Mrs. Gajalakshmi (wife of Mr. Narasa Reddy) and (xx) Mrs. Aruna (wife of Mr. Keshava Reddy daughter of Mr. Krishna Reddy) (as owners), Nisarga Dhama Estates Private Limited (as Promoter), Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda) (as Agreement holders);
24.	Official Memorandum bearing No. LND (SR) 96 of 2011-12 dated 24.2.2012 issued by the Assistant Commissioner, Bangalore South Sub-Division to change khata in respect of <i>inter-alia</i> the land bearing Survey No. 65 to the name of Nisarga Dhama Estates Private Limited;
25.	Extract of Entry No. MR 45 of 2011-12 made in the Mutation Register recording grant of permission to change of khata in respect of <i>inter-alia</i> the land bearing Survey No. 65 measuring 2 Acres 8 Guntas to the name of Nisarga Dhama Estates Private Limited;
26.	Order dated 31.1.2025 passed by the Assistant Commissioner Bangalore South Sub-Division in proceeding bearing No. R.A. No. 363/2024-25 in respect of the land bearing Survey No. 65 measuring 2 Acres 18 Guntas;
27.	Confirmation Deed dated 16.10.2021 executed by (i) Mr. Bhoomi Reddy and his daughters Mrs. B. Babitha & Miss Charitha B, (ii) Mr. Rama Reddy and his son Mr. R. Rohit, (iii) Mr. Ramesh @ Ramesh Reddy and his children Mr. R. Shashidhar & Miss Sandhya Reddy, (iv) Mr. Bala Reddy and his son Mr. Mohan Reddy and (v) daughters of Late Mr. Venkataswamy Reddy viz., Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi & Mrs. Manjula in favour of Nisarga Dhama Estates Private

	Limited, registered as Document No. BGR-1-06202-2021-22 (stored in CD No. BGRD1010) in the office of Sub-Registrar, Jayanagar (Begur);
28.	Certificate of Incorporation dated 20.11.1995 issued by the Registrar of Companies, Bangalore, Karnataka;
29.	Memorandum of Association of Nisarga Dhama Estates Private Limited;
30.	Notification dated 29.4.2003 issued by the State Government (Under Secretary, Revenue Department) granting permission to Nisarga Dhama Estates Private Limited under Section 109 of the Karnataka Land Reforms Act, 1961;
31.	Order bearing No. RD 9 MNM03 dated 24.9.2003 passed by the State Government (Under Secretary, Revenue Department);
32.	Agreement to Sell dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited with Godrej Properties Limited agreeing to sell the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab), Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. JAY-1-09603-2021-22 (stored in CD No. JAYD1196) in the office of Senior Sub-Registrar, Jayanagar;
33.	General Power of Attorney dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited in favor of Godrej Properties Limited in respect of the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab), Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. JAY-4-00931 of 2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
34.	Development Agreement dated 25.3.2022 executed by and between Mr. D. M. Shankar and Godrej Properties Limited in respect of the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. JAY-1-09604-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
35.	General Power of Attorney dated 25.3.2022 executed by Mr. D. M. Shankar in favor of Godrej Properties Limited in respect of the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. JAY-4-00932-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;

36.	Extract of Entry No. MR 39 of 2011-12 made in the Mutation Register;
37.	Extract of Entry No. MR 43 of 2011-12 made in the Mutation Register;
38.	Moola Tippyany issued in respect of the land bearing Survey No. 65;
39.	Secondary Reclassification Tippyany dated 5.6.1958 issued in respect of the land bearing Survey No. 65;
40.	Revision Settlement Akarband issued in respect of the land bearing Survey No. 65;
41.	Map of Hommadevanahalli Village;
42.	Endorsement bearing No. L.R.F. (B)/ CR/ 67/2019-20 dated 18.7.2019 issued by the Assistant Commissioner, Bangalore South Taluk stating that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 65;
43.	Endorsement PTCL/CR (A) /102 of 2019-20 dated 16.7.2019 issued by the Assistant Commissioner Bangalore South Sub- Division stating that no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 65;
44.	Endorsement bearing No. RD0038208400784 dated 8.7.2019 issued by the Tahsildar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing Survey No. 65 measuring 2 Acres 15 Guntas in Form 7 and 7A under the Karnataka Land Reforms Act, 1961;
45.	Endorsement bearing No. Bangalore /LAQ-2/1242/2019-20 dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 65 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement;
46.	Endorsement bearing No. KHB/LAQ/Hommadevanahalli (64 & others) / 2024-25 dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 65 of Hommadevanahalli was not acquired by Karnataka Housing Board for any of its projects as on the date of issuance of the aforesaid endorsement;
47.	Endorsement bearing No. LAQ/NH-44(Old No. 07)/BH/CR/18/2024-25 dated 24.9.2024 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 65 measuring 2 Acres 15 Guntas of Hommadevanahalli was not acquired for NH-44 (old no.7) Bengaluru-Hosur Road as on the date of issuance of the aforesaid endorsement;

48.	Encumbrance Certificates issued in respect of the land bearing Survey No. 65 for the period 15.2.1957 to 31.3.2004, 1.4.2004 to 20.5.2019, 1.4.2019 to 24.11.2021 and 1.4.2019 to 22.3.2025 and 01.04.2004 to 27.04.2026;
49.	Approval 15.3.2024 issued by the Government of Karnataka through the Chief Secretary of Urban Development Department recording grant of permission to change the land use of <i>inter-alia</i> the land bearing Survey No. 65 measuring 2 Acres 15 Guntas from agricultural use to residential use subject to the conditions specified therein; and
50.	Commencement Certificate dated 16.5.2024 issued by Bangalore Development Authority under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of <i>inter-alia</i> the land bearing Survey No. 65 measuring 2 Acres 15 Guntas from agricultural use to residential use subject to the conditions specified therein; and
51.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Agreement to Sell dated 25.03.2022 in respect of land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-1-02749-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore,
52.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited for revocation of the General Power of Attorney dated 25.03.2022 in respect of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-4-00233-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
53.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-1-02748-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
54.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-4-00232-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.

55.	Sale deed dated 12.08.2025, executed by Nisrgadhama Estates Private Limited in favour of Godrej Irismark LLP in respect of lands bearing Survey No.65/2, and Survey No.66/1, duly registered as Document No. SHR-1-2767-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.
56.	Sale deed dated 12.08.2025, executed by D M Shankar in favour of Godrej Irismark LLP in respect of lands bearing Survey No.65/2, and Survey No.66/1, duly registered as Document No.SHR-1-2767-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.
57.	Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited as on 17.02.2026.
58.	Hissa Survey tippani and RR Pakka book issued by the Assistant Director of Land Records for Sub division of land bearing Survey No.65 in to 65/1 and 65/2.
59.	Official Memoranda bearing No.796302, dated 18.11.2025, issued by The Deputy Commissioner, Bangalore Urban District granting conversion of the land bearing Survey No.65/1 from agricultural to non-agricultural residential purposes.
60.	Official Memoranda bearing No.796303, dated 07.11.2025, issued by The Deputy Commissioner, Bangalore Urban District, granting conversion of the land bearing Survey No.65/2 from agricultural to non-agricultural residential purposes.
61.	Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited as on 17.02.2026

C. OUR OBSERVATIONS

I. Flow of Title:

1. On examination of the documents furnished to us, we note that Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bengaluru Urban District in which the land bearing Survey No. 65 is situated was Khayamgutta Inam Village.
2. On the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 ("Act") coming into force, the personal inams and certain miscellaneous inams prevailing in inam village in the State of Karnataka were abolished by way of various notifications of the state government. On publication of Notification bearing No.R.8347-L.S.63-56-2 dated 15.9.1956 in Karnataka Gazette on 20.9.1956, all the lands situated in Khayamgutta Inam Village of Hommadevanahalli including the land bearing Survey No. 65 measuring 2 Acres 15 Guntas (and 3 Guntas of kharab) vested with the then State Government.

3. Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (sons of Mr. Late Muniswamappa) appear to have made an application to the Special Tahsildar for Abolition of Inams, Bangalore South seeking regrant of the land bearing Survey No. 65. The said application was considered in proceedings bearing Case No. 39 (*year specified is not legible*).
4. Pursuant thereto, the Special Deputy Commissioner for Abolition of Inams, Bangalore South passed an Order dated 20.3.1959 whereunder Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy were registered as occupants (as members of joint family) of *inter-alia* the land bearing Survey No. 65 measuring 2 Acres 15 Guntas as they were Khadim Tenants (**Document No. 1**).
5. The Special Deputy Commissioner for Abolition Inams, Bangalore issued an Endorsement dated 11.11.1959 recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the occupants of *inter alia* the land bearing Survey No. 65 measuring 2 Acres 15 Guntas (**Document No. 2**).
6. An extract of Register VIII issued in respect of *inter alia* Survey No. 65 measuring 2 Acres 15 Guntas shows Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the joint holders thereof (**Document No. 3**).

We have not seen an extract of entry made in the Mutation Register pursuant to the aforesaid regrant order. We have been informed that the same is not available.

7. Thereafter, Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy @ Abbaiah Reddy entered into a Partition Deed dated 30.6.1969 partitioning their joint family properties. Under the said partition, the land measuring 2 Acres 8 Guntas in Survey No. 65 and certain other lands were allotted to the share of Mr. Muni Ramaiah Reddy and 10 Guntas was allotted to the share of Mr. Baiya Reddy (**Document No. 4**).

*Entry No. MR 4 of 1969-70 appears to have been made in the Mutation Register recording the change of khata in respect of the land bearing Survey No. 65 pursuant to the aforementioned Partition Deed 30.6.1969. We have not seen an extract of aforesaid entry. The Tahsildar, Bengaluru South Taluk has issued an Endorsement dated 17.11.2014 stating that the entry bearing No. MR 4 of 1969-70 is mutilated (**Document No. 5**).*

The genealogical tree of Late Mr. Muniswamappa shows 3 (three) sons who are parties to the above partition. The genealogical tree is set out in paragraph 9.

8. RTCs issued in respect of the land bearing Survey No. 65 measuring 2 Acres 18 Guntas (including 3 Guntas of Kharab) for the period 1970-71 to 1988-89 reflect the names of Mr. Muni Ramaiah and Mr. Bayyanna as the holders of land having acquired through sale (**Document No. 6**).

It appears that the 'sale deed' referred in RTCs was a sale deed in favor of Mr. Muni Ramaiah and 2 others prior to regrant of land and the above RTCs are not updated after the land was regranted to Mr. Muni Ramaiah and 2 others.

We have not been provided with RTCs issued in respect of land bearing Survey No. 65 measuring 2 Acres 18 Guntas (including 3 Guntas of Kharab) for the period 1967-68 to 1969-70 and 1989-90 to 1996-97 and 2000-01 to 2002-03. It is necessary to secure the same for verification.

9. The Genealogical Tree of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) issued by the Village Accountant, Hulimavu Circle shows his family members as follows (Document No. 7):

- (i) Late Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa Reddy) and his children:
- (a) Mr. Late Venkataswamy Reddy (*name is not clear*) and his wife Mrs. Sarasamma (*name is not clear*) and their children Mr. Bhoomi Reddy, Mrs. Manjula, Mr. Rama Reddy, Mrs. Gajalakshmi;
 - (b) Mr. Ramaswamy Reddy and his children Mr. Ramesh and Mr. Balappa;
 - (c) Mr. Krishna Reddy and his children Mrs. Aruna and Mr. M. K. Nagesh;
 - (d) Mrs. Parvathamma;
 - (e) Mrs. Munithayamma;
 - (f) Mrs. Rukkamma; &
 - (g) Late Mrs. Chowdamma and her children namely Mrs. Bhagyamma, Mrs. Saraswathamma, Mrs. Aruna, Mr. Ramakrishna Reddy and Mr. Rajanna;
- (ii) Mr. Baiya Reddy (son of Late Mr. Muniswamappa Reddy); and
- (iii) Mr. Muni Reddy @ Abbaiah Reddy (son of Late Mr. Muniswamappa Reddy).

We have not been provided with Death Certificate of Late Mr. Muniswamappa. We have been informed that a Death Certificate of Late Mr. Muniswamappa is not available.

10. We also note a few other Genealogical Trees of the family members of Late Mr. Muni Ramaiah Reddy as detailed below:

- (i) Affidavit dated 29.12.2018 sworn to by Mr. R. Ramesh Reddy setting out the family members of his father Mr. Ramaswamy Reddy (son of Mr. Muni Rama Reddy) as follows (Document No. 8):

- (a) Mrs. Lakshmiddevamma (wife of Mr. Ramaswamy Reddy);
- (b) Mr. R. Ramesh Reddy and his wife Mrs. S. Guna and their children Mr. Shashidhar R and Miss Sandhya Reddy R; and
- (c) Mr. Bala Reddy R.

The aforementioned Affidavit provided to us incomplete with first page missing. As informed to us, a complete copy of the aforesaid Affidavit and also the Certificate affirming the Genealogical Tree of Mr. Ramaswamy Reddy as per the above Affidavit issued by the Tahsildar are not available.

- (ii) Certificate dated 11.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Late Mr. Muni Ramaiah Reddy) by the Deputy Tahsildar, Bengaluru South Taluk to be (i) Mrs. Sarasamma (wife Late Mr. Venkataswamy), and their children Mrs. Bhagya, Mr. Bhoomi Reddy, Mrs. V. Manjula, Mr. Rama Reddy and Mrs. Gajalakshmi (**Document No. 9**).
- (iii) Certificate dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Kavitha (wife of Mr. Rama Reddy) and their son Mr. R. Rohit (**Document No. 10**).
- (iv) Certificate bearing No. RD0038208545684 dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Chandrakala (wife of Mr. Bhoomi Reddy) and his children Miss B. Babitha and Miss B. Charitha (**Document No. 11**).
- (v) Certificate dated 11.8.2021 issued by the Deputy Tahsildar, Bengaluru South Taluk recording the family members of Mr. Bala Reddy to be his wife Mrs. Kavitha and their son Mr. Mohan Reddy B (**Document No. 12**).

We note that the aforementioned Certificates setting out the family members of Late Mr. Venkataswamy Reddy, Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy were issued based on Affidavits issued by them respectively. We have been informed that copies of the said Affidavits sworn to by Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy declaring their respectively family members as aforementioned are not available.

We have not seen a Death Certificate of Late Mr. Muni Ramaiah Reddy issued by the concerned authority. We have been informed that the same is not available.

We have also not seen copies of Death Certificates of Late Mr. Venkataswamy Reddy and Late Mrs. Chowdamma (both children of Late Mr. Muni Ramaiah Reddy). As informed to us, the same are not available.

11. Mr. Baiya Reddy appears to have also been known as 'Bya Reddy' / 'Baiyappa' / 'Baiyanna'.
12. We have been provided with an Affidavit sworn to by Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy and grandson of Late Mr. Baiya Reddy) affirming his family members as follows (**Document No. 13**):
 - (a) Late Mr. Baiya Reddy and his wife Late Mrs. Nanjamma;
 - (b) Late Mr. Narasimha Reddy (son of Late Mr. Baiya Reddy) and his wife Late Mrs. Muniyamma and their children are as follows:
 - (i) Mr. Jayarama Reddy (son of Late Mr. Narasimha Reddy), *his wife's name is not legible*, and their daughter Mrs. J. Jyothi and her husband Mr. Ramakrishna;
 - (ii) Mrs. Shanthamma (daughter of Late Mr. Narasimha Reddy) and her husband Late Mr. Sampangirama Reddy;
 - (iii) Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy), his wife Mrs. Subhashini and their sons Mr. Akshay L Reddy & Mr. Rakshith L Reddy; and
 - (iv) Mrs. Radha (daughter of Late Mr. Narasimha Reddy) and her husband Mr. Rajanna Reddy;

The aforesaid Affidavit does not show the daughters of Late Mr. Baiya Reddy who have been referred to in Memorandum of Partition Deed dated 1.5.1991. We have been informed that fresh / updated Genealogical tree of Late Mr. Baiya Reddy is not available.

13. Mr. Venkataswamy Reddy i.e., the son of Mr. Muni Ramaiah Reddy appears to have also been known as 'Venkatashamy'.
14. Mr. Muni Ramaiah Reddy and his sons viz., Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy, partitioned their joint family properties including the land bearing Survey No. 65 as recorded in a Memorandum of Partition dated 12.6.1970 (**Document No. 14**). Under the aforementioned partition, the land bearing Survey No. 65 was allotted in the manner specified herein below:
 - (a) land measuring 1 Acre 2 Guntas was allotted to the share of his son Mr. Venkatashamy Reddy;

- (b) land measuring 30 Guntas allotted to the share of Mr. Krishna Reddy; and
- (c) land measuring 16 Guntas was allotted to the share of Mr. Ramaswamy Reddy.
15. Pursuant thereto, Entry bearing No. MR 11 of 1970-71 was made in the Mutation Register. *We have not seen an extract of aforesaid entry.* The Tahsildar, Bengaluru South Taluk has issued an Endorsement dated 16.8.2024 stating that the aforesaid entry is mutilated (**Document No. 15**).
16. RTC issued in respect of land bearing Survey No. 65 measuring 2 Acres 18 Guntas (including 3 Guntas of kharab) (*period is not legible*) shows that Mr. Muni Ramaiah as ceased to be the holder of 2 Acres 8 Guntas and reflect Mr. Venkataswamy Reddy as the holder of 1 Acre 2 Guntas, Mr. Krishna Reddy as the holder of 30 Guntas and Mr. Ramaswamy Reddy as the holder of 16 Guntas. Mr. Baiya Reddy and children continued to hold 10 Guntas of land.
17. We also note a partition effected amongst Mr. Baiya Reddy and his children as mentioned below as recorded in the Memorandum of Partition dated 1.5.1991 (**Document No. 16**):
- (i) Children of Late Mr. Narayana Reddy viz., Mr. Sampangi Rama Reddy, Mr. Nagaraja Reddy, Mr. Manjunath Reddy, Mr. Somanatha Reddy, Master Ananda Reddy and Master Raghunatha Reddy (Master Ananda Reddy and Master Raghunatha Reddy since minors represented by their mother Mrs. Parvathamma);
- (ii) Mr. Narasimha Reddy; and
- (iii) Mr. Srinivasa Reddy.

In the aforesaid Partition, 10 Guntas in Survey No. 65 and certain other lands were allotted to the share of Mr. Srinivasa Reddy. The above Memorandum of Partition also records that certain other lands have already been gifted to 5 daughters of Mr. Baiyya Reddy.

It appears Mr. Baiya Reddy was also known as Bya Reddy / Baiyappa/Baiyanna.

18. Pursuant thereto, Entry No. MR 5 of 1994-95 was made in the Mutation Register recording the change of khata of Survey No. 65 measuring 10 Guntas and other lands to the name of Mr. Srinivasa Reddy (son of Mr. Baiyya Reddy) (**Document No. 17**).

Sale of Property-VII to Mr. D. M. Shankar

19. Mr. Srinivasa Reddy (son of Mr. Bya Reddy @ Baiyya Reddy) conveyed the land bearing Survey No. 65 measuring 10 Guntas in favor of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda) under the Sale Deed dated 31.1.1996 (**Document No. 18**).

20. Khata in respect of the land bearing Survey No. 65 measuring 10 Guntas was mutated to the name of Mr. D. M. Shankar as recorded in Entry No. MR 4 of 2001-02 made in the Mutation Register (Document No. 19).
21. RTCs issued in respect of land bearing Survey No. 65 measuring 2 Acres 18 Guntas (including 3 Guntas of Kharab) for the period 1997-98 to 1999-2000, 2003-04 to 2004-2011-12 reflect the name of Mr. Venkatarama Reddy as the holder of 1 Acre 2 Guntas, Mr. Krishna Reddy as the holder of 30 Guntas, Mr. Ramaswamy Reddy as holder of 16 Guntas and Mr. D. M. Shankar as the holder of 10 Guntas therein.

Sale of Property- VIII to Nisarga Dhama Estates Private Limited

22. The following family members of Late Mr. Muni Ramaiah Reddy (who was allotted 2 Acres 8 Guntas in Survey No. 65 under partition of 1969) sold various parcels of lands totally measuring 53 Acres 35 Guntas, which includes the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (i.e., **Property- VIII**) to Nisarga Dhama Estates Private Limited ("Nisarga") under the Sale Deed dated 18.12.2003 (Document No. 20).
- (a) Mr. Ramaswamy Reddy (son of Late Mr. Muni Ramaiah Reddy); Mr. Ramesh (son of Mr. Ramaswamy Reddy), Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy);
- (b) Mr. Krishna Reddy (son of Late Mr. Muni Ramaiah Reddy); Mrs. Aruna (daughter of Mr. Krishna Reddy) and Mr. M. K. Nagesh (son of Mr. Krishna Reddy);
- (c) Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), Mrs. Bhagya (daughter of Late Mr. Venkataswamy Reddy), Mrs. Manjula (daughter of Late Mr. Venkataswamy Reddy), Mrs. Gajalakshmi (daughter of Late Mr. Venkataswamy Reddy);
- (d) Mrs. Parvathamma (daughter of Late Mr. Muni Ramaiah), Mrs. Muni Thayamma (daughter of Late Mr. Muni Ramaiah), Mrs. Rukkamma (daughter of Late Mr. Muni Ramaiah); and
- (e) Mrs. Bhagyamma (daughter of Late Mrs. Chowdamma), Mrs. Saraswathamma (daughter of Late Mrs. Chowdamma), Mrs. Aruna (daughter of Late Mrs. Chowdamma), Mr. Ramakrishna Reddy (son of Late Mrs. Chowdamma), Mr. Rajanna (son of Late Mrs. Chowdamma);

The vendors in the above Sale Deed were represented by their Power of Attorney holder Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) under the General Power of Attorney dated 25.1.2001 (Document No. 21).

23. We note from the above Sale Deed that:

- (a) The land owners of Property-VIII had earlier entered into Agreement to Sell dated 3.11.1993/20.3.1995 with Mr. M. K. Vinod Kumar agreeing to sell Property-VIII. *Copies of the said Agreements to Sell are stated to be not available;*
- (b) Mr. M. K. Vinod and three other agreement holders of other lands had intum entered into Agreement dated 20.9.1995 with M/s. Classic Estates, a Partnership Firm and in terms of which the said agreement holders agreed to secure conveyance of lands thereunder from the respective owners to M/s. Classic Estates had intum entered into Agreement dated 20.9.1995 with M/s. Classic Estates, a Partnership Firm (**Document No. 22**);
- (c) M/s. Classic Estates was later converted into a private limited company namely Nisarga Dhama Estates Private Limited; and

The land owners of Property-VIII along with Nisarga and the Agreement Holders being Mr. M. K. Vinod and others executed a Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 (**Document No. 23**), whereunder the parties excluded certain lands from the Agreement to sell and the land owners of Property-VIII acknowledged the receipt of the entire sale consideration towards sale of *inter-alia* Property-VIII.

24. The Assistant Commissioner, Bengaluru Sub-Division passed an Order bearing No. LND (SR) 96 of 2011-12 dated 24.2.2012 to effect khata in respect of *inter-alia* the land bearing Survey No. 65 to the name of Nisarga (**Document No. 24**).
25. Entry No. MR 45 of 2011-12 was made in the Mutation Register recording the grant of permission to change of khata in respect of *inter-alia* the land bearing Survey No. 65 measuring 2 Acres 8 Guntas to the name of Nisarga Dhama Estates Private Limited (**Document No. 25**).
26. RTCs issued in respect of the land bearing Survey No. 65 measuring 2 Acres 18 Guntas (including 3 Guntas of Kharab) for the period 2012-13 to 2024-25 reflect the name of Nisargadhama Estates Private Limited as the holder of 2 Acres 8 Guntas, Mr. D. M. Shankar as the holder of 10 Guntas, and continue to show Mr. Venkatarama Reddy as the holder of 7 Guntas which appears to be an error.
27. Thereafter, Nisarga filed an Appeal bearing No. R.A. No. 363 of 2024-25 before the court of Assistant Commissioner, Bangalore South Sub-Division, Bangalore seeking removal of Mr Venkatarama Reddy as the holder of 7 Guntas in Survey No. 65 in the RTCs and mutate the name of the appellant to an extent of 2 Acres 5 Guntas instead of 2 Acres 8 Guntas; and an order dated 31.1.2025 was passed by the Assistant Commissioner allowing the said appeal by directing the Tahsildar to carry out the required rectifications in the RTCs in respect of the land bearing Survey No. 65 (**Document No. 26**). Accordingly the RTC entries are rectified and erroneous entry Mr. Venkatarama Reddy as the holder of 7 Guntas was removed. The children of brothers of Mr. Ramaswamy Reddy namely Mr. Bhoomi Reddy, Mrs. Babitha B, Miss Charitha B, Mr. Rama Reddy, Mr. Rohit R (son of Mr. Rama Reddy), Mr. Ramesh @ Ramesh Reddy, Mr. Shashidhar R, Miss Sandhya Reddy, Mr. Bala Reddy, Mr. Mohan Reddy, Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi, Mrs. Manjula

executed a Confirmation Deed dated 16.10.2021 in favour of Nisarga stating that (i) family members of Mr. Boomi Reddy, Mr. Rama Reddy, Mr. Ramesh @ Ramesh Reddy and Mr. Bala Reddy specified above were not parties to the Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 and General Power of Attorney dated 25.1.2001 and Sale Deed dated 18.12.2003, (ii) they have executed the Confirmation Deed confirming the terms of all the above documents which are valid and (iii) they have relinquished their ownership in Property-VIII (**Document No. 27**).

28. In the above said manner, Nisarga acquired title to Property-VIII.
29. We have seen Certificate of Incorporation issued by the Registrar of Companies, Bangalore, Karnataka recording the date of incorporation of Nisarga Dhama Estates Private Limited as on 20.11.1995 (**Document No. 28**). The Memorandum of Association of Nisarga records conversion of a partnership firm M/s. Classic Estates into Nisarga Dhama Estates Private Limited (**Document No. 29**).

Exemption granted to Nisarga to purchase agricultural lands

30. It may be noted that prior to 30.12.2020, companies were prohibited from purchasing or holding agricultural lands under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 ("Act"). Section 63 of the Act stipulates ceiling limits for holding of agricultural lands in the hands of various persons.
31. Under Section 109 of the Act, purchase and holding of agricultural lands by companies may be exempted from restrictions specified under Section 79, Section 79B, Section 63 or Section 80 of the Act by the State Government thereby permitting a company to acquire and hold agricultural land (which it otherwise was not entitled to hold) and beyond the ceiling limits prescribed under Section 63 the Act.
32. Nisarga intended to purchase agricultural lands measuring 53 Acres 35 Guntas (which includes Property-VIII) for the purpose of setting up a Floriculture Unit (Floriculture Industrial Park). The said extent proposed to be purchased by Nisarga is within the ceiling limit of 10 Units (equivalent to 54 Acres of D Class lands¹) specified under Section 63 of the Act. However, as Nisarga required exemption from the provisions of Section 79A and 79B to purchase agricultural lands, it made an application under Section 109 of the Act for grant of permission to purchase the aforesaid agricultural lands measuring 53 Acres 35 Guntas for the purpose stated above.
33. Pursuant thereto, the State Government (Undersecretary to the Revenue Department) has by way of its Notification dated 29.4.2003 under Section 109(1)(v)² of the Act permitted

¹ In terms of Schedule 1-Part A & Part B to the Karnataka Land Reforms Act, 1961, 1 Acre of A Class land is equivalent to 5.4 Acres of D Class land (dry land). 1 Unit is equivalent to 1 Acre of A Class land.

² In terms of Section 109 of the Karnataka Land Reforms Act, 1961, the State Government can exempt any agricultural land from certain provisions of the aforesaid enactment. In particular,

Nisarga to purchase agricultural lands totally measuring 53 Acres 35 Guntas comprising of Survey No. 64 measuring 33 Guntas, Survey No. 61 measuring 48 Acres 6 Guntas, **Survey No. 65 measuring 2 Acres 8 Guntas**, Survey No. 66 measuring 1 Acre 34 Guntas and Survey No. 68 measuring 34 Guntas for the purpose of setting up a '**Floriculture Unit (Floriculture Industrial Park)**' subject to the terms and conditions specified in the aforesaid Notification (**Document No. 30**).

34. In the event any condition or restriction stipulated in the above Notification is contravened, the State Government may cancel the permission granted and as penalty the lands purchased under the said permission may be forfeited to the State Government free from all encumbrances in terms of Section 109(2) of the Act.
35. Further, the Proviso to Section 109(2) of the Act (as it reads at present after passing of the Amendment Act No. 9 of 2020) stipulates that the lands purchased under permission granted under Section 109 may be permitted by the State Government to be sold subject to the terms and conditions specified therein.
36. Section 79A, Section 79B and Section 79C of the Act have been omitted from the Act with effect from 1.3.1974 under the Amendment Act No. 56 of 2020. Consequently, reference to 'Sections 79A and 79B' in Section 109 of the Act have also been omitted.
37. As a consequence of the above amendment removing Section 79A and Section 79B of the Act retrospectively with effect from 1.3.1974, the exemption granted under Section 109 of the Act to Nisarga from the provisions of Sections 79A and 79B to purchase agricultural lands measuring 53 Acres 35 Guntas will cease to have any legal effect.
38. Further, it may be noted that the State Government (Revenue Department) under its order dated 24.9.2003 has granted 100% exemption to Nisarga from the payment of stamp duty and registration fees on the sale deed to be executed in respect of the land bearing Survey Nos. 61 to 68 and certain other lands totally measuring 78 Acres 30 Guntas as the lands being purchased were proposed to be utilised for the purpose of floriculture (**Document No. 31**).

Agreements with Godrej Properties Limited

39. Nisarga has later entered into the Agreement to Sell dated 25.3.2022 with Godrej Properties Limited ("**Godrej**") whereunder Nisarga has agreed to convey the land bearing **Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab)**, Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas to Godrej and/or its nominees (**Document No. 32**).

permission may be granted to a non agriculturist to purchase agricultural land for specified purpose mentioned in Section 109 subject to conditions stipulated in the said provision.

Under the aforesaid Agreement to Sell, it has been agreed that Nisarga will have to sell the lands within 30 (thirty) days of completion of the conditions precedent stipulated therein which includes, completion of phodi of Survey Nos. 61/1 and 68/3, conversion of lands and securing change of land use order of the lands for residential purpose.

40. Nisarga has also issued the General Power of Attorney dated 25.3.2022 authorising Godrej to secure various approvals and permissions in relation to conversion, change of land use, khata, phodi and development of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), **the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab)** and the land bearing Survey No. 68 measuring 68/3(p) measuring 34 Guntas (Document No. 33).
41. Later, Godrej and Nisarga have agreed to cancel the transaction accordingly, (i). a Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Agreement to Sell dated 25.03.2022 in respect of land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-1-02749-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 51) and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited for revocation of the General Power of Attorney dated 25.03.2022 in respect of the land bearing Survey No. 61/1(p) measuring 24 Acres 15 Guntas (and 3 Acres 12 Guntas of 'A' kharab and 5 Guntas of 'B' kharab), the land bearing Survey No. 65 measuring 2 Acres 8 Guntas (and 3 Guntas of 'A' kharab) and the land bearing Survey No. 68/3(p) measuring 34 Guntas, registered as Document No. SHR-4-00233-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 52).
42. Mr. D. M. Shankar has entered into Development Agreement dated 25.3.2022 with Godrej for the purpose of development of the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing **Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab)** and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas ("DMS Development Agreement") (Document No. 34).

It may be noted that the aforesaid DMS Development Agreement is for only 7 Guntas in Survey No. 65 and not the 10 Guntas which was purchased by Mr. D. M. Shankar.

43. Pursuant to DMS Development Agreement, Mr. D. M. Shankar has executed the General Power of Attorney dated 25.3.2022 in favor of Godrej with respect to the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas (Document No. 35). Under the said Power of Attorney, Godrej has been authorized to *inter-alia* (i) deal with the subject lands for the purpose of development therein along with the adjoining lands, (ii) sell its share of undivided interest in the land and built up area in the project and (iii) avail loans /construction finance from any banks and

financial institutions or lenders and create security over the subject lands in favor of such lenders.

44. Later, Godrej and D M Shankar have agreed to cancel the transaction accordingly, (i). Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-1-02748-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (**Document No. 53**) and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-4-00232-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (**Document No. 54**).
45. Later, Property-VII and Property VIII have been subjected to hissa Survey and Property-VII was assigned with new Survey No.65/1 which was owned by D M Shjankar and Property-VIII was assigned with Survey No.65/2 which was owned by Nisarga.
46. DM Shankar being the absolute owner of the Property-VII has conveyed the same in in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2769-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (**Document No. 56**).
47. Nisarga being the absolute owner of the Property-VIII has conveyed the same in in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2767-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (**Document No. 55**).
48. The Godrej Irismark LLP was later converted into a private limited company namely Godrej Irismark Private Limited. We have seen a Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited ('**Godrej Irismark**') as on 17.02.2026 (**Document No.61**)
49. Thus, Godrej Irismark Private Limited acquired title to the Property-VII and Property-VIII.

II. Revenue Records & Endorsements:

50. Details of RTCs issued in respect of the land bearing Survey No. 65 measuring 2 Acres 18 Guntas (including 3 Guntas of Kharab) are set out in Section I above.
51. Entry No. MR 39 of 2011-12 and Entry No. MR 43 of 2011-12 were made in the Mutation Register which refer to Order passed by Assistant Commissioner bearing No. RRT CR (M) 58 of 2009-10 (**Document No. 36 and 37**).

We have also not been provided with a copy of Order passed by Assistant Commissioner in proceedings bearing No. RRT CR (M) 58 of 2009-10. It is necessary to secure the same for verification. It appears that the said order is for specifying the nature of kharab ('A' & 'B') in the RTCs.

52. Moola Tippyany issued for Survey No. 65 shows shape of the said land (**Document No. 38**).

A copy of Moola Tippyany is incomplete and a complete copy of the same is required for verification.

53. Secondary Reclassification Tippyany dated 25.6.1958 records the following (**Document No. 39**)

- (i) Mr. Muni Ramaiah as the holder (*karda*).
- (ii) The total extent of land in Survey No. 65 is 1 Acre 6 Guntas of dry land (without kharab) and 1 Acre 12 Guntas of garden land (including 3 Guntas of kharab).
- (iii) 3 Guntas of kharab is in the nature of kaluve. However, the sketch as part of Secondary Reclassification Tippyany does not indicate any water source.

We have also been informed that (i) Index of land and (ii) Records of Rights in respect of the land bearing Survey No. 65 are not available.

54. Revision Settlement Akarband issued in respect of land bearing Survey No. 65 shows the total extent therein as 2 Acres 18 Guntas (including 3 Guntas of 'B' Kharab) (**Document No. 40**).

55. Hissa Survey tippani and RR Pakka book reflects sub division of the land bearing Survey No.65 in to 65/1 and 65/2.

56. Map of Hommadevanahalli Village shows that a Lake is located on the northern side of the said land (**Document No. 41**).

Kharab Utharu issued in respect of Survey No. 65 showing the nature and location of kharab therein is not available.

57. We have been provided with the following Endorsements:

- (i) Endorsement dated 18.7.2019 was issued by the Assistant Commissioner, Bangalore South Taluk stating that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 65 (**Document No. 42**). *The said endorsement also records that the extents specified in Column No. 3 of RTC do not match with the extents mentioned in Column No. 6 of the RTCs.*

- (ii) Endorsement dated 16.7.2019 was issued by the Assistant Commissioner Bangalore South Sub- Division stating that no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 65 (Document No. 43).
- (iii) Endorsement dated 8.7.2019 was issued by the Tahsildar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing Survey No. 65 measuring 2 Acres 15 Guntas in Form 7 and 7A under the Karnataka Land Reforms Act, 1961 (Document No. 44).

III. Tax Paid Receipts:

We have not seen receipts evidencing payment of tax on Property-VII & VIII. It is necessary to secure the same for verification.

IV. Acquisitions:

58. We note the following Endorsements in respect of any acquisition of Property-VII & VIII:

- (a) Endorsement dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board ("KIADB"), Bengaluru stating that *inter alia* the land bearing Survey No. 65 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 45); and
- (b) Endorsement dated 4.10.2024 was issued by the Special Land Acquisition Officer, Karnataka Housing Board ("KHB"), Bengaluru stating that *inter alia* the land bearing Survey No. 65 of Hommadevanahalli was not acquired by KHB for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 46).
- (c) Endorsement dated 24.9.2024 was issued by the Special Land Acquisition Officer, National Highways Authority of India ("NHAI"), Bengaluru stating that *inter alia* the land bearing Survey No. 65 measuring 2 Acres 15 Guntas of Hommadevanahalli was not acquired for NH-44 (old no.7) Bengaluru-Hosur Road as on the date of issuance of the aforesaid endorsement (Document No. 47).

V. Litigation:

59. *We have been informed that there are no litigations that have been initiated/pending/disposed off in respect of Property-VII & VIII.*

VI. Encumbrances and Mortgages:

Encumbrances Certificates:

60. Encumbrance Certificates issued in respect of the land bearing Survey No. 65 for the period 15.2.1957 to 31.3.2004, 1.4.2004 to 20.5.2019, 1.4.2019 to 24.11.2021 and 1.4.2019 to 22.3.2025, and 01.04.2004 to 27.04.2026 reflect only the registered transactions effected during that period other (Document No. 48).
61. *We have not been provided with Encumbrance Certificates issued in respect of the land bearing Survey No. 65/1 measuring 1 acre 8 guntas and 65/2 measuring 10 Guntas for the period 28.04.2026 to till date. It is necessary to secure the same for verification.*

Mortgages/Charges:

- VII.** *We have been informed that there are no mortgages created/subsisting over any portion of Property-VII & VIII.*

VIII. Land Use:

The land use of the land bearing Survey No. 65 is regulated by BDA and BDA has issued the Revised Master Plan - 2015 ("RMP"). We note from the RMP that the entire portion of the land bearing Survey No. 65 is located in 'Agricultural' zone.

62. Based on an application made by Nisarga and other land owner seeking change of land use of the land bearing **Survey No. 65 measuring 2 Acres 15 Guntas**, Survey No. 64 measuring 33 Guntas, Survey No. 6/51 measuring 26 Acres 15.06 Guntas (including 2 Acres 28 Guntas of 'A' kharab, excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards Peripheral Ring Road), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas, 61/8 measuring 1 Acre 4 Guntas, Survey No. 65 measuring 2 Acres 15 Guntas, Survey No. 66 measuring 2 Acres 35 Guntas and Survey No. 68 measuring 34 Guntas totally measuring 35 Acres 17.06 Guntas from agricultural use to residential use, the Government of Karnataka through the Chief Secretary of Urban Development Department issued its Approval to change the land use of the aforementioned lands under Section 14A of the Karnataka Town and Country Planning Act, 1961 from agricultural use to residential purpose (Document No. 49). The said approval was granted subject to conditions stipulated therein.
63. Pursuant to the aforementioned approval, BDA issued the Commencement Certificate dated 16.5.2024 under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of *inter-alia* the Property-VII & VIII from agricultural use to residential purpose subject to the conditions specified therein (Document No. 50).
64. The Deputy Commissioner, Bangalore Urban District has issued Official Memoranda bearing No.796302, dated 18.11.2025, granting conversion of the land bearing Survey No.65/1 from agricultural to non-agricultural residential purposes.

65. The Deputy Commissioner, Bangalore Urban District has issued Official Memoranda bearing No.796303, dated 07.11.2025, granting conversion of the land bearing Survey No.65/2 from agricultural to non-agricultural residential purposes.

E-khata has to be obtained in respect of the Property IX & X in the name of the present owner.

IX. Public Notice and Verification of Originals:

66. We have issued public notices published in Vijaya Karnataka (a Kannada daily) and The Times of India, Bengaluru (an English daily) Newspapers, both dated 3.7.2024 seeking objections from any person on the title to *inter-alia* the land bearing Survey No. 65 measuring 2 Acres 15 Guntas (***Document No. 51***). We have not received any objection to the said public notice as on date.
67. We have not received any objection as on date to the said public notice.
68. *We have not verified originals of the documents in relation to Property-VII & VIII that are listed in Section B of this report.*

D. CONCLUSION

Subject to our observations made hereinabove we are of the opinion that Godrej Irismark Private Limited (formerly known as Godrej Irismark LLP) has *valid and marketable title* to the residentially converted lands bearing (i).**Survey No. 65/1 measuring 2 Acres 5 Guntas;** (ii). **Survey No. 65/2 measuring 10 Guntas**, situated at Hommadevanahalli Village, Begur Hobli, Bengaluru South, Bengaluru Urban District.

For Adbika Legal



Ranganatha S
Advocate

DISCLAIMER

1. This Title Report has been prepared at the request of and for the sole use by Godrej Irismark LLP.
2. The Title Report has been prepared based on the photocopies of the documents furnished to us. We have not conducted an independent verification on the documents or information provided to us with records of the jurisdictional sub-registrar, revenue authorities, and courts or with any other external sources.
3. Where the genealogical trees of a person setting out his family members are not made available, it is assumed that all members of the family who are necessary parties to any partition / transfer of the property were adequately represented in such partition / transfer.
4. We have drawn our conclusions in the Title Report based solely on the documents furnished to us. Where requested documents have not been made available due to any reason, our opinion may change on verification of such documents.

SURVEY NO. 66/1 (1 ACRE 08 GUNTAS)
SURVEY NO. 66/2 (1 ACRE 27 GUNTAS)

A. DESCRIPTION OF THE PROPERTY

The subject matter of this Report comprises of the following parcels of residentially converted land totally measuring 2 Acres 35 Guntas situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District

- i. All that piece and parcel of immovable property bearing **Survey No. 66/1** [old Survey No.66] admeasuring **01 Acre and 08 Guntas**, being duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 796305, dated 07.11.2025, issued by the office of the Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : The land bearing Survey No. 61 of Hommadevanahalli Village;
West by : The Survey No. 66/2 of Hommadevanahalli village;
North by : The land bearing Survey No. 61 of Hommadevanahalli Village; and
South by : Vaderahalli village boundary;

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property-IX**";

- ii. All that piece and parcel of immovable property bearing **Survey No. 66/2** [old Survey No.66] measuring **01 Acre and 27 Guntas** (excluding 03 Guntas of 'B' kharab land), being duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 796306, dated 29.10.2025, issued by the office of the Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore and is bounded as follows:

- East by : The land bearing Survey No. 66/1 of Hommadevanahalli Village;
West by : The land bearing Survey No. 67 of Hommadevanahalli village;
North by : The land bearing Survey No. 65 of Hommadevanahalli Village; and
South by : Vaderahalli village boundary;

(Boundaries mentioned above are as per the Sale deed dated 12.08.2025)

hereinafter referred to as "**Property-X**";

Property IX to Property X are collectively referred to as "Property IX & X".

B. DOCUMENTS EXAMINED

In connection with the above, we have been furnished with and have examined photocopies of the following documents:

Sl. No.	Particulars
1.	Order Sheet of Case No. 39 of (year is not legible) recording regrant of <i>inter-alia</i> the land bearing Survey No. 66 measuring 2 Acres 35 Guntas under the Mysore (Personal and Miscellaneous) Inams Abolitions Act, 1954 jointly in favour of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (all sons of Mr. Muniswamappa) by the Special Deputy Commissioner for Abolition of Inam, Bangalore;
2.	Endorsement dated 11.11.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore stating that Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy have been jointly registered as occupants of <i>inter alia</i> the land bearing Survey No. 66 measuring 2 Acres 35 Guntas;
3.	Extract of Register VIII recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the holders of the land bearing Survey No. 66 measuring 2 Acres 35 Guntas;
4.	Partition Deed dated 30.6.1969 executed by Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy in respect of their joint family properties, registered as Document No. 1663/1969-70, Volume No. 767 at Pages 61-69 in the office of the Sub-Registrar Bangalore Taluk;
5.	Record of Rights, Tenancy and Crop Inspection ("RTC") issued in respect of the land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of kharab) for the period 1970-71 to 1988-89 and 1997-98 to 2023-24;
6.	Genealogical Tree setting out the family members of Late Mr. Muniswamappa Reddy (father of Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy) authenticated on 30.11.2003 by the Village Accountant, Hulimavu Circle, Bangalore South Taluk;
7.	<i>Incomplete</i> Affidavit (notarized) sworn to by Mr. R. Ramesh Reddy dated 29.12.2018 setting out the family members of his father Mr. Ramaswamy Reddy (son of Late Mr. Muni Rama Reddy);
8.	Certificate bearing No. RD0038208545935 dated 13.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Late Mr. Muni Ramaiah Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;

9.	Certificate bearing No. RD0038208347805 dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
10.	Certificate bearing No. RD0038208545684 dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
11.	Certificate bearing No. RD0038208545540 dated 11.8.2021 affirming the family members of Mr. Bala Reddy (son of Late Mr. Ramaswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk;
12.	Endorsement bearing No. RK.CR. 6-72957 of 2014-15 dated 17.11.2014 issued by the Tahsildar, Bengaluru South Taluk stating Entry No. MR 4 of 1969-70 is mutilated;
13.	Memorandum of Partition dated 12.6.1970 executed by and amongst Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa), Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy (sons of Mr. Muni Ramaiah Reddy) in respect of their joint family properties;
14.	Endorsement bearing No. RK/C.R/34343/2024-25 dated 16.8.2024 issued by the Tahsildar, Bengaluru South Taluk stating that the Entry No. MR 11 of 1970-71 is mutilated;
15.	Affidavit dated 25.4.2016 sworn to by Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy and grandson of Late Mr. Baiya Reddy) setting out his family members before Mr. L. Puttaraju, Advocate and Notary, Bengaluru;
16.	Memorandum of Partition dated 1.5.1991 executed by and amongst Mr. Baiya Reddy and his family members i.e., (i) children of Late Mr. Narayana Reddy viz., Mr. Sampangi Rama Reddy, Mr. Nagaraja Reddy, Mr. Manjunath Reddy, Mr. Somanatha Reddy, Master Ananda Reddy and Master Raghunatha Reddy (Master Ananda Reddy and Master Raghunatha Reddy being represented by their mother Mrs. Parvathamma), (ii) Mr. Narasimha Reddy and (iii) Mr. Srinivasa Reddy;
17.	Memorandum of Partition dated 6.6.1994 executed by and amongst Mr. Narasimha Reddy and his sons Mr. Jayaram Reddy and Mr. Lokesh Reddy;
18.	Extract of Entry No. MR 2 of 1994-95 made in the Mutation Register recording grant of permission to change of khata in respect of the (i) land bearing Survey No. 66 measuring 32.5 Guntas to the name of Mr. Jayarama Reddy (son of Mr. Narasimha Reddy) and (ii) the land bearing Survey No. 61 measuring 29 Guntas to the name of Mr. Lokesh;
19.	Extract of Entry No. MR 3 of 2001-02 made in the Mutation Register recording Mr. Lokesh as the holder of the land bearing Survey No. 61 measuring 29 Guntas and the land bearing Survey No. 66 measuring 15.5 Guntas;

20.	Sale Deed dated 5.1.1996 executed Mr. Jayarama Reddy (son of Mr. Narasimha Reddy) in favour of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda) registered as Document No. 9418 of 1995-96, stored in CD No. 5/95-96 of 1998-99 in the office of Sub-Registrar, Bangalore South;
21.	Extract of Entry No. MR 7 of 2002-03 made in the Mutation Register recording grant of permission to change of khata in respect of 32.5 Guntas in Survey No. 66 to the name of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda);
22.	Sale Deed dated 17.1.1996 executed by Mr. Lokesh Reddy (son of Mr. Narasimha Reddy) in favour of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), registered as Document No. 9796 of 1995-96, stored in CD No. 10/95-96 of 1998-99 in the office of the Sub-Registrar, Bangalore South;
23.	Extract of Entry No. MR 8 of 2002-03 made in the Mutation Register recording grant of permission to change khata in respect of 15.5 Guntas in Survey No. 66 to the name of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda);
24.	Sale Deed dated 18.12.2003 executed by Mr. Ramaswamy Reddy, Mr. Krishna Reddy (son of Late Mr. Muni Ramaiah Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Late Venkataswamy Reddy), Mr. Ramesh (son of Mr. Ramaswamy Reddy), Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), Mr. M. K. Nagesh (son of Mr. Krishna Reddy), Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), Mrs. Parvathamma (wife of Mr. C. Muni Reddy), Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), Mrs. Rukkamma (wife of Mr. Channappa Reddy), Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), Mrs. Aruna (wife of Mr. Krishna Reddy), Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), Mr. Rajanna (son of Mr. Venkataswamy Reddy), Mrs. Bhagya (wife of Mr. G. K. Ramesh), Mrs. Manjula (wife of Mr. Chandrashekhara Reddy), Mrs. Gajalakshmi (wife of Mr. Narasa Reddy), Mrs. Aruna (wife of Mr. Keshava Reddy & daughter of Mr. Krishna Reddy) (all being represented by their Power of attorney Holder Dr. N. Venugopala Reddy) in favour of Nisargadhama Estates Private Limited, registered as Document No. 18829 of 2003-04, stored in CD Bo. 124, in the office of the Sub-Registrar, Bangalore South Taluk;
25.	General Power of Attorney dated 25.1.2001 executed by Mr. Ramaswamy Reddy, Mr. Krishna Reddy (son of Late Mr. Muni Ramaiah Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Ramesh (son of Mr. Ramaswamy Reddy), Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), Mr. M. K. Nagesh (son of Mr. Krishna Reddy), Mrs. Sarasamma (wife of Late Mr. Venkataswamy Reddy), Mrs. Parvathamma (wife of Mr. C. Muni Reddy), Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), Mrs. Rukkamma (wife of Mr. Channappa Reddy), Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), Mrs. Aruna (wife of Mr. Krishna Reddy), Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), Mr. Rajanna (son of Mr. Venkataswamy Reddy), Mrs. Bhagya (wife of Mr. G. K. Ramesh), Mrs. Manjula

	(wife of Mr. Chandrashekhar Reddy), Mrs. Gajalakshmi (wife of Mr. Narasa Reddy), Mrs. Aruna (wife of Mr. Keshava Reddy & daughter of Mr. Krishna Reddy) appointing Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) and Mr. D. M. Purnesh (son of Late Mr. Manje Gowda) as their attorneys, registered as Document No. BNG (U)- BLR (S) 545 2003-04, of Book IV, stored in CD No. 122 in the office of the Sub-Registrar Bangalore South Taluk;
26.	Agreement dated 20.9.1995 executed by and amongst M/s. Classic Estates (represented by its Partners Dr. N. Venugopala and Mr. D. M. Purnesh), Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda);
27.	Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 executed by and amongst Mr. Ramaswamy Reddy, Mr. Krishna Reddy (son of Late Mr. Muni Ramaiah Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Ramesh (son of Mr. Ramaswamy Reddy), Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy), Mr. M. K. Nagesh (son of Mr. Krishna Reddy), Mrs. Saraswamma (wife of Late Mr. Venkataswamy Reddy), Mrs. Parvathamma (wife of Mr. C. Muni Reddy), Mrs. Muni Thayamma (wife of Mr. Krishna Reddy), Mrs. Rukkamma (wife of Mr. Channappa Reddy), Mrs. Bhagyamma (wife of Mr. S. K. Govindappa), Mrs. Saraswathamma (wife of Mr. Jayarama Reddy), Mrs. Aruna (wife of Mr. Krishna Reddy), Mr. Ramakrishna Reddy (son of Mr. Venkataswamy Reddy), Mr. Rajanna (son of Mr. Venkataswamy Reddy), Mrs. Bhagya (wife of Mr. G. K. Ramesh), Mrs. Manjula (wife of Mr. Chandrashekhar Reddy), Mrs. Gajalakshmi (wife of Mr. Narasa Reddy), Mrs. Aruna (wife of Mr. Keshava Reddy daughter of Mr. Krishna Reddy) as owners Nisarga Dhama Estates Private Limited as Promoter and Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda), Mr. D. N. Ramesh (son of Mr. Nanje Gowda), Mr. H. B. Rajagopal (son of Mr. Byre Gowda) and Mr. M. K. Vinod (son of Mr. Kalasappa Gowda) as Agreement Holders;
28.	Extract of Entry No. MR 45 of 2011-12 made in the Mutation Register recording grant of permission to change khata in respect of <i>inter-alia</i> the land bearing Survey Nos. 66 measuring 1 Acre 27 Guntas to the name of Nisarga Dhama Estates Private Limited;
29.	Confirmation Deed dated 16.10.2021 executed by (i) Mr. Bhoomi Reddy and his daughters Miss B. Babitha & Miss Charitha B, (ii) Mr. Rama Reddy and his son Mr. R. Rohit, (iii) Mr. Ramesh @ Ramesh Reddy and his children Mr. R. Shashidhar & Miss Sandhya Reddy, (iv) Mr. Bala Reddy and his son Mr. Mohan Reddy and (v) daughters of Late Mr. Venkataswamy Reddy viz., Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi & Mrs. Manjula in favour of Nisarga Dhama Estates Private Limited, registered as Document No. BGR-1-06202-2021-22 (stored in CD No. BGRD1010) in the office of Sub-Registrar, Jayanagar (Begur);
30.	Certificate of Incorporation dated 20.11.1995 of Nisarga Dhama Estates Private Limited issued by the Registrar of Companies, Bangalore, Karnataka;

31.	Memorandum of Association of Nisarga Dhama Estates Private Limited;
32.	Notification dated 29.4.2003 issued by the State Government (Under Secretary, Revenue Department) granting permission to Nisarga Dhama Estates Private Limited under Section 109 of the Karnataka Land Reforms Act, 1961;
33.	Order bearing No. RD 9 MNM03 dated 24.9.2003 passed by the State Government (Under Secretary, Revenue Department);
34.	Development Agreement dated 25.3.2022 executed by and between Nisarga Dhama Estates Private Limited and Godrej Properties Limited in respect of the land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66 measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. JAY-1-09605-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
35.	General Power of Attorney dated 25.3.2022 executed by Nisarga Dhama Estates Private Limited in favor of Godrej Properties Limited in respect of the land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66 measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. JAY-4-00933-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
36.	Development Agreement dated 25.3.2022 executed by and between Mr. D. M. Shankar and Godrej Properties Limited in respect of the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. JAY-1-09604-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
37.	General Power of Attorney dated 25.3.2022 executed by Mr. D. M. Shankar in favor of Godrej Properties Limited in respect of the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. JAY-4-00932-2021-22 (stored in CD No. JAYD1196) in the office of the Senior Sub-Registrar, Jayanagar, Bengaluru;
38.	Extract of Entry No. MR 39 of 2011-12 made in the Mutation Register;
39.	Extract of Entry No. MR 43 of 2011-12 made in the Mutation Register;
40.	Moola Tippyany issued in respect of the land bearing Survey No. 66;
41.	Secondary Reclassification Tippyany dated 5.6.1958 issued in respect of the land bearing Survey No. 66;

42.	Revision Settlement Akarband issued in respect of the land bearing Survey No. 66;
43.	Map of Hommadevanahalli Village;
44.	Endorsement bearing No. L.R.F. (B)/ CR/ 68/2019-20 dated 18.7.2019 issued by the Assistant Commissioner, Bangalore South Taluk stating that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 66 measuring 5 Guntas and 1 Acre 27 Guntas and 1 Acre 8 Guntas;
45.	Endorsement PTCL/CR (A)/103 of 2019-20 dated 16.7.2019 issued by the Assistant Commissioner Bangalore South Sub- Division stating that no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 66 measuring 5 Guntas and 1 Acre 27 Guntas and 1 Acre 8 Guntas;
46.	Endorsement bearing No. RD0038208400784 dated 8.7.2019 issued by the Tahsildar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing Survey No. 66 measuring 2 Acres 35 Guntas in Form 7 and 7A under the Karnataka Land Reforms Act, 1961;
47.	Endorsement bearing No. Bangalore/LAQ-2/1242/2019-20 dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 66 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement;
48.	Endorsement bearing No. KHB/LAQ/Hommevanahalli (64 & others) / 2024-25 dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 66 of Hommadevanahalli was not acquired by Karnataka Housing Board for any of its projects as on the date of issuance of the aforesaid endorsement;
49.	Endorsement bearing No. LAQ/NH-44(Old No. 07)/BH/CR/18/2024-25 dated 24.9.2024 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bengaluru stating that <i>inter alia</i> the land bearing Survey No. 66 measuring 2 Acres 35 Guntas of Hommadevanahalli was not acquired for NH-44 (old no.7) Bengaluru-Hosur Road as on the date of issuance of the aforesaid endorsement;
50.	Memorandum of Appeal dated 30.7.2024 numbered as R. A. No. 364 of 2024-25 filed before the court of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore by Nisarga Dhama Estates Private Limited against the Tahsildar;
51.	Letter bearing No. R. A. (S) 364 of 2024-25 dated 28.10.2024 issued by the Assistant Commissioner, Bangalore South Sub-Division in favour of the Tahsildar, Bangalore South Taluk;

52.	Order dated 11.2.2025 passed in appeal bearing No. R. A. (S) 364 of 2024-25 by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
53.	Corrigendum Order dated 25.3.2025 passed in appeal bearing No. R. A. (S) 364 of 2024-25 by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
54.	Encumbrance Certificates issued in respect of the land bearing Survey No. 66 for the period 15.2.1957 to 31.3.2004, 1.4.2004 to 20.5.2019, 1.4.2019 to 28.11.2021 and 1.4.2004 to 22.3.2025;
55.	Sale deed dated 27.4.2018 executed by Mr. M. Abdul Basheer @ Mr. M. A. Baseer conveying the land bearing Site No. 19 out of V.P. Katha No. 66 House List No.19 in favour of Mr. Naveen Kumar N, registered as Document No. BMH-1-00958-2018-19 (stored in CD No. BMHD788) in the office of Sub-Registrar, Jayanagar (Bommanahalli);
56.	Approval 15.3.2024 issued by the Government of Karnataka through the Chief Secretary of Urban Development Department recording grant of permission to change the land use of <i>inter-alia</i> the land bearing Survey No. 66 measuring 2 Acres 35 Guntas from agricultural use to residential use subject to the conditions specified therein;
57.	Endorsement bearing No. A7 <i>bhoomi.maha.CR</i> dated 22.7.2025 issued by the Office of the Deputy Conservator of Forests, Bengaluru based on an application made under Right to Information Act, 2005 stating that there is no forest land in <i>inter-alia</i> Survey No. 66;
58.	Commencement Certificate dated 16.5.2024 issued by Bangalore Development Authority under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of <i>inter-alia</i> the land bearing Survey No. 66 measuring 2 Acres 35 Guntas from agricultural use to residential use subject to the conditions specified therein; and
59.	Commencement Certificate dated 16.5.2024 issued by Bangalore Development Authority under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of <i>inter-alia</i> the land bearing Survey No. 65 measuring 2 Acres 15 Guntas from agricultural use to residential use subject to the conditions specified therein;
60.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-1-02751-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
61.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited revoking the General Power of Attorney

	dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-4-00231-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
62.	Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-1-02748-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
63.	Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-4-00232-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore.
64.	Sale deed dated 12.08.2025, executed by Nisrgadhama Estates Private Limited in favour of Godrej Irismark LLP in respect of lands bearing Survey No.65/2, and Survey No.66/1, duly registered as Document No. SHR-1-2767-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.
65.	Sale deed dated 12.08.2025, executed by D M Shankar in favour of Godrej Irismark LLP in respect of lands bearing Survey No.65/2, and Survey No.66/1, duly registered as Document No.SHR-1-2767-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore.
66.	Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited as on 17.02.2026.
67.	Hissa Survey tippani and RR Pakka book issued by the Assistant Director of Land Records for Sub division of land bearing Survey No.66 in to 66/1 and 66/2.
68.	Official Memoranda bearing No.796305, dated 07.11.2025, issued by The Deputy Commissioner, Bangalore Urban District granting conversion of the land bearing Survey No.66/1 from agricultural to non-agricultural residential purposes.
69.	Official Memoranda bearing No.796306, dated 29.10.2025, issued by The Deputy Commissioner, Bangalore Urban District, granting conversion of the land bearing Survey No.66/2 from agricultural to non-agricultural residential purposes.

C. OUR OBSERVATIONS

I. Flow of Title:

1. On examination of the documents furnished to us, we note that Hommadevanahalli Village, Begur Hobli, Bangalore South Taluk, Bengaluru Urban District in which the land bearing Survey No. 66 is situated was Khayamgutta Inam Village.
2. On the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 coming into force, the personal inams and certain miscellaneous inams prevailing in inam village in the State of Karnataka were abolished by way of various notifications of the state government. On publication of Notification bearing No. R. 8347-L.S.63-56-2 dated 15.9.1956 in Karnataka Gazette on 20.9.1956, all the lands situated in Khayamgutta Inam Village of Hommadevanahalli Village including the land bearing Survey No. 66 measuring 2 Acres 35 Guntas (and 3 Guntas of 'B' Kharab) vested with the then State Government.
3. Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy (sons of Mr. Muniswamappa) appear to have made an application to the Special Tahsildar for Abolition of Inams, Bangalore South seeking regrant of the land bearing Survey No. 66 measuring 2 Acres 35 Guntas. The said application was considered in proceedings bearing Case No. 39 of (year specified is not clear).
4. Pursuant thereto, the Special Deputy Commissioner for Abolition of Inams, Bangalore South passed an Order dated 20.3.1959 whereunder Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy were registered as occupants (as members of joint family) of *inter-alia* the land bearing Survey No. 66 measuring 2 Acres 35 Guntas as they were Khadim Tenants (**Document No. 1**).
5. The Special Deputy Commissioner for Abolition Inams, Bangalore issued an Endorsement dated 11.11.1959 recording Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the occupants of *inter alia* the land bearing Survey No. 66 measuring 2 Acres 35 Guntas (**Document No. 2**).
6. An extract of Register VIII issued in respect of *inter alia* the land bearing Survey No. 66 measuring 2 Acres 35 Guntas shows Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy as the joint holders thereof (**Document No. 3**).

We have been informed that an extract of entry made in the Mutation Register in the names of the re-grantees pursuant to the aforesaid regrant order is not available.

7. Thereafter, Mr. Muni Ramaiah Reddy, Mr. Baiya Reddy and Mr. Muni Reddy @ Abbaiah Reddy entered into a Partition Deed dated 30.6.1969 partitioning their joint family properties. Under the said partition, the land measuring 1 Acre 34 Guntas in Survey No. 66 and certain other lands were allotted to the share of Mr. Muni Ramaiah Reddy and remaining extent of 1 Acre 4 Guntas and certain other lands were allotted to the share of Mr. Baiya Reddy (**Document No. 4**).

The genealogical tree of Late Mr. Muniswamappa shows 3 (three) sons who are parties to the above partition. The genealogical tree is set out in paragraph 9.

8. RTCs issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of kharab) for the period 1970-71 till 1988-89 reflect the names of Mr. Muni Ramaiah and Mr. Baiyappa as the holders of land having acquired through sale (Document No. 5).

It appears that the 'sale deed' referred in RTCs was a sale deed in favor of Mr. Muni Ramaiah and 2 others prior to regrant of land and the above RTCs are not updated after the land was regranted to Mr. Muni Ramaiah and 2 others.

We have not been provided with RTC issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of kharab) for the period 1967-68 to 1969-70. It would be necessary to secure an Endorsement issued by the Tahsildar stating that RTCs for the aforesaid period are not available.

9. The Genealogical Tree of Late Mr. Muniswamappa Reddy (father of Late Mr. Muni Ramaiah Reddy, Baiya Reddy and Mr. Muni Reddy) issued by the Village Accountant, Hulimavu Circle shows the names of his family members as follows (Document No. 6):

- (i) Late Mr. Muni Ramaiah Reddy (son of Late Mr. Muniswamappa Reddy) and his children:
- (a) Late Mr. Venkataswamy Reddy (*name is not clear*) and his wife Mrs. Sarasamma (*name is not clear*) and their children Mr. Bhoomi Reddy, Mrs. Manjula, Mr. Rama Reddy and Mrs. Gajalakshmi;
 - (b) Mr. Ramaswamy Reddy and his children Mr. Ramesh and Mr. Balappa;
 - (c) Mr. Krishna Reddy and his children Mrs. Aruna and M. K. Nagesh;
 - (d) Mrs. Parvathamma;
 - (e) Mrs. Munithayamma;
 - (f) Mrs. Rukkamma; &
 - (g) Late Mrs. Chowdamma and her children namely Mrs. Bhagyamma, Mrs. Saraswathamma, Mrs. Aruna, Mr. Ramakrishna Reddy and Mr. Rajanna;
- (ii) Mr. Baiya Reddy (son of Late Mr. Muniswamappa Reddy); and
- (iii) Mr. Muni Reddy @ Abbaiah Reddy (son of Late Mr. Muniswamappa Reddy).

We have not been provided with Death Certificate of Mr. Muniswamappa. We have been informed that a copy of Death Certificate of Mr. Muniswamappa is not available.

10. We also note a few other Genealogical Trees of the family members of Late Mr. Muni Ramaiah Reddy as detailed below:

(i) Affidavit dated 29.12.2018 sworn to by Mr. R. Ramesh Reddy setting out the family members of his father Mr. Ramaswamy Reddy (son of Late Mr. Muni Rama Reddy) as follows (**Document No. 7**):

- (a) Mrs. Lakshmiddevamma (wife of Mr. Ramaswamy Reddy);
- (b) Mr. R. Ramesh Reddy and his wife Mrs. S. Guna and their children Mr. Shashidhar R and Miss Sandhya Reddy R; and
- (c) Mr. Bala Reddy R.

The aforementioned Affidavit provided to us incomplete with first page missing. As informed to us, a complete copy of the aforesaid Affidavit and also a Certificate affirming the Genealogical Tree of Mr. Ramaswamy Reddy as per the above Affidavit issued by the Tahsildar are not available.

(ii) Certificate dated 13.8.2021 affirming the family members of Late Mr. Venkataswamy (son of Late Mr. Muni Ramaiah Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be (i) Mrs. Sarasamma (wife Late Mr. Venkataswamy), and their children Mrs. Bhagya, Mr. Bhoomi Reddy, Mrs. V. Manjula, Mr. Rama Reddy and Mrs. Gajalakshmi (**Document No. 8**).

(iii) Certificate dated 12.2.2019 affirming the family members of Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Kavitha (wife of Mr. Rama Reddy) and their son Mr. R. Rohit (**Document No. 9**).

(iv) Certificate dated 11.8.2021 affirming the family members of Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy) issued by the Deputy Tahsildar, Bengaluru South Taluk to be Mrs. Chandrakala (wife of Mr. Bhoomi Reddy) and his children Miss B. Babitha and Miss B. Charitha (**Document No. 10**).

(v) Certificate dated 11.8.2021 issued by the Deputy Tahsildar, Bengaluru South Taluk recording the family members of Mr. Bala Reddy to be his wife Mrs. Kavitha and their son Mr. Mohan Reddy B (**Document No. 11**).

We note that the aforementioned Certificates setting out the family members of Late Mr. Venkataswamy Reddy, Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy were issued based on Affidavits issued by them respectively. We have been informed that copies of the said Affidavits sworn to by Mr. Bhoomi Reddy, Mr. Bala Reddy and Mr. Rama Reddy declaring their respectively family members as aforementioned are not available.

We have been informed that (i) Death Certificate of Late Mr. Muni Ramaiah Reddy and (ii) Death Certificates of Late Mr. Venkataswamy Reddy and Late Mrs. Chowdamma (both are children of Late Mr. Muni Ramaiah Reddy) are not available.

11. RTC issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of Kharab) (*period is not legible*) reflect Mr. Muni Ramaiah as the holder and Mr. Venkataswamy Reddy as the holder of 38 Guntas, Mr. Krishna Reddy as the holder of 36 Guntas (as recorded in Entry No. MR 11 of 1970-71) and Mr. Baiyappa continued to hold 1 Acre 4 Guntas of land (as recorded in Entry No. MR 4 of 1969-70).
12. We have not seen an extract of Entry bearing No. MR 4 of 1969-70 made in the Mutation Register. The Tahsildar, Bengaluru South Taluk has issued an Endorsement dated 17.11.2014 stating that the aforesaid entry is mutilated (Document No. 12).
13. Mr. Venkataswamy Reddy i.e., the son of Mr. Muni Ramaiah Reddy appears to have also been known as 'Venkatashamy'.
14. Mr. Muni Ramaiah Reddy and his sons viz., Mr. Venkataswamy Reddy, Mr. Krishna Reddy and Mr. Ramaswamy Reddy partitioned their joint family properties including the land bearing Survey No. 66 as recorded under a Memorandum of Partition dated 12.6.1970 (Document No. 13). Under the aforementioned partition, the land bearing Survey No. 66 was allotted in the manner specified herein below:
 - (a) An extent of 38 Guntas was allotted to the share of Mr. Venkataswamy Reddy; and
 - (b) An extent of 36 Guntas was allotted to Mr. Krishna Reddy;
15. Pursuant thereto, Entry bearing No. MR 11 of 1970-71 was made in the Mutation Register which is stated to be not available. *We have not seen an extract of aforesaid entry.* The Tahsildar, Bengaluru South Taluk has issued an Endorsement dated 16.8.2024 stating that the aforesaid entry is mutilated (Document No. 14).
16. Mr. Baiya Reddy appears to have also been known as 'Bya Reddy' / 'Baiyappa' / 'Baiyanna'.
17. We have also been provided with Genealogical Tree of Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy and grandson of Late Mr. Baiya Reddy) indicating his family members as follows (Document No. 15):
 - (a) Late Mr. Baiya Reddy and his wife Late Mrs. Nanjamma;
 - (b) Late Mr. Narasimha Reddy (son of Late Mr. Baiya Reddy) and his wife Late Mrs. Muniyamma and their children are as follows:

- (i) Mr. Jayarama Reddy (son of Late Mr. Narasimha Reddy), *his wife's name is not legible*, and their daughter Mrs. J. Jyothi and her husband Mr. Ramakrishna;
- (ii) Mrs. Shanthamma (daughter of Late Mr. Narasimha Reddy) and her husband Late Mr. Sampangirama Reddy;
- (iii) Mr. Lokesh Reddy (son of Late Mr. Narasimha Reddy), his wife Mrs. Subhashini and their sons Mr. Akshay L Reddy & Mr. Rakshith L Reddy;
- (iv) Mrs. Radha (daughter of Late Mr. Narasimha Reddy) and her husband Mr. Rajanna Reddy;

The aforesaid Affidavit does not show the daughters of Late Mr. Baiya Reddy who have been referred to in Memorandum of Partition Deed dated 1.5.1991. We have been informed that fresh / updated Genealogical tree of Late Mr. Baiya Reddy is not available.

18. We also note a partition effected amongst Mr. Baiya Reddy and his family members as mentioned below which was recorded in the Memorandum of Partition dated 1.5.1991(Document No. 16):

- (i) Children of Late Mr. Narayana Reddy viz., Mr. Sampangi Rama Reddy, Mr. Nagaraja Reddy, Mr. Manjunath Reddy, Mr. Somanatha Reddy, Master Ananda Reddy and Master Raghunatha Reddy (Master Ananda Reddy and Master Raghunatha Reddy since minors represented by their mother Mrs. Parvathamma);
- (ii) Mr. Narasimha Reddy; and
- (iii) Mr. Srinivasa Reddy.

In the aforesaid Partition, 1 Acre 4 Guntas in Survey No. 66 and certain other lands were allotted to the share of Mr. Narasimha Reddy (son of Mr. Baiyya Reddy). The above Memorandum of Partition also records that certain other lands have already been gifted to 5 daughters of Mr. Baiyya Reddy.

In the absence of genealogical tree of Mr. Baiyya Reddy, we cannot confirm if all the family members of Mr. Baiyya Reddy were parties to the above partition.

It is necessary to secure an extract of entry made in the Mutation Register recording change of khata to the name of Mr. Narasimha Reddy pursuant to Memorandum of Partition dated 1.5.1991.

The family members of Mr. Narasimha Reddy have further partitioned their joint family properties on 6.6.1994 whereunder the land bearing Survey No. 66 measuring 32 ½ Guntas was allotted to the share of his son Mr. Jayarama Reddy and the land bearing Survey No. 66 measuring 15 ½ Guntas was allotted to the share of his another son Mr. Lokesh (Document No. 17).

It may be noted that Mr. Narasimha Reddy was allotted 1 Acre 4 Guntas in Survey No. 66 under the Partition Deed of 1991, however his sons being Mr. Jayarama Reddy and Mr. Lokesh have partitioned 1 Acre 8 Guntas in Survey No. 66.

19. Pursuant to the partition effected on 6.6.1994, Entry bearing No. MR 2 of 1994-95 was made in the Mutation Register recording grant of permission to change khata in respect of (i) the land bearing Survey No. 66 measuring 32.5 Guntas to the name of Mr. Jayarama Reddy (son of Mr. Narasimha Reddy) and (ii) the land bearing Survey No. 61 measuring **29 Guntas** to the name of Mr. Lokesh (**Document No. 18**). *The said entry also records change of khata in respect of other lands to the name of Mrs. Shanthamma and Mrs. Radhamma (daughters of MR. Narasimha Reddy), however the said daughters are not parties to the aforementioned Memorandum of Partition.*

We have not seen a legible copy of Entry No. MR 2 of 1994-95 made in the Mutation Register and the same is stated to be not available.

It may be noted that only 1 Acre 4 Guntas in Survey No. 66 was allotted to the share of Baiya Reddy under partition of 1969, however, the aforementioned Entry records the names of the allottees to an extent of 1 Acre 21 ½ Guntas in Survey No. 66 which is an error.

Also, instead of 15 ½ Guntas in Survey No. 66 and 29 Guntas in Survey No. 61, khata was changed in respect of 29 Guntas in Survey No. 66 and 15 ½ Guntas in Survey No. 61 to the name of Mr. Lokesh in the aforesaid Entry bearing No. MR 2 of 1994-95 i.e., the extent of land in Survey Nos. 66 and 61 have been interchanged.

20. The aforesaid error has been rectified under Order dated 11.9.2001 passed by the Special Tahsildar in proceedings bearing No. RRT (1) CR 771 of 2001-02 and based on the said order, Entry No. MR 3 of 2001-02 was made in the Mutation Register recording Mr. Lokesh as the holder of the land bearing Survey No. 61 measuring 29 Guntas and the land bearing Survey No. 66 measuring 15.5 Guntas (**Document No. 19**). *We have been informed that a copy of the aforesaid order is not available.*
21. RTCs issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas Kharab) for the period 1997-98 to 2001-02 reflect Mr. Baiyappa as the holder of 1 Acre 4 Guntas, Mr. Venkatarama Reddy as the holder of 38 Guntas, Mr. Krishna Reddy as the holder of 36 Guntas, Mr. Jayarama Reddy as the holder of 32 ½ Guntas and Mr. N. Lokesh as the holder of 15.08 Guntas.

The above RTCs show the holders to an excess extent of 1 Acre 21 ½ Guntas. It appears that though the partition was affected amongst the family members of Baiyappa, RTCs are not updated by removing the name of Mr. Baiyappa as the holder

We have not been provided with RTCs issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of kharab) for the period 1989-90 to 1996-97. Tahsildar of Bangalore South has issued an endorsement stating that the said RTCs are mutilated.

22. *We reiterate that though Mr. Narasimha Reddy was allotted 1 Acre 4 Guntas in Survey No. 66 under the Partition Deed of 1991, his sons have dealt with 1 Acre 8 Guntas in the manner stated in the following paragraphs:*

Sale of Property X to Mr. D. M. Shankar

23. Mr. Jayarama Reddy conveyed 32.5 Guntas in Survey No. 66 along with Survey No. 61 in favour of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda) under a Sale Deed dated 5.1.1996 (**Document No. 20**).
24. Khata in respect of the land measuring 32.5 Guntas in Survey No. 66 was mutated to the name of Mr. D. M. Shankar as recorded in Entry No. MR 7 of 2002-03 made in the Mutation Register (**Document No. 21**).

From the documents provided to us, we note that the daughter of Mr. Jayarama Reddy was minor at the time of the Sale Deed dated 5.1.1996. We have also been informed that there are no claims from the family members of Mr. Jayarama Reddy to the land bearing Survey No. 66 measuring 32.5 Guntas.

25. Mr. Lokesh Reddy conveyed 15.5 Guntas in Survey No. 66 along with Survey No. 61 in favour of Mr. D. M. Shankar under a Sale Deed dated 17.1.1996 (**Document No. 22**).

From the documents provided to us, we note that the sons of Mr. Lokesh Reddy were minors at the time of the Sale Deed dated 17.1.1996. We have also been that there are no claims from the family members of Mr. Lokesh Reddy to the land bearing Survey No. 66 measuring 15.5 Guntas.

26. The above sale deed was recorded in Entry No. MR 8 of 2002-03 made in the Mutation Register in the name of Mr. D. M. Shankar (son of Late Mr. D. B. Manje Gowda) (**Document No. 23**).

27. RTC issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas Kharab) for the period 2002-03 reflects the name of Mr. Bayyappa as the holder of 1 Acre 4 Guntas, Mr. Venkatarama Reddy as the holder of 38 Guntas, Mr. Krishna Reddy as the holder of 36 Guntas Mr. D. M. Shankar as the holder of 15 ½ Guntas, and continue to reflect the previous holder Mr. Jayarama Reddy to an extent of 1 Acre 8 Guntas.

The aforesaid RTC reflect the holders to an excess extent of land.

28. RTCs issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of Kharab) for the period 2003-04 to 2010-11 reflect the name of Mr. Bayyappa as the holder of 1 Acre 4 Guntas, Mr. Venkatarama Reddy as holder of 38 Guntas, Mr. Krishna Reddy as holder of 36 Guntas, Mr. D. M. Shankar as the holder of 1 Acre 8 Guntas.

RTCs issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of Kharab) for the period 2002-03 to 2010-11 show the holders to an excess extent of land.

Sale of Property IX to Nisarga Dhama Estates Private Limited

29. We note that though 38 Guntas and 36 Guntas in Survey No. 66 were allotted to 2 sons of Late Mr. Muni Ramaiah Reddy respectively as mentioned in paragraph 14 above, all the below mentioned family members of Late Muni Ramaiah Reddy together sold various parcels of lands totally measuring 53 Acres 35 Guntas, which includes the land bearing Survey No. 66 measuring 1 Acre 34 Guntas to Nisarga Dhama Estates Private Limited ("**Nisarga**") under the Sale Deed dated 18.12.2003 (***Document No. 24***):

- (a) Mr. Ramaswamy Reddy (son of Late Mr. Muni Ramaiah Reddy); Mr. Ramesh (son of Mr. Ramaswamy Reddy), Mr. Balappa Reddy (son of Mr. Ramaswamy Reddy);
- (b) Mr. Krishna Reddy (son of Late Mr. Muni Ramaiah Reddy); Mrs. Aruna (daughter of Mr. Krishna Reddy) and Mr. M.K. Nagesh (son of Mr. Krishna Reddy);
- (c) Mrs. Saraswamma (wife of Late Mr. Venkataswamy Reddy), Mr. Bhoomi Reddy (son of Late Mr. Venkataswamy Reddy), Mr. Rama Reddy (son of Late Mr. Venkataswamy Reddy), Mrs. Bhagya (daughter of Late Mr. Venkataswamy Reddy), Mrs. Manjula (daughter of Late Mr. Venkataswamy Reddy), Mrs. Gajalakshmi (daughter of Late Mr. Venkataswamy Reddy);
- (d) Mrs. Parvathamma (daughter of Late Mr. Muni Ramaiah), Mrs. Muni Thayamma (daughter of Late Mr. Muni Ramaiah), Mrs. Rukkamma (daughter of Late Mr. Muni Ramaiah); and
- (e) Mrs. Bhagyamma (daughter of Late Mrs. Chowdamma), Mrs. Saraswathamma (daughter of Late Mrs. Chowdamma), Mrs. Aruna (daughter of Late Mrs. Chowdamma), Mr. Ramakrishna Reddy (son of Late Mrs. Chowdamma), Mr. Rajanna (son of Late Mrs. Chowdamma);

The vendors in the above Sale Deed were represented by their Power of Attorney holder Dr. N. Venugopala Reddy (son of Late Mr. Nagappa Reddy) under the General Power of Attorney dated 25.1.2001 (***Document No. 25***).

30. We note from the above Sale Deed that:

- (a) The land owners of Property IX had earlier entered into Agreement to Sell dated 3.11.1993/20.3.1995 with Mr. D.N. Ramesh agreeing to sell Property IX. *Copies of the said Agreement to Sell are stated to be not available;*
- (b) Mr. D.N. Ramesh and three other agreement holders of other lands had intum entered into Agreement dated 20.9.1995 with M/s. Classic Estates, a Partnership Firm and in terms of which the said agreement holders agreed to secure conveyance

of lands thereunder from the respective owners to M/s. Classic Estates (Document No. 26);

- (c) M/s. Classic Estates was later converted into a private limited company namely Nisarga; and
- (d) The land owners of the Property IX along with Nisarga and the Agreement Holders being Mr. D.N. Ramesh and others executed a Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 (Document No. 27) whereunder the parties excluded certain lands from the Agreement to Sell and the land owners of Property IX acknowledged the receipt of the entire sale consideration towards sale of *inter-alia* Property IX.
31. In the above said manner, Nisarga acquired title to Property IX.
32. Nisarga acquired title to 1 Acre 34 Guntas in Survey No. 66, however Entry No. MR 45 of 2011-12 was made in the Mutation Register recording the grant of permission to change of khata in respect of *inter-alia* the land bearing Survey No. 66 only to an extent of **1 Acre 27 Guntas** to the name of Nisarga (Document No. 28).
33. RTCs issued in respect of land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas Kharab) for the period 2011-12 to 2024-25 reflect the name of Mr. Bayyappa as the holder of 5 Guntas, Mr. D. M. Shankar as the holder of 1 Acre 8 Guntas and Nisarga as the holder of 1 Acre 27 Guntas.
- Mr. Bayyappa did not retain any extent of land in Survey No. 66. However, the above RTCs show Mr. Bayyappa as the holder of 5 Guntas which later rectified vide an order dated 25.3.2025 passed by the Assistant Commissioner, Bangalore South Sub-Division in appeal bearing No. R. A. (S) 364 of 2024-25.. Details of the aforementioned appeal have been set out in Section V 'Litigation' of this Report. The RTC is rectified accordingly.*
34. The children of brothers of Mr. Ramaswamy Reddy namely Mr. Bhoomi Reddy, Miss Babitha B, Miss Charitha B, Mr. Rama Reddy, Mr. Rohit R. (son of Mr. Rama Reddy), Mr. Ramesh @ Ramesh Reddy, Mr. Shashidhar R, Miss Sandhya Reddy, Mr. Bala Reddy, Mr. Mohan Reddy, Mrs. Bhagya @ Bhagyamma, Mrs. Gajalakshmi, Mrs. Manjula executed a Confirmation Deed dated 16.10.2021 in favour of Nisarga stating that (i) family members of Mr. Boomi Reddy, Mr. Rama Reddy, Mr. Ramesh @ Ramesh Reddy and Mr. Bala Reddy specified above were not parties to the Composite Deed of Discharge and Supplementary Agreement dated 15.1.2001 and General Power of Attorney dated 25.1.2001 and Sale Deed dated 18.12.2003, (ii) they have executed the Confirmation Deed confirming the terms of all the above documents which are valid and (iii) they have relinquished their ownership in Property IX (Document No. 29).
35. In the above said manner, Mr. D. M. Shankar came to hold the land bearing Survey No. 66 measuring 1 Acre 8 Guntas and Nisarga came to hold the land bearing Survey No. 66 measuring 1 Acre 27 Guntas.

It is relevant to highlight the following with respect to the land holding of Nisarga and Mr. D. M. Shankar:

- (i) The total extent of land in Survey No. 66 is 2 Acres 35 Guntas (and 3 Guntas of 'B' kharab).
 - (ii) The entire extent of 2 Acres 38 Guntas including 3 Guntas of kharab was the subject matter of partition effected in 1969 amongst Mr. Muni Ramaiah Reddy and Mr. Baiya Reddy.
 - (iii) We cannot ascertain the extent of kharab included in the portion of land held by Mr. Muni Ramaiah Reddy and Mr. Baiya Reddy.
 - (iv) Subsequently, the family members of Mr. Muni Ramaiah Reddy and Mr. Baiya Reddy have sold the total extent of 3 Acres 2 Guntas.
 - (v) Eventually, khata has been changed only to an extent of 2 Acres 35 Guntas to the present holders being Mr. D. M. Shankar (1 Acre 8 Guntas) and Nisarga (1 Acre 27 Guntas).
 - (vi) There has been reduction to an extent of 7 Guntas in the name of Nisarga from the land purchased by Nisarga (i.e., 1 Acre 34 Guntas was purchased and khata was changed only for 1 Acre 27 Guntas); and increase in the extent of land by 4 Guntas in the name of the vendor who sold the land to Mr. D. M. Shankar (i.e., 1 Acre 4 Guntas was allotted to the share of Mr. Narasimha Reddy and his sons have sold 1 Acre 8 Guntas).
 - (vii) There are no orders passed by any government authority effecting the changes to the extent of land holding in the name of Nisarga (from 1 Acre 34 Guntas to 1 Acre 27 Guntas) and increase in the land holding of predecessors-in-title of Mr. D. M. Shankar (from 1 Acre 4 Guntas to 1 Acre 8 Guntas). There are also no title deeds to an additional extent of 4 Guntas in Survey No. 66 in the names of the predecessors-in-title of Mr. D. M. Shankar.
 - (viii) We further require confirmation with supporting documents that the land holding of Nisarga and Mr. D. M. Shankar is exclusive of 3 Guntas of kharab.
36. We have seen Certificate of Incorporation issued by the Registrar of Companies, Bangalore, Karnataka recording the date of incorporation of Nisarga Dhama Estates Private Limited as on 20.11.1995 (Document No. 30). The Memorandum of Association of Nisarga records conversion of a partnership firm M/s. Classic Estates into Nisarga (Document No. 31).

Exemption granted to Nisarga to purchase agricultural lands

37. It may be noted that prior to 30.12.2020, companies were prohibited from purchasing or holding agricultural lands under Section 79A and 79B of the Karnataka Land Reforms Act,

- 1961 ("Act"). Section 63 of the Act stipulates ceiling limits for holding of agricultural lands in the hands of various persons.
38. Under Section 109 of the Act, purchase and holding of agricultural lands by companies may be exempted from restrictions specified under Section 79, Section 79B, Section 63 or Section 80 of the Act by the State Government thereby permitting a company to acquire and hold agricultural land (which it otherwise was not entitled to hold) and beyond the ceiling limits prescribed under Section 63 the Act.
39. Nisarga intended to purchase agricultural lands measuring 53 Acres 35 Guntas (which includes the land bearing Survey No. 66 measuring 1 Acre 34 Guntas) for the purpose of setting up a Floriculture Unit (Floriculture Industrial Park). The said extent proposed to be purchased by Nisarga is within the ceiling limit of 10 Units (equivalent to 54 Acres of D Class lands¹) specified under Section 63 of the Act. However, as Nisarga required exemption from the provisions of Section 79A and 79B to purchase agricultural lands, it made an application under Section 109 of the Act for grant of permission to purchase the aforesaid agricultural lands measuring 53 Acres 35 Guntas for the purpose stated above.
40. Pursuant thereto, the State Government (Undersecretary to the Revenue Department) has by way of its Notification dated 29.4.2003 under Section 109(1)(v)² of the Act permitted Nisarga to purchase agricultural lands totally measuring 53 Acres 35 Guntas comprising of Survey No. 64 measuring 33 Guntas, Survey No. 61 measuring 48 Acres 6 Guntas, Survey No. 65 measuring 2 Acres 8 Guntas, **Survey No. 66 measuring 1 Acre 34 Guntas** and Survey No. 68 measuring 34 Guntas for the purpose of setting up a '**Floriculture Unit (Floriculture Industrial Park)**' subject to the terms and conditions specified in the aforesaid Notification (Document No. 32).
41. In the event any condition or restriction stipulated in the above Notification is contravened, the State Government may cancel the permission granted and as penalty the lands purchased under the said permission may be forfeited to the State Government free from all encumbrances in terms of Section 109(2) of the Act.
42. Further, the Proviso to Section 109(2) of the Act (as it reads at present after passing of the Amendment Act No. 9 of 2020) stipulates that the lands purchased under permission granted under Section 109 may be permitted by the State Government to be sold subject to the terms and conditions specified therein.

¹ In terms of Schedule I-Part A & Part B to the Karnataka Land Reforms Act, 1961, 1 Acre of A Class land is equivalent to 5.4 Acres of D Class land (dry land). 1 Unit is equivalent to 1 Acre of A Class land.

² In terms of Section 109 of the Karnataka Land Reforms Act, 1961, the State Government can exempt any agricultural land from certain provisions of the aforesaid enactment. In particular, permission may be granted to a non agriculturist to purchase agricultural land for specified purpose mentioned in Section 109 subject to conditions stipulated in the said provision.

43. Section 79A, Section 79B and Section 79C of the Act have been omitted from the Act with effect from 1.3.1974 under the Amendment Act No. 56 of 2020. Consequently, reference to '*Sections 79A and 79B*' in Section 109 of the Act have also been omitted.
44. As a consequence of the above amendment removing Section 79A and Section 79B of the Act retrospectively with effect from 1.3.1974, the exemption granted under Section 109 of the Act to Nisarga from the provisions of Sections 79A and 79B to purchase agricultural lands measuring 53 Acres 35 Guntas will cease to have any legal effect.
45. Further, it may be noted that the State Government (Revenue Department) under its order dated 24.9.2003 has granted 100% exemption to Nisarga from the payment of stamp duty and registration fees on the sale deed to be executed in respect of the land bearing Survey Nos. 61 to 68 and certain other lands totally measuring 78 Acres 30 Guntas as the lands being purchased were proposed to be utilised for the purpose of floriculture (*Document No. 33*).

Agreements with Godrej Properties Limited

Development Agreement between Nisarga and Godrej

46. Nisarga has entered into a Development Agreement dated 25.3.2022 with Godrej Properties Limited ("**Godrej**") with respect to the land bearing Survey No. 64 measuring 23 Guntas (excluding 10 Guntas of 'A' kharab) and the **land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab)** ("**Nisarga Development Agreement**") (*Document No. 34*).
47. Pursuant to Nisarga Development Agreement, Nisarga executed the General Power of Attorney dated 25.3.2022 in favor of Godrej authorising Godrej to deal with the land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the **land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab)** for the purpose of development therein along with the adjoining lands (*Document No. 35*). Under the said Power of Attorney, Godrej has also been authorized to *inter-alia* (i) sell its share of undivided interest in the land and built up area in the project and (iii) avail loans /construction finance from any banks and financial institutions or lenders and create security over the subject lands in favor of such lenders.

Development Agreement between Mr. D. M. Shankar and Godrej

48. Mr. D. M. Shankar has entered into a Development Agreement dated 25.3.2022 with Godrej with respect to the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing **Survey No.66(p) measuring 1 Acre 8 Guntas** ("**DMS Development Agreement**") (*Document No. 36*).
49. Pursuant to DMS Development Agreement, Mr. D. M. Shankar has executed the General Power of Attorney dated 25.3.2022 in favor of Godrej with respect to the land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring

7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas (Document No. 37). Under the said Power of Attorney, Godrej has been authorized to *inter-alia* (i) deal with the subject lands for the purpose of development therein along with the adjoining lands, (ii) sell its share of undivided interest in the land and built up area in the project and (iii) avail loans /construction finance from any banks and financial institutions or lenders and create security over the subject lands in favor of such lenders.

Sale of Property IX & X to Godrej Irismark Private Limited

50. Later, Godrej and Nisarga have agreed to cancel the transaction accordingly, (i). a Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-1-02751-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 60), and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of Nisarga Dhama Estates Private Limited revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 64 measuring 23 Guntas (and 10 Guntas of 'A' kharab) and the land bearing Survey No. 66(p) measuring 1 Acre 27 Guntas (and 3 Guntas of 'A' kharab), registered as Document No. SHR-4-00231-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 61).
51. Later, Godrej and D M Shankar have agreed to cancel the transaction accordingly, (i). Cancellation Deed dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar cancelling the Development Agreement dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-1-02748-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 62) and (ii). Deed of Revocation dated 12.08.2025 executed by Godrej Properties Limited in favour of D M Shankar revoking the General Power of Attorney dated 25.3.2022 in respect of land bearing Survey No. 61/1(p) measuring 2 Acres 5 Guntas, the land bearing Survey No. 65 measuring 7 Guntas (excluding 3 Guntas of kharab) and the land bearing Survey No.66(p) measuring 1 Acre 8 Guntas, registered as Document No. SHR-4-00232-2025-26 in the office of the Sub-Registrar, Shanthinagr, Bangalore (Document No. 63).
52. Later, Property-IX and Property X have been subjected to hissa Survey and Property-IX was assigned with new Survey No.66/1 which was owned by Nisarga and Property-X was assigned with Survey No.66/2 which was owned by D M Shjankar.
53. Nisarga being the absolute owner of the Property-IX has conveyed the same in in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2767-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (Document No. 64).

54. DM Shankar being the absolute owner of the Property-X has conveyed the same in favour of Godrej Irismark LLP under a Sale deed dated 12.08.2025, duly registered as Document No.SHR-1-2769-2025-26 in the office of the Sub Registrar, Jayanagar (Shanthinagar) Bangalore (Document No. 65).
55. The Godrej Irismark LLP was later converted into a private limited company namely Godrej Irismark Private Limited. We have seen a Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra recording the date of incorporation of Godrej Irismark Private Limited ('**Godrej Irismark**') as on 17.02.2026 (Document No.61).
56. Thus, Godrej Irismark Private Limited acquired title to the Property-VII and Property-VIII.

II. Revenue Records & Endorsements:

57. Details of RTCs issued in respect of the land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas of Kharab) are set out in Section I above.
58. Entry No. MR 39 of 2011-12 and Entry No. MR 43 of 2011-12 were made in the Mutation Register which refer to an Order passed by the Assistant Commissioner in proceedings bearing No. RRT CR (M) 58 of 2009-10 (Document No. 38 and 39).
59. Moola Tippy issued for Survey No. 66 shows shape of the said land (Document No. 40).
60. Secondary Reclassification Tippy dated 5.6.1958 records the following (Document No. 41).
- (i) Mr. Muni Ramaiah as the holder (*karda*).
 - (ii) The total extent of land in Survey No. 66 as 2 Acres 14 Guntas (including 2 Guntas of Kharab) of dry land and 24 Guntas (including 1 Gunta of Kharab) of wet land.
 - (iii) The nature of kharab is non accountable kharab (*alathege sigada Kharab*)

Kharab Utharu issued in respect of Survey No. 66 showing the nature and location of kharab therein is not available.

We have also been informed that (i) Index of land and (ii) Records of Rights in respect of the land bearing Survey No. 66 are not available.

61. Revision Settlement Akarband issued in respect of land bearing Survey No. 66 shows the total extent of land therein as 2 Acres 38 Guntas (including 3 Guntas of 'B' Kharab) (Document No. 42).
62. Map of Hommadevanahalli Village shows that a Lake is located on the adjacent to the land bearing Survey No. 66 (western side) and largely hillocks on the eastern side of the said land (Document No. 43). The Map does not show existence of any kharab in Survey No. 66.

63. We have been provided with the following Endorsements:

- (i) Endorsement dated 18.7.2019 issued by the Assistant Commissioner, Bangalore South Taluk stating that that no proceedings have been initiated under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 66 measuring 5 Guntas, 1 Acre 27 Guntas and 1 Acre 8 Guntas (Document No. 44).
- (ii) Endorsement dated 16.7.2019 issued by the Assistant Commissioner Bangalore South Sub- Division stating that no proceedings initiated under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 66 measuring 5 Guntas, 1 Acre 27 Guntas and 1 Acre 8 Guntas (Document No. 45). *The said endorsement also records that the extents specified in Column No. 3 of RTC do not match with the extents mentioned in Column No. 6 of the RTCs.*
- (iii) Endorsement dated 8.7.2019 issued by the Thasildhar Bangalore South Taluk stating that no tenancy application has been filed in respect of the land bearing Survey No. 66 measuring 2 Acres 35 Guntas in Form 7 and 7A of the Karnataka Land Reforms Act, 1961 (Document No. 46).

III. Tax Receipts:

We have not seen receipts evidencing payment of tax on Property IX & X for the preceding 3 years. It is necessary to secure the same for verification.

IV. Acquisitions:

64. We note the following Endorsements in respect of any acquisition of Property IX & X:

- (a) Endorsement dated 16.7.2019 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board ("KIADB"), Bengaluru stating that *inter alia* the land bearing Survey No. 66 was not acquired for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 47), and
- (b) Endorsement dated 4.10.2024 issued by the Special Land Acquisition Officer, Karnataka Housing Board ("KHB"), Bengaluru stating that *inter alia* the land bearing Survey No. 66 of Hommadevanahalli was not acquired by KHB for any of its projects as on the date of issuance of the aforesaid endorsement (Document No. 48).
- (c) Endorsement dated 24.9.2024 issued by the Special Land Acquisition Officer, National Highways Authority of India ("NHAI"), Bengaluru stating that *inter alia*

the land bearing Survey No. 66 measuring 2 Acres 35 Guntas of Hommadevanahalli was not acquired for NH-44 (old no.7) Bengaluru-Hosur Road as on the date of issuance of the aforesaid endorsement (Document No. 49).

V. Litigation:

Appeal bearing No. R. A. (S) 364 of 2024-25:

65. Nisarga filed an appeal before the Assistant Commissioner, Bangalore South Sub-Division seeking deletion of the name of Mr. Bayyappa in respect of an extent of 5 Guntas shown in the RTCs issued in respect of the land bearing Survey No. 66 measuring 2 Acres 38 Guntas (including 3 Guntas Kharab) for the period 2011-12 to 2024-25 (Document No.50). The proceedings under the aforesaid appeal were numbered as R. A. (S) 364 of 2024-25. Pursuant thereto, Assistant Commissioner issued a Letter dated 28.10.2024 to the Tahsildar to submit a report in relation to the aforementioned appeal with supporting documents before the next date of hearing (Document No. 51).
66. Thereafter, the Assistant Commissioner, Bangalore South Sub-Division passed an order dated 11.2.2025 directing the Tahsildar to delete the name of Mr. Bayyappa (Document No. 52). It may be noted that the aforementioned order erroneously records to mutate the name of Nisarga in respect of the said 5 Guntas in Survey No. 66 which was later rectified under the Corrigendum dated 25.3.2025 passed by the Assistant Commissioner, Bangalore South Sub-Division (Document No. 53).
67. *We have been informed that there are no litigations that have been initiated/pending/disposed off in respect of Property IX & X.*

VI. Encumbrances and Mortgages:

Encumbrances Certificates:

68. Encumbrance Certificates issued in respect of the land bearing Survey No. 66 for the period 15.2.1957 to 31.3.2004, 1.4.2004 to 20.5.2019, 1.4.2019 to 28.11.2021 and 1.4.2004 to 22.3.2025 and 01.04.2004 to 27.04.2026 reflect the Partition Deed dated 30.6.1969, Sale Deed dated 5.1.1995, Sale Deed dated 18.1.1996, Joint Development Agreement dated 25.3.2022 between Mr. D. M. Shankar and Godrej and Joint Development Agreement dated 25.3.2022 between Nisarga and Godrej (Document No. 54).
69. Encumbrance Certificates issued in respect of land bearing Survey No. 66 for the period 1.4.2004 to 20.5.2019 and 1.4.2004 to 22.3.2025 specified above also shows conveyance of Site No. 19 by Mr. Abdul Basheer in favour of Mr. Naveen Kumar under a Sale Deed dated 27.4.2018. We have seen a copy of the Sale Deed dated 27.4.2018 which records Site No. 19 in Khata No. 66 and not Survey No. 66 (Document No. 55).

70. *We have not been provided with Encumbrance Certificates issued in respect of the land bearing Survey No. 66 for the period 28.4.2026 till date. It is necessary to secure the same.*

Mortgages/Charges

71. We have been informed that there are no mortgages created/subsisting over any portion of Property IX & X.

VII. Land Use:

72. The land use of the land bearing Survey No. 66 is regulated by BDA and BDA has issued the Revised Master Plan - 2015 ("RMP"). We note from the RMP that the entire portion of the land bearing Survey No. 66 is located in 'Agricultural' zone.

73. Based on an application made by Nisarga and other land owner seeking change of land use of the land bearing Survey No. 64 measuring 33 Guntas (including 10 Guntas of kharab), Survey No. 61 measuring 26 Acres 15.06 Guntas (including 2 Acres 28 Guntas of 'A' kharab and excluding 7 Guntas of 'B' kharab and excluding 28 Guntas towards Peripheral Ring Road), Survey No. 61/6 measuring 12 Guntas, Survey No. 61/7 measuring 29 Guntas, 61/8 measuring 1 Acre 4 Guntas, Survey No. 65 measuring 2 Acres 15 Guntas, **Survey No. 66 measuring 2 Acres 35 Guntas**, Survey No. 68 measuring 34 Guntas totally measuring 35 Acres 17.06 Guntas from agricultural use to residential use, the Government of Karnataka through the Chief Secretary of Urban Development Department issued its Approval to change the land use of the aforementioned lands under Section 14A of the Karnataka Town and Country Planning Act, 1961 from agricultural use to residential purpose (Document No. 56). The said approval was granted subject to conditions stipulated therein.

74. *The above Approval also refers to an Endorsement dated 30.10.2023 issued by the Department of Forest stating that inter-alia the Property IX & X does not come within the vicinity of reserve forest/notified forest or deemed forest. We have not seen a copy of the said endorsement. We have seen the latest Endorsement dated 22.7.2025 issued by the Office of the Deputy Conservator of Forests, Bengaluru based on an application made under Right to Information Act, 2005 stating that there is no forest land in inter-alia Survey No. 66 (Document No. 57)*

75. Pursuant to the aforementioned approval, BDA issued the Commencement Certificate dated 16.5.2024 under Section 14A of the Karnataka Town and Country Planning Act, 1961 permitting the change of land use of *inter-alia* Property IX & X from agricultural use to residential purpose subject to the conditions specified therein (Document No. 58).

76. The Deputy Commissioner, Bangalore Urban District has issued Official Memoranda bearing No.796305, dated 07.11.2025, granting conversion of the land bearing Survey No.66/1 from agricultural to non-agricultural residential purposes.

77. The Deputy Commissioner, Bangalore Urban District has issued Official Memoranda bearing No.796306, dated 29.10.2025, granting conversion of the land bearing Survey No.65/2 from agricultural to non-agricultural residential purposes.

E-khata has to be obtained in respect of the Property IX & X in the name of the present owner.

VIII. Public Notice and Verification of Originals:

78. We have not issued public notice/s seeking any objections from any person on the title to *inter-alia* the Property IX & X.
79. *We have not verified originals of the documents in relation to Property IX & X that are listed in Section B of this report.*

D. CONCLUSION

Subject to our observations made hereinabove, we are of the opinion that Godrej Irismark Private Limited (formerly known as Godrej Irismark LLP) has valid and marketable title to the residentially converted lands bearing (i).Survey No. 66/1 measuring 1 Acre 08 Guntas; and (ii). Survey No. 66/2 measuring 1 Acre 27 Guntas, situated at Hommadevanahalli Village, Begur Hobli, Bengaluru South, Bengaluru Urban District.

For Adhika Legal



Ranganatha S
Advocate

DISCLAIMER

1. This Title Report has been prepared at the request of and for the sole use by Godrej Irismark Private Limited.
2. The Title Report has been prepared based on the photocopies of the documents furnished to us. We have not conducted an independent verification on the documents or information provided to us with records of the jurisdictional sub-registrar, revenue authorities, and courts or with any other external sources.
3. Where the genealogical trees of a person setting out his family members are not made available, it is assumed that all members of the family who are necessary parties to any partition / transfer of the property were adequately represented in such partition / transfer.
4. We have drawn our conclusions in the Title Report based solely on the documents furnished to us. Where requested documents have not been made available due to any reason, our opinion may change on verification of such documents.
