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DATE:28.01.2026

Survey No. 41/1A

Land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas (“Survey No.41/1A”), situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused a copy of the Partition Deed dated 28.08.1937, registered as Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, Bengaluru Taluk, which bears out that the children of Channappa namely (1) Maliyappa alias Annayappa, (2) Muniyappa, (3) Chennappa and (4) Kempanna partitioned the land bearing Survey No. 41/1 measuring 05 Acres 24 Guntas and other properties. In terms of the said partition a portion of land measuring 01 Acre 21 Guntas in Survey No. 41/1 was allotted to the share of Maliyappa alias Annayappa, Muniyappa and Chennappa each and the remaining portion of land measuring 01 Acre 01 Gunta in Survey No. 41/1 was allotted to the share of Kempanna.
2. It is observed that the land bearing Survey No. 41/1 was subjected to phodi and the land in possession of Chennappa was assigned with new Survey No. 41/1A measuring 01 Acre 21 Guntas. However it is observed that the legal heirs of Muniyappa have partitioned the land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas. Further the names of the legal heirs of Chennappa is reflected in the revenue records pertaining to land in Survey No. 41/1B. Therefore it can construed that while conducting survey at the time of bifurcation the assignment of new survey numbers was erroneously mentioned in the Hissa Tippyany.
3. We have perused a copy of the Mutation Register Extract No. 5/1999-2000, which bears out that upon the death of Muniyappa his children namely (1) Y M Gopalappa, (2) Y M Nanjappa, (3) Y M Jayanna, (4) Ramanna and (5) Lakshamma partitioned the land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas and other properties vide Oral Partition Deed dated 15.12.1986. In terms of the said partition the khatha of a portion of land measuring 15.04 Guntas in Survey No. 41/1A was transferred in the names of (1) Y M Gopalappa, (2) Y M Nanjappa, (3) Y M Jayanna and (4) Ramanna each.

Note: We have not been furnished with the copies of the Death Certificate of Muniyappa; Genealogical Tree of Muniyappa, along with the names of his wife and children, duly attested by Competent Authority and understand that the same is not available. We have therefore relied on the contents of the Mutation Register Extract in No. 5/1999-2000.

4. We have perused a copy of the Agreement of Sale dated 10.08.1998, registered as Document No. 3653/1998-99 of Book I, stored in CD No. 3, in the office of the Sub-Registrar, Yelahanka, which bears out that Y M Gopalappa along with his children namely (1) Y G Murthy, (2) Y G Vasantha



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Kumar, (3) Y G Ravi Kumar and grandchildren namely (4) Sanjay Gowda, (5) Sneha, (6) Swetha (Sl Nos. 4 to 6 being minors represented by their father and natural guardian Y G Murthy) agreed to sell a portion of land measuring 15.04 Guntas in Survey No. 41/1A in favour of H R Chandrashekar son of H K Ramaiah. The registration of the said Agreement is borne out in the Encumbrance Certificate for the period 01.06.1989 to 31.03.2004.

5. We have perused a copy of the notarized General Power of Attorney dated 10.08.1998, which bears out that Y M Gopalappa along with his children namely (1) Y G Murthy, (2) Y G Vasantha Kumar, (3) Y G Ravi Kumar and grandchildren namely (4) Sanjay Gowda, (5) Sneha, (6) Swetha (Sl. Nos. 4 to 6 being minors represented by their father and natural guardian Y G Murthy) empowered (i) S Raghunath son of Late Shankar and (ii) R. Venkatesh son of Late Ramanna to sign and execute any such deed or deeds/rectification deeds/ conveyance or conveyances and to present before the sub-registrar for registration of such deeds on their behalf with respect to the said portion of land measuring 15.04 Guntas in Survey No. 41/1A.
6. We have perused a copy of the Notarized General Power of Attorney dated 25.04.2001, which bears out that the daughters of Y M Nanjappa namely Bhagya, Sujatha, Shantha and Jyothi empowered Y M Nanjappa to sign and execute Sale Deeds on their behalf with respect to a portion of land measuring 01 Acre 05 $\frac{3}{4}$ Guntas in Survey No. 41/1A.
7. We have perused a copy of the Agreement of Sale dated 04.05.2001, registered as Document No.838/2001-02 of Book I, Volume 1290, at Pages 29 to 35, in the office of the Sub-Registrar, Yelahanka which bears out that (1) Y M Nanjappa son of Muniyappa (owner of 15.04 Guntas in Survey No. 41/1A), (2) Bhagya daughter of Y M Nanjappa, (3) Sujatha daughter of Y M Nanjappa, (4) Shantha daughter of Y M Nanjappa, (5) Jyothi daughter of Y M Nanjappa (Sl Nos. 2 to 5 are represented by their General Power of Attorney holder Y M Nanjappa) (6) Nalini daughter of Y M Nanjappa being minor represented by her father and natural guardian Y M Nanjappa as one part (7) Y M Jayanna son of Muniyappa (owner of 15.04 Guntas in Survey No. 41/1A), (8) Chethan Kumar son of Y M Jayanna, (9) Chaitra daughter of Y M Jayanna being minor represented by her father and natural guardian Y M Jayanna as second part, (10) Y M Ramanna (owner of 15.04 Guntas in Survey No. 41/1A) son of Muniyappa, (11) Chandrakala daughter of Y M Ramanna, (12) Ramya daughter of Y M Ramanna (Sl Nos. 11 and 12 being minors represented by their father and natural guardian Y M Ramanna) as third part agreed to sell their portions of land ad measuring 01 Acre 05 $\frac{3}{4}$ Guntas in Survey No. 41/1A in favour of M S Mahadevaiah son of Shivanna. The registration of the said Agreement is borne out in the Encumbrance Certificate for the period 01.06.1989 to 31.03.2004.
8. We have perused a copy of the notarized General Power of Attorney dated 04.05.2001, which bears out that (1) Y M Nanjappa son of Muniyappa (owner of 15.04 Guntas in Survey No. 41/1A), (2) Bhagya daughter of Y M Nanjappa, (3) Sujatha daughter of Y M Nanjappa, (4) Shantha daughter of Y M Nanjappa, (5) Jyothi daughter of Y M Nanjappa (6) Nalini daughter of Y M Nanjappa being minor represented by her father and natural guardian Y M Nanjappa) as one



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part (7) Y M Jayanna son of Muniyappa (owner of 15.04 Guntas in Survey No. 41/1A), (8) Chethan Kumar son of Y M Jayanna, (9) Chaitra daughter of Y M Jayanna as second part, (10) Y M Ramanna (owner of 15.04 Guntas in Survey No. 41/1A) son of Muniyappa, (11) Chandrakala daughter of Y M Ramanna, (12) Ramya daughter of Y M Ramanna (Sl Nos. 11 and 12 being minors represented by their father and natural guardian Y M Ramanna) as third part empowered S. Raghunath son of H.Shankar and R. Venkatesh Son of Late Ramanna, to execute Sale Deed/s conveyance Deeds on their behalf with respect to a portion of land measuring 01 Acre 05 $\frac{3}{4}$ Guntas in Survey No. 41/1A.

9. We have perused a copy of the Sale Deed dated 05.04.2007, registered as Document No. YAN-1-02023-2008-09 of Book I, stored in CD No. YAND311, in the office of the Sub-Registrar, Yelahanka which bears out that (1) Y M Nanjappa son of Muniyappa (owner of 15.04 Guntas in Survey No. 41/1A), (2) Bhagya daughter of Y M Nanjappa, (3) Sujatha daughter of Y M Nanjappa, (4) Shantha daughter of Y M Nanjappa, (5) Jyothi daughter of Y M Nanjappa (Sl Nos. 2 to 5 are represented by their General Power of Attorney holder Y M Nanjappa) (6) Nalini daughter of Y M Nanjappa being minor represented by her father and natural guardian Y M Nanjappa) as one part (7) Y M Jayanna son of Muniyappa (owner of 15.04 Guntas in Survey No. 41/1A), (8) Chethan Kumar son of Y M Jayanna, (9) Chaitra daughter of Y M Jayanna being minor represented by her father and natural guardian Y M Jayanna) as second part, (10) Y M Ramanna (owner of 15.04 Guntas in Survey No. 41/1A) son of Muniyappa, (11) Chandrakala daughter of Y M Ramanna, (12) Ramya daughter of Y M Ramanna (Sl Nos. 11 and 12 being minors represented by their father and natural guardian Y M Ramanna) as third part, (13) Y M Gopalappa son of Muniyappa (owner of 15.04 Guntas in Survey No. 41/1A) (14) Y G Murthy son of Y M Gopalappa, (15) Y G Vasantha Kumar son of Y M Gopalappa, (16) Y G Ravi Kumar son of Y M Gopalappa (17) Sanjay Gowda son of Y G Murthy, (18) Sneha daughter of Y G Murthy and (19) Swetha daughter of Y G Murthy (Sl Nos. 17 to 19 being minors represented by their father and natural guardian Y G Murthy) as fourth part all are represented by their Power of Attorney holder R. Venkatesh son of M V Ramanna conveyed the land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas in favour of M/s. Vidyashilp India Private Limited, (*presently known as Immensity Office Parks Private Limited*) represented by its authorized signatory Rajesh Vithani. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2006 to 05.12.2014.

Note: An agreement of sale dated 04.05.2001 (Document No. 838/2001-02) was executed by Y. M. Nanjappa and Y. M. Ramanna and family in favour of M.S. Mahadevaiah. However, M.S. Mahadevaiah was not made a confirming party to the sale deed 05.04.2007 (Document No. 2023/2008-09 executed in favour of Vidyashilp India Private Limited. We understand that M.S. Mahadevaiah is a nominee of Vidyashilp India Private Limited and given that there are no claims made by him, the same is not a concern.

Note: The Genealogical Tree of Y M Gopalappa, Y M Nanjappa, Y M Jayanna and Y M Ramanna are not available and we have therefore relied on the other available documents.



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10. We have perused a copy of the Deed of Confirmation dated 06.04.2010, registered as Document No. YAN-1-00036-2010-11 of Book I, stored in CD No. YAND330, in the office of the Sub-Registrar, Yelahanka which bears out that H R Chandrashekar confirmed the execution of Sale dated 05.04.2007, registered as Document No. YAN-1-02023-2008-09 executed in favour of M/s. Vidyashilp India Private Limited with respect to the land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2006 to 05.12.2014.
11. We have perused a copy of the Certificate of Incorporation dated 04.04.1995, issued by the Registrar of Companies, Karnataka, Bengaluru which bears out that M/s. Vidyashilp India Private Limited was incorporated under the Companies Act, 1956.
12. We have perused copies of the Memorandum of Association and Articles of Association of M/s. Vidyashilp India Private Limited which bears out that the main objects of M/s. Vidyashilp India Private Limited to propagate education, maintaining and running schools and other educational institutions and to purchase, lease or exchange lands anywhere in India.
13. We have perused copies of the Khatha Certificate and Khatha Extract both dated 04.05.2010, issued by the Bruhat Bengaluru Mahanagara Palike which bears the name of M/s. Vidyashilp India Private Limited as the kathedar with respect to the land bearing Survey No. 41/1A and other properties ad measuring 05 Acres 17.08 Guntas and the said authority has assigned BBMP khatha No. 489/41/1A,1B,1C,1E,41/2 to the said land parcels.
14. We have perused a copy of the Certificate of Incorporation pursuant to change of name dated 14.08.2025 issued by the Registrar of Companies, Ministry of Corporate Affairs, which bears out that Vidyashilp India Private Limited changed its name to Immensity Office Parks Private Limited.

Lease Deeds

15. We have perused a copy of the Lease Deed dated 15.04.2014, registered as Document No.GNR-1-00172-2014-15 of Book I, stored in CD No. GNRD87, in the office of the Sub-Registrar, Gandhinagar, which bears out that M/s. Vidyashilp India Private Limited had executed Lease Deed dated 08.02.2013 in favour of M/s. Vidyashilp Academy with respect to the land bearing Survey No. 41/1A and other properties ad measuring 17 Acres 16.08 Guntas and the parties have extended the lease period for 10 years as per the said Lease Deed dated 15.04.2014. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2006 to 05.12.2014.
16. We have perused a copy of the Lease Deed dated 08.02.2013, (unregistered), which bears out that Vidyashilp India Private Limited has leased structure measuring 114232 square feet of super built-up area constructed on site bearing Survey Nos. 50/2, 50/3, 42/2, 42/3, 42/4, 41/1A, 41/1B,



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41/1C, 41/1D, 41/1E, 41/2, 39/1 for a period of 5 years and 3 months. It is noted that the said lease has expired as on 31.03.2018.

17. We have perused a copy of the Lease Deed dated 14.08.2014, registered as Document No. GNR-1-01697-2014-15 of Book I, stored in CD No. GNRD97, in the office of the Sub-Registrar, Gandhinagar which bears out that M/s. Vidyashilp India Private Limited leased additional lands including the land bearing Survey No. 41/1A and others properties ad measuring 48,440 square feet in favour of M/s. Vidyashilp Academy for period of 10 years.
18. We have perused a copy of the Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No. MLS-1-03548-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram which bears out that the monthly rent in the principal Lease Deed dated 15.04.2014, registered as Document No. GNR-1-00172-2014-15 was revised in said Supplemental Agreement to the Lease Deed dated 22.01.2015.
19. We have perused a copy of the Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No. MLS-1-03547-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram which bears out that the monthly rent in the principal Lease Deed dated 14.08.2014, registered as Document No. 1697/2014-15 of Book I was revised in said Supplemental Agreement to the Lease Deed dated 22.01.2015.

Revenue Documents

20. We have perused a copy of the Mutation Register Extract No. T12/2024-25, which bears out that as per Order dated 28.02.2025 in No. RRT YLK Y/356/2024-25, passed by the Assistant Commissioner the extent in the RTC extract with respect to Survey No. 41/1A was rectified and the names of Y M Gopalappa, Y M Nanjappa, Y M Jayanna and Y M Ramanna were incorporated in column No. 9 to an extent of 15.04 Guntas each.
21. We have perused a copy of the RTC extracts for the period 1966-67 to 1980-81, in relation to the land bearing Survey No. 41/1 measuring 05 Acres 24 Guntas. For the period 1966-67 to 1970-71 the names of Maliyappa alias Annayappa, Chennappa, Narayanappa and Ramaiah are entered as the owners. For the period 1971-72 to 1980-81 the names of Maliyappa alias Annayappa, Chennappa, Anjinamma and Ramaiah are entered as the owners.
22. We have perused copies of the RTC Extracts for the period 1981-82 to 2013-14, in relation to the land in Survey No. 41/1A measuring 1 acre 21 guntas and the names of Y M Gopalappa, Y M Nanjappa, Y M Jayanna and Y M Ramanna are reflected as the owners and cultivators of the said land. The said RTC Extracts also bears out reference to the Mutation Register Extracts in MR. No. 5/1999-2000, MR. No. 19/2008-09 and Record of Rights in R R no. 573



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23. We have perused a copy of the RTC for the period 2014-15 to 2025-26 in relation to the land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas and the names of Y M Gopalappa, Y M Nanjappa, Y M Jayanna and Y M Ramanna are entered as the owners. the said RTC extracts also bears our reference to the Mutation Register Extract in MR. No. T12/2024-25.

Conversion Order

24. We have perused a copy of the Official Memorandum dated 01.10.2008 in No. ALN/(NAY)SR/52/2006-07 issued by the Special Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas has been converted from agricultural use to development and transport use. We have perused copies of the sketch prepared at the time of conversion and challan for having paid the conversion fees.
25. We have perused a copy of the Change of Land use Order dated 27.06.2024 in No. CLU-56/2021-22/658/2024-25, issued by the Bangalore Development Authority which bears out that the zoning in Survey No. 41/1A measuring 1 acre 21 guntas along with other lands from public – semi public was changed to commercial zone.
26. We have perused a copy of the Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36851) issued by the Special Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 41/1A measuring 15 ¼ Guntas has been converted from development and transport use to commercial use.
27. We have perused a copy of the Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36850) issued by the Special Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 41/1A measuring 15 ¼ Guntas has been converted from development and transport use to commercial use.
28. We have perused a copy of the Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36849) issued by the Special Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 41/1A measuring 15 ¼ Guntas has been converted from development and transport use to commercial use.
29. We have perused a copy of the Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36848) issued by the Special Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 41/1A measuring 15 ¼ Guntas has been converted from development and transport use to commercial use.

Presently the Survey No. 41/1A measuring 1 acre 21 guntas has been converted for commercial use.

Construction Approvals



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We have perused Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority, which bears out that permission was accorded to commence development of the residential building, over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

We have perused a copy of the Development Plan dated 29.05.2025 in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority which bears out that permission was issued for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

We have perused a copy of the Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation which bears out that permission was accorded for the development of the residential building comprising of 2 basements + 1 ground + 16 upper floors with a total built-up area of 114948.41 square meters over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

We have perused a copy of the Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike, which bears out that permission was granted for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

Survey document with respect to Survey No.41/1A:

30. We have perused a copy of the Akarbandh which bears out that the land bearing Survey No.41/1A measures 01 Acre 21 Guntas
31. We have perused a copy of the Hissa Tippani and the R R Pakka Book, and the Atlas which bears out that the land bearing Survey No. 41/1 was bifurcated in to five portions i.e, Survey No. 41/1A to 41/1E.
32. We have perused a copies of the Village Map of Shivanahalli and Karda/Tippany which bears out that shape and size of the land bearing Survey No. 41

Endorsements with respect to Survey No.41/1A:

33. We have perused a copy of the Endorsement dated 05.12.2014 in No. R.K/CR/419/2014-15, issued by the Sherestidar on behalf of the Tahsildar, Bengaluru North Taluk, which bears out that the Record of Rights in Sl No. 470, 472, 473, 490 and 469 with respect to Survey No. 41/1A is not available due to dilapidated condition
34. We have perused a copy of the Letter dated 21.05.2015, in No. KRDCL/PIO/RTI/2015-16/783/A, issued by the Public Information Officer, Karnataka Road Development Corporation



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Limited which bears out that the land bearing Survey No. 41/1A and other properties of Shivanahalli Village does not come under acquisition for Yelahanka – AP border road.

35. We have perused a copy of the Endorsement dated 24.12.2014, in No. L.A.Q/N.H.AI/R.T.I/04/2014-15, issued by the Special Land Acquisition Officer, National Highway Authority which bears out that the land bearing Survey No. 41/1A and other land parcels of Shivanahalli Village was not acquired for the purpose of formation of National Highway-7 Hyderabad to Bengaluru road.
36. We have perused a copy of the Endorsement dated 28.02.2025 in No. R.K/CR/1386/2024-25, issued by the office of the Tahsildar Grade-2, Yelahanka Taluk, which bears out that the RTC extracts for the period 1981-82 to 1986-87 with respect to Survey No. 41/1 is not available due to dilapidated condition.

Encumbrance certificate with respect to Survey No.41/1A:

37. We have perused a copy of the encumbrance certificate issued for the period 01.04.1940 to 31.05.1989 which bears out 'Nil' transactions with respect to Survey No. 41/1.
38. We have perused a copy of the encumbrance certificate issued for the period 01.06.1989 to 31.03.2004 which bears out the registration of (1) Agreement of Sale dated 10.08.1998, registered as Document No. 3653/1998-99 and (2) Agreement of Sale dated 04.05.2001, registered as Document No.838/2001-02 with respect to Survey No. 41/1A.
39. We have perused a copy of the encumbrance certificate issued for the period 01.11.2014 to 14.10.2015, 15.10.2015 to 27.07.2016, 01.04.2016 to 20.03.2017, 01.04.2017 to 31.03.2023, 01.01.2023 to 02.05.2024 and for the period 01.04.2025 to 11.08.2025 which bears out 'Nil' transactions which respect to Survey No. 41/1A.
40. We have perused a copy of the encumbrance certificate issued for the period 01.1.2003 to 04.04.2025 which bears out 'Nil' transactions which respect to Survey No. 41/1A.
41. We have perused a copy of the encumbrance certificate issued for the period 01.04.2010 to 22.01.2015 which bears out the 'Nil' transactions which respect to BBMP khatha No. 489/41/1A,1B,1C,1E,41/2.
42. We have perused a copy of the encumbrance certificate for the period 01.04.2025 to 26.11.2025 in relation to the land in Survey No. 41/1A which bears out nil encumbrances.

Litigation: We are given to understand that the there are no pending litigations on the land in Survey No. 41/1A measuring 1 acre 21 guntas.



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CONCLUSION

Based on the review of the documents detailed above and subject to our observations, we hereby conclude that, Immencity Office Parks Private Limited is the owner of the converted land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

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SCHEDULE

Survey No.41/1A measuring 01 Acre 21 Guntas:

All that piece and parcel of the land bearing Survey No. 41/1A measuring 01 Acre 21 Guntas (converted for non-agricultural commercial purposes), having BBMP khatha No. 489/41/1A,1B,1C,1E,41/2, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. and bounded on the:

East by	:	Land bearing Survey No. 41/3;
West by	:	Land bearing Survey No. 42;
North by	:	Land bearing Survey No. 43;
South by	:	Land bearing Survey No. 41/1E.



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LIST OF DOCUMENTS

Sl. No.	Description of the documents
1.	Partition Deed dated 28.08.1937, registered as Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, Bengaluru Taluk.
2.	Mutation Register Extract No. 5/1999-2000.
3.	Agreement of Sale dated 10.08.1998, registered as Document No. 3653/1998-99 of Book I, stored in CD No. 3, in the office of the Sub-Registrar, Yelahanka.
4.	General Power of Attorney dated 10.08.1998, executed by Y M Gopalappa along with his children namely (1) Y G Murthy, (2) Y G Vasantha Kumar, (3) Y G Ravi Kumar and grandchildren namely (4) Sanjay Gowda, (5) Sneha, (6) Swetha (Sl. Nos. 4 to 6 being minors represented by their father and natural guardian Y G Murthy) in favour of (i) S Raghunath son of Late Shankar and (ii) R. Venkatesh son of Late Ramanna
5.	Notarized General Power of Attorney dated 25.04.2001 executed by Bhagya and others in favour of Y M Nanjappa.
6.	Agreement of Sale dated 04.05.2001, registered as Document No.838/2001-02 of Book I, Volume 1290, at Pages 29 to 35, in the office of the Sub-Registrar, Yelahanka.
7.	Notarized General Power of Attorney dated 04.05.2001, executed by Y M Nanajappa and others in favour of S. Raghunath son of H.Shankar.
8.	Sale Deed dated 05.04.2007, registered as Document No. YAN-1-02023-2008-09 of Book I, stored in CD No. YAND311, in the office of the Sub-Registrar, Yelahanka.
9.	Deed of Confirmation dated 06.04.2010, registered as Document No. YAN-1-00036-2010-11 of Book I, stored in CD No. YAND330, in the office of the Sub-Registrar, Yelahanka.
10.	Certificate of Incorporation dated 04.04.1995, issued by the Registrar of Companies, Karnataka, Bengaluru.
11.	Memorandum of Association and Articles of Association of M/s. Vidyashilp India Private Limited.
12.	Certificate of Incorporation pursuant to change of name dated 14.08.2025 issued by the Registrar of Companies, Ministry of Corporate Affairs.
13.	Khatha Certificate and Khatha Extract both dated 04.05.2010, issued by the Bruhat Bengaluru Mahanagara Palike.
14.	Lease Deed dated 15.04.2014, registered as Document No.GNR-1-00172-2014-15 of Book I, stored in CD No. GNRD87, in the office of the Sub-Registrar, Gandhinagar.
15.	Lease Deed dated 08.02.2013 (unregistered) executed by Vidyashilp India Private Limited.
16.	Lease Deed dated 14.08.2014, registered as Document No. GNR-1-01697-2014-15 of Book I, stored in CD No. GNRD97, in the office of the Sub-Registrar, Gandhinagar.



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17.	Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No.MLS-1-03548-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram.
18.	Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No.MLS-1-03547-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram.
19.	Mutation Register Extract No. T12/2024-25.
20.	RTC extracts for the period 1966-67 to 1980-81, in relation to the land bearing Survey No. 41/1.
21.	RTC Extracts for the period 1981-82 to 2013-14, , in relation to the land bearing Survey No. 41/1.
22.	RTC for the period 2014-15 to 2025-26 in relation to the land bearing Survey No. 41/1A.
23.	Official Memorandum dated 01.10.2008 in No. ALN/(NAY)SR/52/2006-07 issued by the Special Deputy Commissioner, Bangalore District, along with the sketch prepared at the time of conversion and challan for having paid the conversion fees.
24.	Change of Land use Order dated 27.06.2024 in No. CLU-56/2021-22/658/2024-25, issued by the Bangalore Development Authority
25.	Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36851) issued by the Special Deputy Commissioner, Bangalore District in relation to a portion of the land in Survey No. 41/1A measuring 15 ¼ guntas.
26.	Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36850) issued by the Special Deputy Commissioner, Bangalore District in relation to a portion of the land in Survey No. 41/1A measuring 15 ¼ guntas.
27.	Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36849) issued by the Special Deputy Commissioner, Bangalore District in relation to a portion of the land in Survey No. 41/1A measuring 15 ¼ guntas.
28.	Official Memorandum dated 23.12.2025 in No. ALN/(NAY)SR/52/2006-07 (No. 36848) issued by the Special Deputy Commissioner, Bangalore District in relation to a portion of the land in Survey No. 41/1A measuring 15 ¼ guntas.
29.	Official Memorandum dated 01.10.2008 in No. ALN/(NAY)SR/52/2006-07 issued by the Special Deputy Commissioner, Bangalore District, along with the sketch prepared at the time of conversion and challan for having paid the conversion fees.
30.	Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority
31.	Development Plan dated 29.05.2025 in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority.
32.	Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation



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33.	Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike
34.	Akarbandh with respect to Survey No. 41/1A.
35.	Hissa Tippani & Atlas showing the bifurcation of Survey No. 41/1 to Survey No. 41/1A to 41/1E.
36.	Village Map of Shivanahalli.
37.	Karda/Tippany with respect to Survey No. 41.
38.	Endorsement dated 05.12.2014 in No. R.K/CR/419/2014-15, issued by the Sherestidar on behalf of the Tahsildar, Bengaluru North Taluk.
39.	Endorsement dated 04.06.2015 in No. R.K/CR/98/2025-26, issued by the office of the Tahsildar Grade-2, Yelahanka Taluk.
40.	Letter dated 21.05.2015, in No. KRDCL/PIO/RTI/2015-16/783/A, issued by the Public Information Officer, Karnataka Road Development Corporation Limited.
41.	Endorsement dated 24.12.2014, in No. L.A.Q/N.H.AI/R.T.I/04/2014-15, issued by the Special Land Acquisition Officer, National High Way Authority.
42.	Encumbrance certificate issued for the period 01.04.1940 to 31.05.1989 with respect to Survey No. 41/1.
43.	Encumbrance certificate issued for the period 01.06.1989 to 31.03.2004 with respect to Survey No. 41/1A
44.	Encumbrance certificate issued for the period 01.1.2003 to 04.04.2025 with respect to Survey No. 41/1A
45.	Encumbrance certificate issued for the period 01.04.2010 to 22.01.2015 with respect to BBMP khatha No. 489/41/1A,1B,1C,1E,41/2.
46.	Encumbrance Certificate for the period 01.04.2025 to 26.11.2025 in relation to the land in Survey No. 41/1A.



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DATE:28.01.2026

Survey No. 41/1C

Land bearing Survey No. 41/1C measuring 30 ½ Guntas (“Survey No.41/1C”), situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused a copy of the Partition Deed dated 28.08.1937, registered as Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, Bengaluru Taluk, which bears out that the children of Channappa namely (1) Maliyappa alias Annayappa, (2) Muniyappa, (3) Chennappa and (4) Kempanna partitioned the land bearing Survey No. 41/1 measuring 05 Acres 24 Guntas and other properties. In terms of the said partition a portion of land measuring 01 Acre 21 Guntas in Survey No. 41/1 was allotted to the share of Maliyappa alias Annayappa, Muniyappa and Chennappa each and the remaining portion of land measuring 01 Acre 01 Gunta in Survey No. 41/1 was allotted to the share of Kempanna.
2. We have perused copy of the RTC extract for the period 1966-67 to 1980-81 in relation to the land bearing Survey No. 41/1 measuring 05 Acres 24 Guntas. For the period 1966-67 to 1971-72 to the name of Narayanaswamy is entered as the owner to an extent of 38 Guntas. further the name of Narayanaswamy is rounded off (deleted) and the name of Anjinamma wife of Narayanaswamy is entered as the owner to an extent of 38 Guntas for the period 1972-73 to 1980-81.
3. We have perused a copy of the Genealogical Tree, attested by the Village Accountant, Yelahanka Hobli, Bengaluru North Taluk which bears out that Narayanaswamy was married to Anjinamma and they have children namely Channappa, Rajanna and Chandrappa.
4. It is observed that the land bearing Survey No. 41/1 was subjected to phodi and the land in possession of Narayanaswamy was assigned with new Survey No 41/1C measuring 38 Guntas.
5. We have perused a copy of the notarized General Power of Attorney dated 31.08.1998, which bears out that Anjinamma along with her children namely Channappa, Rajanna, Chandrappa and Munithayamma empowered S. Raghunath son of H Shankar and R. Venkatesh Son of Ramanna to execute Sale Deed/s or any other conveyance deed on their behalf with respect to the land bearing Survey No. 41/1C measuring 38 Guntas.
6. We have perused a copy of the Agreement of Sale dated 31.08.1998 (unregistered) which bears out that (i) Anjinamma along with her children, (ii) Channappa (iii) Rajanna (iv) Chandrappa and (v) Munithayamma agreed to convey Survey No. 41/1C measuring 38 Guntas in favour of Chandra Shekar son of Late H.K. Ramaiah.



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7. We have perused a copy General Power of Attorney dated 31.08.1998, which bears out (i) Anjinamma along with her children, (ii) Channappa (iii) Rajanna (iv) Chandrappa and (v) Munithayamma, has empowered and authorised, S Raghunath to deal with the land Survey No. 41/1C measuring 38 Guntas.
8. We have perused a copy of the Sale Deed dated 05.04.2007, registered as Document No. YAN-1-02957-2008-09 of Book I, stored in CD No. YAND315, in the office of the Sub-Registrar, Yelahanka, which bears out that Anjinamma along with her children namely Channappa, Rajanna, Chandrappa and Munithayamma all are represented by their General Power of Attorney holder R Venkatesh son of M V Ramanna conveyed the land bearing Survey No. 41/1C measuring 38 Guntas in favour of M/s. Vidyashilp India Private Limited (presently known as Immensity Office Parks Private Limited), represented by its authorized signatory Rajesh Vithani.
9. We have perused a copy of the Deed of Confirmation dated 06.04.2010, registered as Document No. YAN-1-00034-2010-11 of Book I, stored in CD No. YAND330, in the office of the Sub-Registrar, Yelahanka which bears out that H R Chandrashekar confirmed the execution of Sale dated 05.04.2007, registered as Document No. YAN-1-02957-2008-09 executed in favour of M/s. Vidyashilp India Private Limited (presently known as Immensity Office Parks Private Limited) with respect to the land bearing Survey No. 41/1C measuring 38 Guntas.

Note: Although an extent of 38 guntas was conveyed in favour of M/s. Vidyashilp India Private Limited (presently known as Immensity Office Parks Private Limited), the actual extent of land available in Survey No. 41/1C is 30 ½ guntas. Therefore, we can confirm title to an extent of 3 ½ guntas in Survey No. 41/1C.
10. We have perused a copy of the Certificate of Incorporation dated 04.04.1995, issued by the Registrar of Companies, Karnataka, Bengaluru which bears out that M/s. Vidyashilp India Private Limited was incorporated under the Companies Act, 1956.
11. We have perused copies of the Memorandum of Association and Articles of Association of M/s. Vidyashilp India Private Limited which bears out that the main objects of M/s. Vidyashilp India Private Limited to propagate education, maintaining and running schools and other educational institutions and to purchase, lease or exchange lands anywhere in India.
12. We have perused copies of the Khatha Certificate and Khatha Extract both dated 04.05.2010, issued by the Bruhat Bengaluru Mahanagara Palike which bears the name of M/s. Vidyashilp India Private Limited as the kathedhar with respect to the land bearing Survey No. 41/1C and other properties ad measuring 05 Acres 17.08 Guntas and the said authority has assigned BBMP khatha No. 489/41/1A,1B,1C,1E,41/2 to the said land parcels.
13. We have perused a copy of the Certificate of Incorporation pursuant to change of name dated 14.08.2025 issued by the Registrar of Companies, Ministry of Corporate Affairs, which bears out



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that Vidyashilp India Private Limited changed its name to Immencity Office Parks Private Limited.

Lease Deeds

14. We have perused a copy of the Lease Deed dated 08.02.2013, (unregistered), which bears out that *Vidyashilp India Private* Limited has leased structure measuring 114232 square feet of super built-up area constructed on site bearing Survey Nos. 50/2, 50/3, 42/2, 42/3, 42/4, 41/1A, 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 39/1 for a period of 5 years and 3 months. It is noted that the said lease has expired as on 31.03.2018.
15. We have perused a copy of the Lease Deed dated 14.08.2014, registered as Document No. GNR-1-01697-2014-15 of Book I, stored in CD No. GNRD97, in the office of the Sub-Registrar, Gandhinagar which bears out that M/s. Vidyashilp India Private Limited leased additional lands including the land bearing Survey No. 41/1C and others properties ad measuring 48,440 square feet in favour of M/s. Vidyashilp Academy for period of 10 years.
16. We have perused a copy of the Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No. MLS-1-03548-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram which bears out that the monthly rent in the principal Lease Deed dated 15.04.2014, registered as Document No. GNR-1-00172-2014-15 was revised in said Supplemental Agreement to the Lease Deed dated 22.01.2015.
17. We have perused a copy of the Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No. MLS-1-03547-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram which bears out that the monthly rent in the principal Lease Deed dated 14.08.2014, registered as Document No. 1697/2014-15 of Book I was revised in said Supplemental Agreement to the Lease Deed dated 22.01.2015.

Revenue Documents

18. We have perused a copy of the RTC for the period 1987-88 to 2023-24 in relation to the land bearing Survey No. 41/1C measuring 38 Guntas and the name of Anjinamma is entered as the owner. The said RTC bears out reference to the Mutation Register Extracts in MR. No. 20/2008-09.
19. We have perused a copy of the RTC for the period 2024-25 to 2025-26 in relation to the land bearing Survey No. 41/1C measuring 30.08 Guntas and the name of Anjinamma is entered as the owner. The said RTC extracts bears out the reference to the Mutation Register Extract in MR. No. T14/2024-25.



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20. We have perused a copy of the Mutation Register Extract No. T14/2024-25, which bears out that as per Order dated 28.02.2025 in No. RRT YLK Y/353/2024-25, passed by the Assistant Commissioner the extent in the RTC extract with respect to Survey No. 41/1C was rectified from 38 Guntas to 30.08 Guntas and incorporated in the name of Anjinamma as the owner.

Conversion Order

21. We have perused a copy of the Official Memorandum dated 06.01.2009 in No. ALN/(NAY)SR/53/2006-07 issued by the Special Deputy Commissioner, Bangalore District which bears out that a portion of land measuring 7.08 Guntas in Survey No. 41/1C has been converted from agricultural purpose to public and semi-public purpose. We have perused copies of the sketch prepared at the time of conversion and challan for having paid the conversion fees. The same is recorded in the Mutation Register Extract No. 20/2008-09.
22. We have perused a copy of the Official Memorandum dated 30.09.2009 in No. ALN/(NAY)SR/53/2006-07 issued by the Special Deputy Commissioner, Bangalore District which bears out that the remaining portion of land measuring 30.08 Guntas in Survey No. 41/1C has been converted from agricultural purpose to development and transport. We have perused copies of the sketch prepared at the time of conversion and challan for having paid the conversion fees. The same is recorded in the Mutation Register Extract No. 20/2008-09.

Note: It is pertinent to note that the boundaries in the above mentioned Official Memorandum pertaining to the western side is erroneously mentioned as land bearing Survey No. 41/1B instead of remaining portion of land in Survey No. 41/C and land bearing Survey No. 41/1B.

23. We have perused a copy of the Change of Land use Order dated 27.06.2024 in No. CLU-56/2021-22/658/2024-25, issued by the Bangalore Development Authority which bears out that the zoning in relation to the land in Survey No. 41/1C measuring 38 guntas along with other lands, from public – semi public was changed to commercial zone.
24. We have perused a copy of the Revised Official Memorandum dated 17.12.2024 in No. ALN (NAY) CR: 35/2024-25, (No. 21886) issued by the Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 41/1C measuring 38 Guntas has been converted from Transport, Public and Semi-Public purpose to Commercial purpose.

Note: It is pertinent to note that the boundaries in the above-mentioned Official Memorandum pertaining to the southern side is erroneously mentioned as land bearing Survey No. 41/1 instead of land bearing Survey No. 41/1D.

Presently the land in Survey No. 41/1C measuring 38 guntas has been converted for commercial use.



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25. We have perused a copy of the Order dated 25.09.2025 in No. L.N.D(Y) CR:110/2025-26 which bears out that the nala passing through the north of the land in Survey No. 41/1C was shifted to the east of the land in Survey No. 41/1C.

Construction Approvals

26. We have perused Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority, which bears out that permission was accorded to commence development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
27. We have perused a copy of the Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority which bears out that permission was issued for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
28. We have perused a copy of the Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation which bears out that permission was accorded for the development of the residential building comprising of 2 basements + 1 ground + 16 upper floors with a total built-up area of 114948.41 square meters over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
29. We have perused a copy of the Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike, which bears out that permission was granted for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

Survey document with respect to Survey No.41/1C:

30. We have perused a copy of the Akarbandh which bears out that the land bearing Survey No.41/1C measures 30.08 Guntas.
31. We have perused a copy of the Hissa Tippani and R R Pakka Book and Atlas which bears out that the land bearing Survey No. 41/1 was bifurcated in to five portions i.e, Survey No. 41/1A to 41/1E.
32. We have perused a copies of the Village Map of Shivanahalli and Karda/Tippany which bears out that shape and size of the land bearing Survey No. 41

Endorsements with respect to Survey No.41/1C:



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33. We have perused a copy of the Endorsement dated 05.12.2014 in No. R.K/CR/419/2014-15, issued by the Sherestidar on behalf of the Tahsildar, Bengaluru North Taluk, which bears out that the Record of Rights in Sl No. 470, 472, 473, 490 and 469 with respect to Survey No. 41/1C is not available due to dilapidated condition
34. We have perused a copy of the Letter dated 21.05.2015, in No. KRDCL/PIO/RTI/2015-16/783/A, issued by the Public Information Officer, Karnataka Road Development Corporation Limited which bears out that the land bearing Survey No. 41/1C and other properties of Shivanahalli Village does not come under acquisition for Yelahanka – AP border road.
35. We have perused a copy of the Endorsement dated 24.12.2014, in No. L.A.Q/N.H.AI/R.T.I/04/2014-15, issued by the Special Land Acquisition Officer, National High Way Authority which bears out that the land bearing Survey No. 41/1C and other land parcels of Shivanahalli Village was not acquired for the purpose of formation of National Highway-7 Hyderabad to Bengaluru road.
36. We have perused a copy of the Endorsement dated 28.02.2025 in No. R.K/CR/1386/2024-25, issued by the office of the Tahsildar Grade-2, Yelahanka Taluk, which bears out that the RTC extracts for the period 1981-82 to 1986-87 with respect to Survey No. 41/1 is not available due to dilapidated condition.

Encumbrance certificate with respect to Survey No.41/1C:

37. We have perused a copy of the encumbrance certificate issued for the period 01.04.1940 to 31.05.1989 which bears out 'Nil' transactions with respect to Survey No. 41/1.
38. We have perused copies of the encumbrance certificate issued for the period (1) 01.04.1960 to 31.05.1989, (2) 01.06.1989 to 31.03.1991, (3) 01.04.1991 to 31.03.2006 which bears out 'Nil' transactions with respect to Survey No. 41/1C.
39. We have perused a copy of the encumbrance certificate for the period 01.04.2006 to 05.12.2014 which bears out the registration of (1) Sale Deed dated 05.04.2007, registered as Document No. YAN-1-02957-2008-09, (2) Deed of Confirmation dated 06.04.2010, registered as Document No. YAN-1-00034-2010-11, (3) Lease Deed dated 15.04.2014, registered as Document No.GNR-1-00172-2014-15 with respect to Survey No. 41/1C.
40. We have perused a copy of the Encumbrance Certificate for the period 06.12.2014 to 08.04.2025 and for the period 01.04.2025 to 26.11.2025 which bears out nil encumbrances, in relation to the land in Survey No. 41/1C measuring 38 guntas.

Litigation: We are given to understand that there are no pending litigations on the land in Survey No. 41/1A measuring 30 ½ guntas.



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CONCLUSION

Based on the review of the documents detailed above and subject to our observations, we hereby conclude that, M/s. Immencity Office Parks Private Limited is the owner of the converted land bearing Survey No. 41/1C measuring 30 ½ Guntas, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

MANJUNATHA. J
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SCHEDULE

Survey No.41/1C measuring 38 Guntas:

All that piece and parcel of the converted land bearing Survey No. 41/1C measuring 30 ½ guntas (converted for non-agricultural commercial purpose vide Official Memorandum dated 17.12.2024 in No. 21886 issued by the Deputy Commissioner, Bangalore District), having BBMP khatha No. 489/41/1A,1B,1C,1E,41/2, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. and bounded on the:

East by	:	Lands bearing Survey Nos.40 and 39;
West by	:	Land bearing Survey No. 41/1B;
North by	:	Land bearing Survey No. 43;
South by	:	Land bearing Survey No. 41/1D.



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LIST OF DOCUMENTS

Sl. No.	Description of the documents
1.	Partition Deed dated 28.08.1937, registered as Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, Bengaluru Taluk.
2.	RTC extract for the period 1966-67 to 1980-81 in relation to the land bearing Survey No. 41/1.
3.	Genealogical Tree of Narayanaswamy, attested by the Village Accountant, Yelahanka Hobli, Bengaluru North Taluk.
4.	Notarized General Power of Attorney dated 31.08.1998, executed by Anjinamma and others in favour of S. Raghunath son of H Shankar.
5.	Agreement of Sale dated 31.08.1998 (unregistered) executed by (i) Anjinamma along with her children, (ii) Channappa (iii) Rajanna (iv) Chandrappa and (v) Munithayamma in favour of Chandra Shekar son of Late H.K. Ramaiah.
6.	General Power of Attorney dated 31.08.1998, executed by (i) Anjinamma along with her children, (ii) Channappa (iii) Rajanna (iv) Chandrappa and (v) Munithayamma, in favour of S Raghunath
7.	Mutation Register Extract No. 20/2008-09.
8.	Sale Deed dated 05.04.2007, registered as Document No. YAN-1-02957-2008-09 of Book I, stored in CD No. YAND315, in the office of the Sub-Registrar, Yelahanka.
9.	Deed of Confirmation dated 06.04.2010, registered as Document No. YAN-1-00034-2010-11 of Book I, stored in CD No. YAND330, in the office of the Sub-Registrar, Yelahanka.
10.	Lease Deed dated 15.04.2014, registered as Document No.GNR-1-00172-2014-15 of Book I, stored in CD No. GNRD87, in the office of the Sub-Registrar, Gandhinagar.
11.	Lease Deed dated 14.08.2014, registered as Document No. GNR-1-01697-2014-15 of Book I, stored in CD No. GNRD97, in the office of the Sub-Registrar, Gandhinagar.
12.	Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No.MLS-1-03548-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram.
13.	Supplemental Agreement to the Lease Deed dated 22.01.2015, registered as Document No.MLS-1-03547-2014-15 of Book I, stored in CD No. MLSD104, in the office of the Sub-Registrar, Malleshwaram.
14.	Certificate of Incorporation dated 04.04.1995, issued by the Registrar of Companies, Karnataka, Bengaluru.
15.	Memorandum of Association and Articles of Association of M/s. Vidyashilp India Private Limited.
16.	Khatha Certificate and Khatha Extract both dated 04.05.2010, issued by the Bruhat Bengaluru Mahanagara Palike.



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17.	Certificate of Incorporation pursuant to change of name dated 14.08.2025 issued by the Registrar of Companies, Ministry of Corporate Affairs
18.	Official Memorandum dated 06.01.2009 in No. ALN/(NAY)SR/53/2006-07 issued by the Special Deputy Commissioner, Bangalore District, along with the sketch prepared at the time of conversion and challan for having paid the conversion fees.
19.	Official Memorandum dated 30.09.2009 in No. ALN/(NAY)SR/53/2006-07 issued by the Special Deputy Commissioner, Bangalore District, along with the sketch prepared at the time of conversion and challan for having paid the conversion fees.
20.	Change of Land use Order dated 27.06.2024 in No. CLU-56/2021-22/658/2024-25, issued by the Bangalore Development Authority
21.	Revised Official Memorandum dated 17.12.2024 in No. 21886 issued by the Deputy Commissioner, Bangalore District.
22.	Mutation Register Extract No. T14/2024-25.
23.	RTC for the period 1987-88 to 2023- 24 in relation to the land bearing Survey No. 41/1C.
24.	RTC for the period 2024-25 in relation to the land bearing Survey No. 41/1C measuring 30.08 Guntas.
25.	Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority
26.	Development Plan dated 29.05.2025 in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority
27.	Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation
28.	Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike
29.	Akarbandh with respect to Survey No. 41/1C.
30.	Hissa Tippani & Atlas showing the bifurcation of Survey No. 41/1 to Survey No. 41/1A to 41/1E.
31.	Village Map of Shivanahalli.
32.	Karda/Tippany with respect to Survey No. 41.
33.	Endorsement dated 05.12.2014 in No. R.K/CR/1419/2014-15, issued by the Sherestidar on behalf of the Tahsildar, Bengaluru North Taluk.
34.	Letter dated 21.05.2015, in No. KRDCL/PIO/RTI/2015-16/783/A, issued by the Public Information Officer, Karnataka Road Development Corporation Limited.



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35.	Endorsement dated 24.12.2014, in No. L.A.Q/N.H.AI/R.T.I/04/2014-15, issued by the Special Land Acquisition Officer, National High Way Authority.
36.	Encumbrance certificate issued for the period 01.04.1940 to 31.05.1989 with respect to Survey No. 41/1.
37.	Encumbrance certificate issued for the period 01.04.1960 to 31.05.1989 with respect to Survey No. 41/1C.
38.	Encumbrance certificate issued for the period 01.06.1989 to 31.03.1991 with respect to Survey No. 41/1C.
39.	Encumbrance certificate issued for the period 01.04.1991 to 31.03.2006 with respect to Survey No. 41/1C.
40.	Encumbrance certificate for the period 01.04.2006 to 05.12.2014 with respect to Survey No. 41/1C.
41.	Encumbrance Certificate for the period 06.12.2014 to 08.04.2025 and for the period 01.04.2025 to 26.11.2025.



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DATE:28.01.2026

Survey No. 40:

Land measuring 01 Acre 12 Guntas in Survey No. 40 ("Survey No.40"), situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused a copy of the Sale Deed dated 25.06.1919, registered as Document No. 5047/1918-19 of Book I, Volume 379 at Pages 130 to 133, in the office of the Sub-Registrar, Bengaluru, which bears out that Chikkanna son of Narasimhana conveyed the lands bearing Survey No. 40/1 measuring 01 Acre 11 Guntas, Survey No. 40/2 measuring 01 Acre 10 Guntas and Survey No. 40/3 measuring 03 Acres 30 Guntas and measuring 06 Acres 11 Guntas in favour of Ramaiah son of Ajjappa alias Ajja Gowdaru. The same is recorded in the Index of Lands and Record of Rights in Sl No. 114.
2. We have perused a copy of the Partition Deed dated 20.08.1966, registered as Document No. 3170/1966-67 of Book I, Volume 2594, at Pages 08 to 21, in the office of the Sub-Registrar, Bengaluru North Taluk, which bears out that (1) Ramaiah son of Ajjappa alias Ajja Gowdaru, (2) Galappa son of Ajjappa alias Ajja Gowdaru, (3) Govindappa and (4) R Sajanappa alias Sajanarayappa (Sl Nos. 3 and 4 are sons of Rangappa son of Ajjappa alias Ajja Gowdaru) partitioned the land bearing Survey No. 40 measuring 06 Acres 11 Guntas and 01 Gunta kharab and other properties. In terms of the said partition a portion of land measuring 02 Acres 04 Guntas in Survey No. 40 was allotted to the share of Ramaiah, another portion of land measuring 02 Acres 04 Guntas in Survey No. 40 was allotted to the share of Galappa and the remaining portion of land measuring 02 Acres 04 Guntas was allotted to the shares of Govindappa and R Sajanappa alias Sajanarayappa jointly. The same is recorded in the Record of Rights in SL Nos. 401 and 402.
3. We have perused a copy of the Settlement Deed dated 20.10.1966, registered as Document No. 4620/1966-67 of Book I, Volume 2592, at Pages 209 to 213, in the office of the Sub-Registrar, Bengaluru North Taluk, which bears out that Ramaiah was married to Rangamma (dead) and Thimakka. Through Rangamma he had children namely Ajjappa, Lakshmaiah, Gangamma and Lakshamma. Through Thimakka he had children namely Sharadhamma, Ashwathamma and Rangamma. Further the said Settlement Deed bears out that Sharadhamma, Ashwathamma, Gangamma and Lakshamma were married by the expenses of Ramaiah and have settled in their marital homes and Rangamma being minor is under the custody of Ramaiah. Further the said Ramaiah and Thimakka as one part Ajjappa and Lakshmaiah as another part entered into a settlement deed with respect to a portion of land measuring 02 Acres 04 Guntas in Survey No. 40



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and other properties. In terms of the settlement deed the portion of land measuring 02 Acres 04 Guntas in Survey No. 40 was allotted to the shares of Ajjappa and Lakshmaiah jointly. The same is recorded in the Record of Rights in SL No. 425.

4. We have perused a copy of the Partition Deed dated 19.05.1968, registered as Document No. 857/1968-69 of Book I, Volume 2658, at Pages 36 to 45, in the office of the Sub-Registrar, Bengaluru North Taluk, which bears out that Ramaiah along with his second wife namely Thimakka and children namely Ajjappa and Lakshmaiah partitioned a portion of land measuring 02 Acres 04 Guntas in Survey No. 40 and other properties. In terms of the said partition a portion of land measuring 01 Acre 02 Guntas in Survey No. 40 was allotted to the share of Ajjappa and the remaining portion of land measuring 01 Acre 02 Guntas in Survey No. 40 was allotted to the share of Lakshmaiah.
5. We have perused a copy of the Mutation Register Extract No. 5/1991-92, which bears out that the children of Galappa partitioned a portion of land measuring 02 Acres 04 Guntas in Survey No. 40 vide Partition Deed dated 13.12.1983, registered as Document No. 4136/1983-84 of Book I. In terms of the said partition the khatha of a portion of land measuring 01 Acre 02 Guntas in Survey No. 40 was transferred in the name of R Ramaiah and the khatha of the remaining portion of land measuring 01 Acre 02 Guntas in Survey No. 40 was transferred in the name of R.Narayana.

Note: The Partition Deed dated 13.12.1983, registered as Document No. 4136/1983-84 of Book I and the Genealogical Tree of Galappa, along with the names of his wife, children and grandchildren, duly attested by Tahsildar/Village Accountant are not available. We have relied on the contents of the Mutation Register Extract No. 5/1991-92.

6. It is observed that upon the death of R Govindappa son of Rangappa the khatha of a portion of land measuring 21 Guntas in Survey No. 40 was transferred in the name of his wife Lakshmi Devamma vide Inheritance Certificate No. 7/1992-93.

Note: Genealogical Tree of R Govindappa, along with the names of his wife, children and grandchildren, duly attested by Tahsildar/Village Accountant are not available. We have relied on the contents of the other documents.

7. We have perused a copy of the Agreement of Sale dated 17.04.1995, registered as Document No.400/1995-96 of Book I, Volume SF-591, at Pages 100 to 104, in the office of the Sub-Registrar, Yelahanka, which bears out that Lakshmi Devamma along with her son namely Y G Ranga Swamy agreed to sell a portion of land measuring 33 guntas in Survey No. 40 in favour of



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H Yeshwanth Shenoy son of H V Shenoy represented by his Power of Attorney holder R Venkatesh.

8. We have perused a copy of the General Power of Attorney dated 17.04.1995, registered as Document No. 32/1995-96 of Book IV, Volume SF-33, at Pages 100 to 104, in the office of the Sub-Registrar, Yelahanka, which bears out that Lakshmi Devamma along with her son namely Y G Ranga Swamy empowered S Raghunath and R Venkatesh to execute Sale Deed/s or any conveyance deeds and present the same before the Sub-Registrar on their behalf with respect to a portion of land measuring 33 Guntas in Survey No. 40.
9. We have perused a copy of the Agreement of Sale dated 03.08.1995, registered as Document No.3602/1995-96 of Book I, Volume SF644, at Pages 01 to 06, in the office of the Sub-Registrar, Yelahanka which bears out that Lakshmaiah along with his son namely Anjana Murthy agreed to sell a portion of land measuring 25 Guntas in Survey No. 40 in favour of H Yeshwanth Shenoy son of H V Shenoy represented by his Power of Attorney holder M K Chandrappa.
10. We have perused a copy of the General Power of Attorney dated 03.08.1995, registered as Document No. 236/1996-97 of Book IV, Volume SF-61, at Pages 181 to 185, in the office of the Sub-Registrar, Yelahanka which bears out that Lakshmaiah along with his son namely Anjana Murthy empowered S Raghunath and R Venkatesh to execute Sale Deed/s or any conveyance deeds and present the same before the Sub-Registrar on their behalf with respect to a portion of land measuring 25 Guntas in Survey No. 40.
11. We have perused a copy of the Sale Deed dated 09.10.1995, registered as Document No.4743/1995-96 of Book I, Volume 808, at Pages 229 to 234, in the office of the Sub-Registrar, Yelahanka which bears out that R Ramaiah and R Narayana both sons of Galappa conveyed a portion of land measuring 15 Guntas out of 02 Acres 04 Guntas in Survey No. 40 in favour of L K Akila daughter of L K Raju. The same is recorded in the Mutation Register Extract No. 5/2000-01.
12. We have perused a copy of the Sale Deed dated 28.02.2001, registered as Document No. 6248/2000-01 of Book I, Volume 1241, at Pages 217 to 226, in the office of the Sub-Registrar, Yelahanka which bears out that Lakshmi Devamma along with her son namely Y G Ranga Swamy both are represented by their General Power of Attorney holders S. Raghunath and R Venkatesh conveyed a portion of land measuring 12 Guntas in Survey No. 40 in favour of L K Raju son of B V Muniraju and B L Naveen son of L K Raju. The same is recorded in the Mutation Register Extract No. 8/2000-01.



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13. We have perused a copy of the Sale Deed dated 28.02.2001, registered as Document No. 6250/2000-01 of Book I, Volume 1241, at Pages 226 to 235, in the office of the Sub-Registrar, Yelahanka which bears out that Lakshmaiah along with his son namely Anjana Murthy both are represented by their General Power of Attorney holders S. Raghunath and R Venkatesh conveyed a portion of land measuring 25 Guntas in Survey No. 40 in favour of L K Raju son of B V Muniraju and B L Naveen son of L K Raju. The same is recorded in the Mutation Register Extract No. 9/2000-01.
14. Thus, in the aforesaid manner L K Raju son of B V Muniraju and B L Naveen son of L K Raju became the owners of a portion of land measuring 37 Guntas in Survey No. 40 and L K Akila became the owner of a portion of land measuring 15 Guntas in Survey No. 40.
15. We have perused a copy of the Order dated 20.10.2010 in No. RRT(DIS)CR/27/2010-11, passed by the Special Tahsildar, Bengaluru North Taluk, which bears out that the extents in the RTC extracts with respect to Survey No. 40 were rectified and an extent of 35 Guntas in the name of Railway Acquisition was incorporated. The same is recorded in the Mutation Register Extract No. 4/2010-11.
16. We have perused a copy of the Joint Development Agreement dated 23.06.2011, pending Document No. P1464/2011-12 of Book I, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited agreed to develop the (1) a portion of land measuring 15 Guntas in Survey No. 40 and (2) another portion of land measuring 37 Guntas in Survey No. 40 ad measuring 01 Acre 12 Guntas and other properties by forming a multi-stored residential building and agreed to share the built up area in the ratio of 41:59 i.e., 41% to L.K. Akila and others and 59% for M/s. Legacy Global Projects Private Limited.
17. We have perused a copy of the General Power of Attorney dated 23.06.2011, pending Document No. P1467/2011-12 of Book IV, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya authorized and empowered M/s. Legacy Global Projects Private Limited to sell its share of 59% of built-up area in (1) a portion of land measuring 15 Guntas in Survey No. 40 and (2) another portion of land measuring 37 Guntas in Survey No. 40 ad measuring 01 Acre 12 Guntas and other properties.
18. We have reviewed the deed of cancellation dated 14.3.2024 entered into between L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited



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which bears out that the joint development agreement and the powers of attorney both, referred to above was cancelled..

19. We have perused a copy of the Order dated 26.12.2017, passed by the District Collector (Stamp) & District Registration Officer, which bears out that deficit stamp amount with respect to the registration of the above mentioned Joint Development Agreement and General Power of Attorney both dated 23.06.2011 has to be paid to the concerned Sub-Registrar within sixty days from the date of this order.
20. We have perused a copy of the Complaint in OS No. 1920/2018, filed before the court of the Senior Civil Judge, Bangalore Rural District which bears out that Anjana Murthy son of Lakshmaiah filed a suit against L K Raju, B L Naveen, S Raghunath, R Venkatesh and H Yeshwanth Shenoy praying to declare the Agreement of Sale and General Power of Attorney both dated 03.08.1995 and Sale Deed dated 28.02.2001 with respect to a portion of land measuring 25 Guntas in Survey No. 40 is null and void and does not bind on Anjana Murthy.

Note: It is pertinent to note that the suit in OS No. 1920/2018 is still pending for consideration. The General Power of Attorney dated 03.08.1995 was registered basis which Lakshmaiah and others including Anjana Murthy have transacted with the property. Therefore, the claim of Anjana Murthy is weak.

21. We have perused a copy of the Letter dated 11.07.2019 in No. 530/2019-20, issued by the Bangalore Development Authority which bears out that the said authority has accorded permission for conversion of portion of land measuring 04.04 Guntas in Survey No. 40 from transport purpose to residential purpose and another portion of land measuring 10.12 Guntas in Survey No. 40 from transport purpose to public and semi-public purpose.
22. We have perused a copy of the Letter dated 11.07.2019 in No. 531/2019-20, issued by the Bangalore Development Authority which bears out that the said authority has accorded permission for conversion of portion of land measuring 16.96 Guntas in Survey No. 40 from transport purpose to residential purpose and another portion of land measuring 20.04 Guntas in Survey No. 40 from transport purpose to Public and semi-public purpose.
23. We have perused a copy of the Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Realkraft Ventures LLP agreed to develop the (1) a portion of land measuring 15 Guntas in Survey No. 40 and (2) another portion of land measuring 37 Guntas in Survey No. 40



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ad measuring 01 Acre 12 Guntas and other properties by forming a multi-stored residential building and agreed to share the built up area in the ratio of 42.5:57.5 i.e., 42.5% to L.K. Akila and others and 57.5% to M/s. Realkraft Ventures LLP. The registration of the said Development Agreement is reflected in the Encumbrance Certificate for the period 04.01.2004 to 15.07.2025.

24. It is recited in the above mentioned Joint Development Agreement that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya entered in to a Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 of Book I, stored in CD No. YAN306, in the office of the Sub-Registrar, Yelahanka with respect to (1) a portion of land measuring 15 Guntas in Survey No. 40 and (2) another portion of land measuring 37 Guntas in Survey No. 40 ad measuring 01 Acre 12 Guntas and other properties. The registration of the said settlement deed is reflected in the Encumbrance Certificate for the period 04.01.2004 to 15.07.2025. In terms of the said Family Settlement in the event of development of the land measuring 01 Acre 12 Guntas in Survey No. 40 and other properties by the developer the owner's entitlement (i.e., 42.5%) shall be shared in the following ratio:

- a) L.K. Akila 15%.
- b) L. K. Raju 15%.
- c) N. Padma Raju 15%.
- d) L.K. Anupama 15%
- e) B.L. Chaya 15%.
- f) B.L. Naveen 20%

25. We have perused a copy of the General Power of Attorney dated 14.03.2024, registered as Document No. BYP-4-00391-2023-24 of Book IV, in the office of the Sub-Registrar, Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya authorized and empowered M/s. Realkraft Ventures LLP to sell its share of 57.5% of built-up area in the (1) a portion of land measuring 15 Guntas in Survey No. 40 and (2) another portion of land measuring 37 Guntas in Survey No. 40 ad measuring 01 Acre 12 Guntas and other properties.

26. We have perused a copy of the Order dated 21.04.2025, in No. 200/2024-25, passed by the Bangalore Development Authority which bears out that the said authority has accorded permission for change of land use with respect to a portion of land measuring 30.12 Guntas in Survey No. 40 from Public and semi public to residential purpose.

27. We have perused copies of the Khatha Certificate and Khatha Extract both dated 25.05.2013, issued by the Bruhat Bengaluru Mahanagara Palike which bears the names of L K Raju and B L



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Naveen as the kathedars with respect to a portion of land measuring 37 Guntas in Survey No. 40 and the said authority has assigned BBMP khatha No. 469/6/40 to the said portion

28. We have perused copies of the Khatha Certificate and Khatha Extract both dated 25.05.2013, issued by the Bruhat Bengaluru Mahanagara Palike which bears the name of L K Akila as the kathedar with respect to a portion of land measuring 15 Guntas in Survey No. 40 and other properties the said authority has assigned BBMP khatha No. 464/40,42/5,43/2,3,4,44/1 to the said land parcels.
29. We have perused a copy of the E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP) which bears out that the property bearing Katha No. 464/767/40,42/5,43/2,3,4,44/1 admeasuring 21,043.6 square meters is registered in the name of Akila L.K.
30. We have perused a copy of the E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP) which bears out that the property bearing Katha No. 464/772/6/40 admeasuring 3743.3 square meters is registered in the name of L.K Raju and B.L. Naveen.
31. We have perused a copy of the Tax Paid Receipt dated 30.07.2025 which bears out that property taxes for the period 2025-26 has been paid by L K Akila to the BBMP with respect property bearing amalgamated khatha No. 464/40,42/5,43/2,3,4,44/1.
32. We have perused a copy of the Tax Paid Receipt dated 30.07.2025 which bears out that property taxes for the period 2025-26 has been paid by L K Raju and BL. Naveen to the BBMP with respect property bearing amalgamated khatha No. 464/772/6/40.
33. We have perused copies of the RTC extracts for the period 1966-67 to 1980-81, 1987-88 to 2016-17, 2019-20 and 2024-25 in relation to the land bearing Survey No. 40 measuring 06 Acres 11 Guntas and 01 Gunta kharab land. For the period 1966-67 to 1980-81 the names of Ramaiah, Ajjappa, Lakshmaiah, Galappa, Govindappa and R Sajanappa are entered as the owners. For the period 1987-88 to 1991-92 the names of (1) Lakshmaiah is entered as the owner to an extent of 01 Acre 02 Guntas, (2) R Ramaiah is entered as the owner to an extent of 01 Acre 02 Guntas, (3) R Narayana is entered as the owner to an extent of 01 Acre 02 Guntas and (4) Govindappa entered as the owner to an extent of 01 Acre 01 Gunta. For the period 1992-93 to 1996-97 the names of (1) Lakshmaiah is entered as the owner to an extent of 01 Acre 02 Guntas, (2) R Ramaiah is entered as the owner to an extent of 01 Acre 02 Guntas, (3) R Narayana is entered as the owner to an extent of 01 Acre 02 Guntas, (4) Lakshamma wife of Govindappa is entered as the owner to an extent of 21 Guntas. For the period 1997-98 to 2016-17, 2019-20 and 2024-25



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the names of (1) L K Raju and B L Naveen are entered as the owners to an extent of 37 Guntas and (2) L K Akila is entered as the owner to an extent of 15 Guntas.

Conversion Order

34. We have perused a copy of the Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District which bears out that a portion of land measuring 15 Guntas in Survey No. 40 (owned by L K Akila) has been converted from agricultural purpose to non-agricultural development and transport purpose. In this regard we have been furnished with the Non-Availability Endorsement dated 15.11.2012, in No. R.K.CR/1654/2012-13, issued by the office of the Deputy Commissioner, Bengaluru District confirming that the sketch prepared at the time of conversion is mutilated.
35. We have perused a copy of the Official Memorandum dated 01.02.2005 in No. ALN/SR(NA)/33/2004-05 issued by the Special Deputy Commissioner, Bangalore District which bears out that a portion of land measuring 37 Guntas in Survey No. 40 has been converted from agricultural purpose to non-agricultural development and transport purpose.
36. We have perused a copy of the revised Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/27/2018-19, issued by the Deputy Commissioner, Bengaluru District, which bears out that the land measuring 15 Guntas in Survey No. 40 and other properties were further converted from development and transport purpose to residential (04.04 Guntas residential) and public and semi public purpose (10.12 Guntas public and semi public). We have perused a copy of the challan for having paid the conversion fees.
37. We have perused a copy of the revised Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/26/2018-19, issued by the Deputy Commissioner, Bengaluru District, which bears out that the land measuring 37 Guntas in Survey No. 40 was further converted from Development and transport purpose to residential (16.15 Guntas residential) and public and semi public purpose (20.01 Guntas public and semi public). We have perused a copy of the challan for having paid the conversion fees.
38. We have perused a copy of the Change of Land use Order dated 21.04.2025 in No. CLU-312/200/2024-25, issued by the Bangalore Development Authority which bears out that the zoning in relation to the land in Survey No. 40 measuring 30.12 guntas along with other lands, from public – semi public was changed to commercial zone.



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Construction Approvals

39. We have perused Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority, which bears out that permission was accorded to commence development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
40. We have perused a copy of the Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority which bears out that permission was issued for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
41. We have perused a copy of the Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation which bears out that permission was accorded for the development of the residential building comprising of 2 basements + 1 ground + 16 upper floors with a total built-up area of 114948.41 square meters over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
42. We have perused a copy of the Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike, which bears out that permission was granted for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

Survey document with respect to Survey No.40:

43. We have perused a copy of the Village Map of Shivanahalli which bears out that shape and size of the land bearing Survey No. 40.

Endorsements with respect to Survey No.40:

44. We have perused a copy of the Endorsement dated 14.01.2011, in No. L.R.F/CR/378/2010-11, issued by the Tahsildar, Bengaluru North Taluk which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 40.
45. We have perused a copy of the Endorsement dated 24.09.2012 in No.PTCL.CR:1351/2012-13, issued by Assistant Commissioner, Bengaluru North Sub, which bears out that there was no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and



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Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to land measuring 01 Acre 12 Guntas in Survey No. 40.

46. We have perused a copy the Endorsement dated 27.05.2019, in No. SLO/ALN/1607/2019-20, issued by the Special Land Acquisition Officer, Bengaluru, which bears out that the land measuring 15 Guntas in Survey No. 40 and others properties has not been acquired for its developmental purpose.
47. We have perused a copy the Endorsement dated 27.05.2019, in No. SLO/ALN/1606/2019-20, issued by the Special Land Acquisition Officer, Bengaluru, which bears out that the land measuring 37 Guntas in Survey No. 40 and others properties has not been acquired for its developmental purpose.
48. We have perused a copy of the Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru, which bears out that the land measuring 15 Guntas in Survey No. 40 and other properties have not been notified for acquisition and not acquired by the said authority for the purpose of forming road and other developmental purpose.
49. We have perused a copy of the Endorsement dated 03.06.2019, in No. 274/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru, which bears out that the land measuring 37 Guntas in Survey No. 40 and other properties have not been notified for acquisition and not acquired by the said authority for the purpose of forming road and other developmental purpose.
50. We have perused copies of the No Objection Certificates from (1) Bharat Sanchar Nigam Limited dated 17.12.2018 & (2) Airports Authority of India dated 11.04.2019 which bears out that the said authorities has no objection for construction of multi-storied residential complex in the land measuring 01 Acre 12 Guntas in Survey No. 40 and other properties.

Encumbrance certificate with respect to Survey No.40:

51. We have perused a copy of the encumbrance certificate issued for the period 01.04.1924 to 31.03.1960 which bears out the registration of (1) Lease Deed dated 23.11.1937, registered as Document No. 1885, (2) Sale Deed dated 20.05.1949, registered as Document No. 7279 with respect to Survey No. 40.
52. We have perused copies of the encumbrance certificate issued for the period 01.04.1960 to 31.05.1989 which bears out the registration of (1) Partition Deed dated 20.08.1966, registered as Document No. 3170/1966-67, (2) Settlement Deed dated 20.10.1966, registered as Document



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No. 4620/1966-67, (3) Partition Deed dated 19.05.1968, registered as Document No. 857/1968-69 with respect to Survey No. 40.

53. We have perused a copy of the Encumbrance Certificate for the period 01.06.1989 to 31.03.2004 which bears out that the registration of the Sale Deed dated 09.10.1995 registered as Document No. 4743/1995-96 executed by Ramaiah and others in favour of L.K. Akila.
54. We have perused a copy of the Encumbrance Certificate for the period 01.06.1989 to 31.03.2004 which bears out that the registration of the Sale Deed dated 28.02.2001 registered as Document No. 6248/2000-01, executed by Lakshmiddevamma and others in favour of L.K. Raju and B.L. Naveen.
55. We have perused a copy of the Encumbrance Certificate for the period 01.06.1989 to 31.03.2004 which bears out that the registration of the (i) Sale Deed dated 14.08.1995 registered as Document No. 3602/1995-96, executed by Lakshmaiah and others in favour of Yeshwanth Shenoy and (ii) Sale Deed dated 28.02.2001 registered as Document No. 6250/2000-01 executed by Lakshmi and others in favour of L.K. Raju and B.L. Naveen.
56. We have perused a copy of the encumbrance certificate for the period 01.04.2004 to 14.12.2016 which bears out the registration of Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 with respect to Survey No. 40.
57. We have perused a copy of the Encumbrance Certificate for the period 04.01.2004 to 15.07.2025 which bears out the registration of the (i) Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 and (ii) Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura, with respect to Survey No. 40.



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CONCLUSION

Based on the review of the documents detailed above and subject to our observations, we hereby conclude that, K. Akila, L. K. Raju, N. Padma Raju, B.L. Naveen, L.K. Anupama, B.L. Chaya are the owners of the land measuring 01 Acre 12 Guntas in Survey No. 40, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. In terms of the Joint Development Agreement 14.03.2024, the owners (named above), are entitled to 42.5% share of super built up area in the development and the developer, M/s. Realkraft Ventures LLP is entitled to 57.5% share of super built up area proposed to be constructed on said land. Subject to disposal of the pending suit

MANJUNATHA. J
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Bangaluru



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SCHEDULE

Survey No.40 measuring 01 Acre 12 Guntas:

All that piece and parcel of the converted land bearing Survey No. 40 measuring 01 Acre 12 Guntas (15 guntas converted for residential purpose purpose vide two separate Official Memorandums both dated dated 26.08.2019, in No. ALN(NY)CR/27/2018-19 and ALN(NY)CR/26/2018-19 issued by the Special Deputy Commissioner, Bangalore District), having BBMP khatha No. 464/40,42/5,43/2,3,4,44/1& BBMP khatha No. 469/6/40, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. and bounded on the:

East by	:	Railway line;
West by	:	Land bearing Survey No. 41/1 belonging to Vidyashilp;
North by	:	Land bearing Survey No. 44/1
South by	:	Lands bearing Survey Nos. 38/1 & 39.



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LIST OF DOCUMENTS

Sl. No.	Description of the documents
1.	Sale Deed dated 25.06.1919, registered as Document No. 5047/1918-19 of Book I, Volume 379 at Pages 130 to 133, in the office of the Sub-Registrar, Bengaluru.
2.	Index of Lands.
3.	Record of Rights in Sl No. 114.
4.	Partition Deed dated 20.08.1966, registered as Document No. 3170/1966-67 of Book I, Volume 2594, at Pages 08 to 21, in the office of the Sub-Registrar, Bengaluru North Taluk.
5.	Record of Rights in SL Nos. 401 and 402.
6.	Settlement Deed dated 20.10.1966, registered as Document No. 4620/1966-67 of Book I, Volume 2592, at Pages 209 to 213, in the office of the Sub-Registrar, Bengaluru North Taluk.
7.	Record of Rights in SL No. 425.
8.	Partition Deed dated 19.05.1968, registered as Document No. 857/1968-69 of Book I, Volume 2658, at Pages 36 to 45, in the office of the Sub-Registrar, Bengaluru North Taluk.
9.	Mutation Register Extract No. 5/1991-92.
10.	Agreement of Sale dated 17.04.1995, registered as Document No.400/1995-96 of Book I, Volume SF-591, at Pages 100 to 104, in the office of the Sub-Registrar, Yelahanka.
11.	General Power of Attorney dated 17.04.1995, registered as Document No. 32/1995-96 of Book IV, Volume SF-33, at Pages 100 to 104, in the office of the Sub-Registrar, Yelahanka.
12.	Agreement of Sale dated 03.08.1995, registered as Document No.3602/1995-96 of Book I, Volume SF644, at Pages 01 to 06, in the office of the Sub-Registrar, Yelahanka.
13.	General Power of Attorney dated 03.08.1995, registered as Document No. 236/1996-97 of Book IV, Volume SF-61, at Pages 181 to 185, in the office of the Sub-Registrar, Yelahanka.
14.	Sale Deed dated 09.10.1995, registered as Document No.4743/1995-96 of Book I, Volume 808, at Pages 229 to 234, in the office of the Sub-Registrar, Yelahanka.



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15.	Mutation Register Extract No. 5/2000-01.
16.	Sale Deed dated 28.02.2001, registered as Document No. 6248/2000-01 of Book I, Volume 1241, at Pages 217 to 226, in the office of the Sub-Registrar, Yelahanka.
17.	Mutation Register Extract No. 8/2000-01.
18.	Sale Deed dated 28.02.2001, registered as Document No. 6250/2000-01 of Book I, Volume 1241, at Pages 226 to 235, in the office of the Sub-Registrar, Yelahanka.
19.	Mutation Register Extract No. 9/2000-01.
20.	Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District.
21.	Non-Availability Endorsement dated 15.11.2012, in No. R.K.CR/1654/2012-13, issued by the office of the Deputy Commissioner, Bengaluru District.
22.	Official Memorandum dated 01.02.2005 in No. ALN/SR(NA)/33/2004-05 issued by the Special Deputy Commissioner, Bangalore District.
23.	Order dated 20.10.2010 in No. RRT(DIS)CR/27/2010-11, passed by the Special Tahsildar, Bengaluru North Taluk.
24.	Mutation Register Extract No. 4/2010-11.
25.	Joint Development Agreement dated 23.06.2011, registered as Document No. P1464/2011-12 of Book I.
26.	General Power of Attorney dated 23.06.2011, registered as Document No. P1467/2011-12 of Book IV.
27.	Cancellation Deed dated 14.3.2024 entered into between L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited.
28.	Order dated 26.12.2017, passed by the District Collector (Stamp) & District Registration Officer.
29.	Copy of the Complaint in OS No. 1920/2018, filed before the court of the Senior Civil Judge, Bangalore Rural District.
30.	Letter dated 11.07.2019 in No. 530/2019-20, issued by the Bangalore Development Authority.
31.	Revised Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/27/2018-19, issued by the Deputy Commissioner, Bengaluru District
32.	Letter dated 11.07.2019 in No. 531/2019-20, issued by the Bangalore Development Authority.



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33.	Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/26/2018-19, issued by the Deputy Commissioner, Bengaluru District.
34.	Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura.
35.	General Power of Attorney dated 14.03.2024, registered as Document No. BYP-4-00391-2023-24 of Book IV, in the office of the Sub-Registrar, Byatarayanapura.
36.	Order dated 21.04.2025, in No. 200/2024-25, passed by the Bangalore Development Authority.
37.	Khatha Certificate and Khatha Extract both dated 25.05.2013 with respect to khatha No. 469/6/40.
38.	Khatha Certificate and Khatha Extract both dated 25.05.2013 with respect to khatha No. 464/40,42/5,43/2,3,4,44/1.
39.	E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP)
40.	E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP)
41.	Tax Paid Receipt dated 30.07.2025 for the period 2025-26 in the name of L K Akila
42.	Tax Paid Receipt dated 30.07.2025 for the period 2025-26 in the name of L K Raju and BL. Naveen
43.	RTC extracts for the period 1966-67 to 1980-81, 1987-88 to 2016-17, 2019-20 and 2024-25 in relation to the land bearing Survey No. 40.
44.	Village Map of Shivanahalli.
45.	Change of Land use Order dated 21.04.2025 in No. CLU-312/200/2024-25, issued by the Bangalore Development Authority
46.	Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority
47.	Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority
48.	Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation
49.	Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike.
50.	Endorsement dated 14.01.2011, in No. L.R.F/CR/378/2010-11, issued by the Tahsildar, Bengaluru North Taluk.
51.	Endorsement dated 24.09.2012 in No.PTCL.CR:1351/2012-13, issued by Assistant Commissioner, Bengaluru North Sub.



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52.	Endorsement dated 27.05.2019, in No. SLO/ALN/1607/2019-20, issued by the Special Land Acquisition Officer, Bengaluru.
53.	Endorsement dated 27.05.2019, in No. SLO/ALN/1606/2019-20, issued by the Special Land Acquisition Officer, Bengaluru.
54.	Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru.
55.	Endorsement dated 03.06.2019, in No. 274/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru.
56.	No Objection Certificate dated 17.12.2018 issued by Bharat Sanchar Nigam Limited.
57.	No Objection Certificate dated 11.04.2019, issued by Airports Authority of India.
58.	Encumbrance certificate issued for the period 01.04.1924 to 31.03.1960 with respect to Survey No. 40.
59.	Encumbrance certificate issued for the period 01.04.1960 to 31.05.1989 with respect to Survey No. 40.
60.	Encumbrance Certificate for the period 01.06.1989 to 31.03.2004 in relation to a portion of Survey No. 40
61.	Encumbrance Certificate for the period 01.06.1989 to 31.03.2004 in relation to a portion of Survey No. 40.
62.	Encumbrance Certificate for the period 01.06.1989 to 31.03.2004 in relation to a portion of Survey No. 40.
63.	Encumbrance certificate for the period 01.04.2004 to 14.12.2016 with respect to Survey No. 40.
64.	Encumbrance Certificate for the period 04.01.2004 to 15.07.2025 with respect to Survey No. 40.



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DATE:28.01.2026

Survey No. 41/3

Land bearing Survey No. 41/3 measuring 30.08 Guntas, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused a copy of the Partition Deed dated 28.08.1937, registered as Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, Bengaluru Taluk, which bears out that the children of Channappa namely (1) Maliyappa alias Annayappa, (2) Muniyappa, (3) Chennappa alias Kooralappa and (4) Kempanna partitioned the land bearing Survey No. 41/1 measuring 05 Acres 24 Guntas and other properties. In terms of the said partition a portion of land measuring 01 Acre 21 Guntas in Survey No. 41/1 was allotted to the share of Maliyappa alias Annayappa, Muniyappa and Chennappa alias Kooralappa each and the remaining portion of land measuring 01 Acre 01 Gunta in Survey No. 41/1 was allotted to the share of Kempanna.
2. It is observed that the land bearing Survey No. 41/1 was subjected to phodi and the land in possession of Chennappa alias Kooralappa was assigned with new Survey No. 41/1A and the land in possession of Maliyappa alias Annayappa was assigned with new Survey No. 41/1B measuring 01 Acre 25 Guntas and the same is reflected in the RTC extracts for the period 1987-88 to 2018-19. Further as per order dated 30.01.2018 in No. RRT(BNA)121/2018-19 passed by Assistant Commissioner the extent was rectified to 01 Acre 21 Guntas and the same was incorporated in the RTC extract for the period 2019-20 and Mutation Register Extract No. H6/2018-19 with respect to Survey No. 41/1B.
3. We have perused a copy of the Inheritance Certificate in No. 11/1992-93, which bears out that upon the death of Chennappa alias Kooralappa the khatha of the land bearing Survey No. 41/1B was transferred in the joint names of his son namely Kempanna and grandson namely Y N Ashwatha son of Nanjappa.
4. We have perused a copy of the Panchayath Partition Deed dated 20.12.1983, which bears out that the son of Chennappa alias Kooralappa namely Kempanna and grandson namely Y N Ashwatha son of Nanjappa partitioned the land measuring 01 Acre 21 Guntas in Survey No. 41/1B. In terms of the said partition a portion of land measuring 30.08 Guntas in Survey No. 41/1B was allotted to the share of Kempanna and the remaining portion of land measuring 30.08 Guntas in Survey No. 41/1B was allotted to the share of Y N Ashwatha. The same is recorded in the Mutation Register Extract No. 3/1994-95.

Note: The Genealogical Tree of Chennappa alias Kooralappa and Nanjappa are not available We have therefore relied on the other available documents.



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5. We have perused a copy of the unregistered Agreement of Sale dated 02.12.1998, which bears out that Y N Ashwatha along with his children namely Srinivasa Murthy and Anuja being minor represented by her father and natural guardian Y N Ashwatha agreed to sell their portion of land measuring 30.08 Guntas in Survey No. 41/1B in favour of H R Chandrashekar son of H K Ramaiah.
6. We have perused a copy of the General Power of Attorney dated 30.11.1998, certified under Section 41 of the Karnataka Stamp Act, which bears out that Y N Ashwatha along with his children namely Srinivasa Murthy and Anuja being minor represented by her father and natural guardian Y N Ashwatha empowered D. S. Deshpande and R. Venkatesh to sign and execute Conveyance Deeds and present the same before the Sub-Registrar on their behalf with respect to a portion of land measuring 30.08 Guntas in Survey No. 41/1B.
7. We have perused a copy of the Mutation Register Extract No. T2/2019-20, which bears out that the land bearing Survey No. 41/1B measuring 01 Acre 21 Guntas was subjected to phodi and the land in possession of Y N Ashwatha was assigned with new Survey No. 41/3 measuring 30.08 Guntas.
8. We have perused a copy of the Sale Deed dated 20.12.2019, registered on 10.01.2020 as Document No. MLS-1-02474-2019-20 of Book I, in the office of the Sub-Registrar, Malleshwaram, which bears out that Y N Ashwatha along with his children namely Srinivasa Murthy and Anuja all are represented by their Power of Attorney holder D S Deshpande and H R Chandrashekar as Confirming Party conveyed the land bearing Survey No. 41/3 measuring 30.08 Guntas in favour of A Ramakrishna son of Anjenayachar.
9. We have perused a copy of the Release Deed dated 06.02.2020, registered as Document No. BYP-1-08866-2019-20 of Book I, stored in CD No. BYPD558, in the office of the Sub-Registrar, Bytanarayanapura which bears out that Y N Ashwatha and his son Srinivasa Murthy and Neelamma wife of Y N Ashwatha as consenting witness released all their right, title and interest over the land bearing Survey No. 41/3 measuring 30.08 Guntas in favour of Anuja daughter of Y N Ashwatha.
10. We have perused a copy of the Rectification Deed dated 24.08.2022, registered as Document No. BYP-1-05427-2022-23 of Book I, stored in CD No. BYPD1193, in the office of the Sub-Registrar, Bytanarayanapura, which bears out that the error that had crept on the principal deed i.e., Release Deed dated 06.02.2020 in relation to the boundaries was rectified.
11. We have perused copies of the Complaint, Written Statement, Order in I A No.6 in OS No. 2958/2020, filed before the court of the Principal City Judge, Bengaluru which bears out that Y N Ashwatha, Srinivasa Murthy and Anuja filed a suit against A. Ramakrishna, H R



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Chandrashekar and D S Deshpande praying to declare that Y N Ashwatha is owner of the land bearing Survey No. 41/3 measuring 30.08 Guntas and the Sale Deed 20.12.2019, registered on 10.01.2020 as Document No. MLS-1-02474-2019-20 is not binding in them. Further the said Y N Ashwatha and others filed I A No. 6 to amend the plaint and the same was dismissed on 14.12.2023.

Note: O.S. No. 2958/2020: the said suit was filed by Y.N. Ashwatha and others against A. Ramakrishna to declare the sale deed dated 20.12.2019 (Document No. 2474/2019-20) executed in favour of A. Ramakrishna as not binding on them. The said suit is pending, on the grounds that their GPA Holder, D.S. Deshpande had executed the sale deed without their knowledge. The power of attorney was registered and therefore the claim is weak.

12. We have perused a copy of the Death Certificate, issued by the Chief Registrar of Births and Deaths which bears out that D S Deshpande died on 21.01.2021.
13. We have perused a copy of the Order in No. R.R.T(Dis)CR:02/2020-21, passed by the Special Tahsildar, Yelahanka Taluk, Bengaluru which bears out that A. Ramakrishnappa filed an application to the Special Tahsildar to transfer the khatha of the land bearing Survey No. 41/3 measuring 30.08 Guntas based on the Sale Deed dated 20.12.2019, registered as Document No. MLS-1-02474-2019-20. The said Special Tahsildar ordered that the suit in OS No. 2958/2020 is still pending for consideration and dismissed the application filed by A. Ramakrishnappa.
14. We have perused copies of the Plaint, Written Statement, Order Sheet, Orders in I A No. 1 a in OS No. 5900/2022, filed before the court of the Principal City Civil Judge at Bangalore which bears out that Y N Ashwatha, Srinivasa Murthy and Anuja filed a suit against M/s. Vidhyashilp India Private Limited and M/s. Vidyashilp Academy praying to grant permanent injunction and restrain M/s. Vidhyashilp India Private Limited and another from obstructing Y N Ashwatha and others from using the road to gain access to the land bearing Survey No. 41/3 measuring 30.08 Guntas. Further Y N Ashwatha and others filed I A No. 1 to restrain M/s. Vidhyashilp India Private Limited and another by way of temporary injunction from preventing Y N Ashwatha and others from using the road to access the land bearing Survey No. 41/3 measuring 30.08 Guntas and the same was allowed and dismissed the I A No. 2 filed by M/s. Vidhyashilp India Private Limited and another till the disposal of the said suit.

Note: O.S. No. 5900/2022: this suit is filed by Y.N. Ashwatha and others against A. Ramakrishna, Vidyashilp Academy and Vidyashilp India Private Limited for permanent injunction and to restrain them from obstructing Y.N. Ashwatha from using the road access to his land in Survey No. 41/3. A temporary injunction has been allowed in the said suit



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where by the access of Y.N. Ashwatha should not be obstructed. We are given to understand that Century will take steps to vacate the stay.

15. We have perused a copy of the Judgement, in MFA No. 2720/2023, filed before the High Court of Karnataka at Bengaluru, which bears out that M/s. Vidhyashilp India Private Limited and M/s. Vidyashilp Academy filed an appeal against Y N Ashwatha, Srinivasa Murthy and Anuja against the Order passed in I A No. 1 and I A No. 2 in OS No. 5900/2022. The said Hon'ble Judge vide Order dated 02.06.2023 dismissed the said appeal and directed the trial court to dispose the matter within one year from the date of this order.
16. We have perused copy of the Order dated 13.10.2023 in Special Leave Petition No. 21618/2023, passed by the Supreme Court of India, which bears out that M/s. Vidhyashilp India Private Limited and M/s. Vidyashilp Academy being aggrieved by the order passed in MFA No. 2720/2023 filed Special Leave Petition against Y N Ashwatha and others and the same was disposed on the grounds that said court is not inclined to interfere the order passed by the High Court of Karnataka.
17. We have perused a copy of the Order in WP No. 7543/2024, passed by the High Court of Karnataka, Bengaluru which bears out that Y N Ashwatha and others filed a writ petition against A. Ramakrishnappa and others praying to quash the order dated 14.12.2023 passed by court of the City Civil Judge, Bengaluru in I A No. 6 in OS No. 2958/2020 filed by Y N Ashwatha and others and allow the said I A No. 6. The Hon'ble High Court of Karnataka vide Order dated 26.09.2024 partly allowed the said writ petition by quashing the order dated 14.12.2023 and allowing the I A No. 6.
18. RFA 407/2023: Suit filed by Ramakrishna challenging the katha transfer in the name of Anuja (daughter of Ashwatha) on the basis of a gift deed. This relates to the O.S. No. 2958/2020.
19. We have perused a copy of the Writ Petition in WP No. 8022/2024, filed before the High Court of Karnataka which bears out that that M/s. Vidhyashilp India Private Limited and M/s. Vidyashilp Academy against Y N Ashwatha and others praying to quash Order dated 14.12.2023 passed by the City Civil Judge at Bangalore in I A No. 6, in OS No. 5900/2022 and allow the said I A No. 6 filed by Y N Ashwatha and others.
20. We have perused a copy of the RTC extracts for the period 1966-67 to 1980-81, in relation to the land bearing Survey No. 41/1 measuring 05 Acres 24 Guntas. For the period 1966-67 to 1980-81 the name of Chennappa alias Kooralappa is entered as the owner to an extent of 01 Acre 21 Guntas.
21. We have perused a copy of the RTC extracts for the period 1987-88 to 2013-14 in relation to the land bearing Survey No. 41/1B measuring 01 Acre 25 Guntas. For the period 1987-



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- 88 to 1991-92 the names of Kempanna and Y N Ashwatha are entered as owners. For the period 1992-93 to 2013-14 the name of Y N Ashwatha is entered as the owner to an extent of 30.08 Guntas.
22. We have perused a copies of the RTC extracts for the period 2014-15 to 2018-19 wich bears out that the total extent of land in Survey No. 41/1B is 1 acre 21 guntas and the names of Kempanna and Y N Ashwatha are registered as the owners for the said period.
23. We have perused a copy of the RTC extracts for the period 2019-20 to 2023-24 in relation to the land bearing Survey No. 41/3 measuring 30.08 Guntas and the name of Y N Ashwatha is entered as the owner.
24. We have perused a copy of the RTC extracts for the period 2024-25 to 2025-26 which bears out that the total extent of land in Survey No. 41/3 is 30 ½ guntas and the name of Y.N. Ashwatha is reflected as the owner and cultivator for the period. The RTC Extracts also bears out reference to the MR No. T2/2019-20.
25. We have perused a copy of the Change of Land use Order dated 27.06.2024 in No. CLU-56/2021-22/658/2024-25, issued by the Bangalore Development Authority which bears out that the zoning in relation to the land in Survey No. 41/3 measuring 30 ½ guntas along with other lands, was changed to commercial zone.

Survey document with respect to Survey No.41/3:

26. We have perused a copy of the Akarbandh which bears out that the land bearing Survey No.41/3 measures 30.08 Guntas with no kharab land.
27. We have perused a copy of the Hissa Tippani & Atlas which bears out that the land bearing Survey No. 41/1 was bifurcated in to five portions i.e, Survey No. 41/1A to 41/1E.
28. We have perused a copy of the Hissa Tippani, RR Pakka Book and Atlas which bears out that the land bearing Survey No. 41/1B was bifurcated in to two portions i.e., Survey No. 41/1B and 41/3.
29. We have perused a copies of the Village Map of Shivanahalli and Karda/Tippany which bears out that shape and size of the land bearing Survey No. 41.

Encumbrance certificate with respect to Survey No.41/3:

30. We have perused a copy of the encumbrance certificate issued for the period (1) 01.04.1940 to 31.05.1989 which bears out 'Nil' transactions with respect to Survey No. 41/1.



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31. We have perused copies of the encumbrance certificates issued for the period (1) 01.04.1960 to 31.05.1989, (2) 01.06.1989 to 31.03.1991, (3) 01.04.1991 to 31.03.2006 and 01.04.2006 to 23.08.2006 which bears out 'Nil' transactions with respect to Survey No.41/1B measuring 30.08 Guntas.
32. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 31.03.2020 which bears out an entry which does not pertain to the subject matter of this opinion with respect to Survey No. 41/1B measuring 01 Acre 25 Guntas.
33. We have perused a copy of the encumbrance certificate issued for the period 01.04.2019 to 08.04.2025 which bears out the registration of (1) Release Deed dated 06.02.2020, registered as Document No. BYP-1-08866-2019-20 and (2) Rectification Deed dated 24.08.2022, registered as Document No. BYP-1-05427-2022-23 with respect to Survey No. 41/3.
34. We have perused a copy of the Encumbrance Certificate for the period 01.04.2025 to 26.11.2025 which bears out nil encumbrances in relation to the land in Survey No. 41/3.



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CONCLUSION

Based on the review of the documents detailed above and subject to our observations, we hereby conclude that, A Ramakrishna is owner of the agricultural land bearing Survey No. 41/3 measuring 30.08 Guntas, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. Subject to the disposal of the pending suits.

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SCHEDULE

Survey No.41/3 measuring 30.08 Guntas

All that piece and parcel of the agricultural land bearing Survey No. 41/3 measuring 30.08 Guntas, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. and bounded on the:

East by	:	Land bearing Survey No. 41/1C;
West by	:	Land bearing Survey No. 41/1A;
North by	:	Land bearing Survey No. 43;
South by	:	Road and Land bearing Survey No. 41/1B.



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LIST OF DOCUMENTS

Sl. No.	Description of the documents
1.	Partition Deed dated 28.08.1937, registered as Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, Bengaluru Taluk.
2.	Mutation Register Extract No. H6/2018-19.
3.	Inheritance Certificate in No. 11/1992-93.
4.	Panchayath Partition Deed dated 20.12.1983 entered between Kempanna and Y N Ashwatha.
5.	Mutation Register Extract No. 3/1994-95.
6.	unregistered Agreement of Sale dated 02.12.1998, entered between Y N Ashwatha and others with H R Chandrashekar.
7.	General Power of Attorney dated 30.11.1998, certified under Section 41 of the Karnataka Stamp Act.
8.	Mutation Register Extract No. T2/2019-20.
9.	Sale Deed dated 20.12.2019, registered on 10.01.2020 as Document No. MLS-1-02474-2019-20 of Book I, in the office of the Sub-Registrar, Malleshwaram.
10.	Release Deed dated 06.02.2020, registered as Document No. BYP-1-08866-2019-20 of Book I, stored in CD No. BYPD558, in the office of the Sub-Registrar, Bytanarayanapura.
11.	Rectification Deed dated 24.08.2022, registered as Document No. BYP-1-05427-2022-23 of Book I, stored in CD No. BYPD1193, in the office of the Sub-Registrar, Bytanarayanapura.
12.	Copies of the Complaint, Written Statement, Order in I A No.6 in OS No. 2958/2020, filed before the court of the Principal City Civil Judge, Bengaluru.
13.	Death Certificate, issued by the Chief Registrar of Births and Deaths.
14.	Order in No. R.R.T(Dis)CR:02/2020-21, passed by the Special Tahsildar, Yelahanka Taluk, Bengaluru.



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15.	Copies of the Complaint, Written Statement, Order Sheet, Orders in I A No. 1 a in OS No. 5900/2022, filed before the court of the Principal City Civil Judge at Bangalore.
16.	Judgement in MFA No. 2720/2023, filed before the High Court of Karnataka at Bengaluru.
17.	Order dated 13.10.2023 in Special Leave Petition No. 21618/2023, passed by the Supreme Court of India.
18.	Order in WP No. 7543/2024, passed by the High Court of Karnataka, Bengaluru.
19.	Copy of the Writ Petition in WP No. 8022/2024, filed before the High Court of Karnataka
20.	RTC extracts for the period 1966-67 to 1980-81, in relation to the land bearing Survey No. 41/1.
21.	RTC extracts for the period 1987-88 to 2013-14 in relation to the land bearing Survey No. 41/1B.
22.	RTC extracts for the period 2014-15 to 2018-19 in relation to the land bearing Survey No. 41/1B
23.	RTC extracts for the period 2019-20 to 2023-24 in relation to the land bearing Survey No. 41/3 measuring 30.08 Guntas.
24.	RTC extracts for the period 2024-25 to 2025-26 in relation to the land bearing Survey No. 41/3
25.	Change of Land use Order dated 27.06.2024 in No. CLU-56/2021-22/658/2024-25, issued by the Bangalore Development Authority.
26.	Akarbandh with respect to land bearing Survey No. 41/3.
27.	Hissa Tippani & Atlas.
28.	Hissa Tippani, RR Pakka Book and Atlas.
29.	Tippany/Karda.
30.	Village Map of Shivanahalli.



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31.	encumbrance certificate issued for the period (1) 01.04.1940 to 31.05.1989.
32.	encumbrance certificates issued for the period (1) 01.04.1960 to 31.05.1989, (2) 01.06.1989 to 31.03.1991, (3) 01.04.1991 to 31.03.2006 and 01.04.2006 to 23.08.2006.
33.	encumbrance certificate issued for the period 01.04.2004 to 31.03.2020.
34.	encumbrance certificate issued for the period 01.04.2019 to 08.04.2025.
35.	Encumbrance Certificate for the period 01.04.2025 to 26.11.2025.



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DATE:28.01.2026

Survey No. 42/5

Land in Survey No. 42/5 measuring 32 Guntas (Survey No.42/5"), situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused a copy of the Sale Deed dated 19.04.1912, registered as Document No. 2781/1911-12 of Book I, Volume 179, at Pages 278 to 279, in the office of the Sub-Registrar, Bengaluru Taluk, which bears out that Muniyappa son of Hanumanthappa along with his daughter in law Marakka conveyed the land measuring 03 Acres in Survey No. 42 in favour of Byrappa son of Muarappa. The same is recorded in the Record of Rights in SI No. 118.
2. We have perused a copy of the Record of Rights in SI Nos.257 and 259, which bears out that Byrappa had leased the land bearing Survey No. 42/2 measuring 03 Acres 06 Guntas in favour of Hanumanthappa alias Chikka Rayappa vide Lease Deed dated 04.02.1939, registered as Document No. 2579 of Book I and Lease Deed dated 04.02.1939, registered as Document No.2580 of Book I for a term of 05 years.
3. We have perused a copy of the Record of Rights in SI No. 123, which bears out the name of Beluru Subbanna son of Subbanna as the owner of the land bearing Survey No. 42/5 measuring 32 Guntas.
4. We have perused a copy of the Record of Rights in SL No. 180, which bears out the name of Rodhappa son of Mallappa as the owner of the land bearing Survey No. 42/5 measuring 32 Guntas, he having acquired the same vide Sale Deed dated 09.12.1929, registered as Document No. 1647 from Subbanna.
5. We have perused copies of the RTC extracts for the period 1966-67 to 2000-01 in relation to the land bearing Survey No. 42/5 measuring 32 Guntas. For the period 1966-67 to 1991-92 the name of Rodhappa is rounded off (deleted) and the name of Muninarasappa son of Rodhappa is entered as the owner. For the period 1992-93 to 2000-01 the name of Muninarasappa is rounded off (deleted) and the name of L K Akila daughter of L K Raju is entered as the owner.
6. We have perused a copy of the Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 42/5 measuring 32 Guntas and other properties have been converted from agricultural use to development and transport use. In this regard we have been



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furnished with the Non-Availability Endorsement dated 15.11.2012, in No. R.K.CR/1654/2012-13, issued by the office of the Deputy Commissioner, Bengaluru District confirming that the sketch prepared at the time of conversion is mutilated.

7. We have perused a copy of the Joint Development Agreement dated 23.06.2011, which has pending registered Document No. P1464/2011-12 of Book I, which bears out that (1) L.K. Raju, (2) N. Padma Raju, (3) B.L. Naveen, (4) L.K. Anupama, (5) L.K. Akila and (6) B.L. Chaya (Sl No. 2 to 6 are represented by their General Power of Attorney holder L.K. Raju) and M/s. Legacy Global Projects Private Limited agreed to develop the land bearing Survey No.42/5 measuring 32 Guntas and other properties by forming a multi-stored residential building and agreed to share the built up area in the ratio of 41:59 i.e., 41% to L.K. Akila and others and 59% for M/s. Legacy Global Projects Private Limited.
8. We have perused a copy of the General Power of Attorney dated 23.06.2011, which has pending Document No. P1467/2011-12 of Book IV, which bears out that (1) L.K. Raju, (2) N. Padma Raju, (3) B.L. Naveen, (4) L.K. Anupama, (5) L.K. Akila and (6) B.L. Chaya (Sl No. 2 to 6 are represented by their General Power of Attorney holder L.K. Raju) authorized and empowered M/s. Legacy Global Projects Private Limited to sell its share of 59% of built-up area in the land bearing Survey No.42/5 measuring 32 Guntas and other properties.
9. We have reviewed the deed of cancellation dated 14.3.2024 entered into between L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited which bears out that the joint development agreement and the powers of attorney both dated 23.6, referred to above was cancelled.
10. We have perused a copy of the Order dated 26.12.2017, passed by the District Collector (Stamp) & District Registration Officer, which bears out that deficit stamp amount with respect to the registration of the above mentioned Joint Development Agreement and General Power of Attorney both dated 23.06.2011 has to be paid to the concerned Sub-Registrar within sixty days from the date of this order.
11. We have perused a copy of the Letter dated 03.06.2019, in No. 280/2019-20 and Letter dated 11.07.2019 in No. 530/2019-20, both issued by the Bangalore Development Authority which bears out that the said authority has accorded permission for conversion of land bearing Survey No. 42/5 measuring 32 Guntas from Developmental and transport purpose to residential purpose.
12. We have perused a copy of the Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar,



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Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Realkraft Ventures LLP agreed to develop the land bearing Survey No. 42/5 measuring 32 Guntas and other properties by forming a multi-stored residential building and agreed to share the built up area in the ratio of 42.5:57.5 i.e., 42.5% to L.K. Akila and others and 57.5% to M/s. Realkraft Ventures LLP.

13. It is recited in the above mentioned Joint Development Agreement dated 14.03.2024 that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya entered in to a Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 of Book I, stored in CD No. YAN306, in the office of the Sub-Registrar, Yelahanka with respect to land bearing Survey No. 42/5 measuring 32 Guntas and other properties. In terms of the said Family Settlement in the event of development of the land bearing Survey No. 42/5 measuring 32 Guntas and other properties by the developer the owner's entitlement (i.e., 42.5%) shall be shared in the following ratio:
 - a) L.K. Akila 15%.
 - b) L. K. Raju 15%.
 - c) N. Padma Raju 15%.
 - d) L.K. Anupama 15%
 - e) B.L. Chaya 15%.
 - f) B.L. Naveen 20%
14. We have perused a copy of the General Power of Attorney dated 14.03.2024, registered as Document No. BYP-4-00391-2023-24 of Book IV, in the office of the Sub-Registrar, Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya authorized and empowered M/s. Realkraft Ventures LLP to sell its share of 57.5% of built-up area in the land bearing Survey No. 42/5 measuring 32 Guntas and other properties.
15. We have perused copies of the Khatha certificate and Khatha Extract, both dated 25.05.2013 bearing Khatha No.464/40,42/5,43/2,3,4,44/1 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike which bears out the name of L K Akila as the kathedar.
16. We have perused a copy of the E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP) which bears out that the property bearing Katha No. 464/767/40,42/5,43/2,3,4,44/1 admeasuring 21,043.6 square meters is registered in the name of Akila L.K.



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17. We have perused a copy of the Tax Paid Receipt for the period 2023-24 which bears out that L K Akila has paid taxes for the year 2023-24 to BBMP with respect Survey No. 42/5 measuring 32 Guntas and other properties having amalgamated khatha No. 464/40,42/5,43/2,3,4,44/1.
18. We have perused a copy of the Tax Paid Receipt dated 30.07.2025 which bears out that property taxes for the period 2025-26 has been paid by L K Akila to the BBMP with respect property bearing amalgamated khatha No. 464/40,42/5,43/2,3,4,44/1.
19. We have perused a copy of the RTC extracts for the period 1966-67 to 1996-97, in relation to Survey No. 42/5 measuring 32 Guntas and the name of Muninarasappa as the owner for the said period.
20. We have perused a copy of the RTC extracts for the period 1997-98 to 2000-01, in relation to Survey No. 42/5 measuring 32 Guntas and the name of L.K. Akila as the owner for the said period.
21. We have perused a copy of the RTC extracts for the period 2001-02 to 2016-17, 2018-19 to 2019-20 and 2023-24 in relation to Survey No. 42/5 measuring 32 Guntas and the name of L K Akila is entered as the owner in column No.9.
22. We have perused a copy of the RTC extracts for the period 2024-25 to 2025-26, in relation to Survey No. 42/5 measuring 32 Guntas and the name of L K Akila is entered as the owner for the said period.

Conversion Order

23. We have perused a copy of the revised Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/27/2018-19, issued by the Deputy Commissioner, Bengaluru District, which bears out that the land bearing Survey No. 42/5 measuring 32 Guntas was converted from Development and transport purpose to residential purpose. We have perused a copy of the challan for having paid the conversion fees.

Construction Approvals

24. We have perused Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority, which bears out that permission was accorded to commence development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.



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25. We have perused a copy of the Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority which bears out that permission was issued for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
26. We have perused a copy of the Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation which bears out that permission was accorded for the development of the residential building comprising of 2 basements + 1 ground + 16 upper floors with a total built-up area of 114948.41 square meters over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
27. We have perused a copy of the Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike, which bears out that permission was granted for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

Survey document with respect to Survey No.42/5:

28. We have perused a copy of the RR Pakka Book & Atlas which bears out that the land bearing Survey No. 42 was bifurcated in to five portions i.e., Survey No. 42/1 to 42/5.
29. We have perused a copy of the Village Map of Shivanahalli which bears out the shape and size of the Composite Property i.e, Survey No. 42.

Endorsements with respect to Survey No.42/5:

30. We have perused a copy of the Endorsement dated 14.01.2011, in No. L.R.F/CR/378/2010-11, issued by the Tahsildar, Bengaluru North Taluk which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 42/5 measuring 32 Guntas.
31. We have perused a copy of the Endorsement dated 24.09.2012 in No.PTCL.CR:1351/2012-13, issued by Assistant Commissioner, Bengaluru North Sub, the which bears out that there were no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 42/5 measuring 32 Guntas.
32. We have perused a copy the Endorsement dated 27.05.2019, in No. SLO/ALN/1607/2019-20, issued by the Special Land Acquisition Officer, Bengaluru, which bears out that the land bearing



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Survey No. 42/5 measuring 32 Guntas and others properties has not been acquired for its developmental purpose.

33. We have perused a copy of the Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru, which bears out that the land bearing Survey No. 42/5 measuring 32 Guntas and other properties have not been notified for acquisition and not acquired by the said authority for the purpose of forming road and other developmental purpose.
34. We have perused copies of the No Objection Certificates from (1) Bharat Sanchar Nigam Limited dated 17.12.2018 & (2) Airports Authority of India dated 11.04.2019 which bears out that the said authorities have no objection for construction of multi-storied residential complex in the land bearing Survey No. 42/5 measuring 32 Guntas and other properties.

Encumbrance certificate with respect to Survey No.42/5:

35. We have perused a copy of the encumbrance certificate issued for the period 01.04.1999 to 31.03.2004 which bears out 'Nil' transactions with respect to Survey No. 42/5.
36. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 14.02.2016 which bears out the registration of (1) Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 and (2) Confirmation Deed dated 15.07.2013, registered as Document No.BYP-1-03035-2013-14 with respect to Survey No. 42/5.
37. We have perused a copy of the encumbrance certificate issued for the period 04.01.2004 to 15.07.2025 which bears out the registration of the (i) Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 and (ii) Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09.



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CONCLUSION

Based on the review of the documents detailed above and subject to our observations, we hereby conclude that, L K. Akila, L. K. Raju, N. Padma Raju, B.L. Naveen, L.K. Anupama, B.L. Chaya are the owners of the converted land bearing Survey No. 42/5 measuring 32 Guntas having BBMP khatha No. 464/40,42/5,43/2,3,4,44/1, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. In terms of the Joint Development Agreement 14.03.2024, the owners (named above), are entitled to 42.5% share of super built up area in the development and the developer, M/s. Realkraft Ventures LLP is entitled to 57.5% share of super built up area proposed to be constructed on said land.

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SCHEDULE

Survey No.42/5 measuring 32 Guntas:

All that piece and parcel of the converted land bearing Survey No. 42/5 measuring 32 Guntas, (converted for residential purpose vide Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/27/2018-19, issued by the Deputy Commissioner, Bengaluru District), having BBMP khatha No. 464/40,42/5,43/2,3,4,44/1, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. and bounded on the:

East by	:	Lands in Survey No. 43 and 41;
West by	:	Land in Survey No. 42/1;
North by	:	Land in Survey No. 43;
South by	:	Lands in Survey Nos. 42/3 and 42/4.



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LIST OF DOCUMENTS

<u>Sl. No.</u>	<u>Description of the documents</u>
1.	Record of Rights in SL Nos. 426, 513, 456, 203, 457
2.	Sale deed dated 02.06.1994 registered as document No. 1062/1994-95 in Book-I volume 488 at pages 49 to 54 in the office of the sub-registrar Yelahanka
3.	Affidavit dated 20.09.2016
4.	Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District.
5.	Non-Availability Endorsement dated 15.11.2012, in No. R.K.CR/1654/2012-13, issued by the office of the Deputy Commissioner, Bengaluru District.
6.	Joint Development Agreement dated 23.06.2011, registered as Document No. 1464/2011-12 of Book I.
7.	General Power of Attorney dated 23.06.2011, registered as Document No. 1467/2011-12 of Book IV.
8.	Deed of Cancellation dated 14.3.2024 entered into between L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited
9.	Order dated 26.12.2017, passed by the District Collector (Stamp) & District Registration Officer.
10.	Letter dated 03.06.2019, in No. 280/2019-20, issued by the Bangalore Development Authority.
11.	Letter dated 11.07.2019 in No. 530/2019-20, issued by the Bangalore Development Authority
12.	Revised Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/27/2018-19, issued by the Deputy Commissioner, Bengaluru District.
13.	Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura.
14.	General Power of Attorney dated 14.03.2024, registered as Document No. BYP-4-00391-2023-24 of Book IV, in the office of the Sub-Registrar, Byatarayanapura.
15.	Khatha certificate and Khatha Extract, both dated 25.05.2013 bearing Khatha No.464/40,42/5,43/2,3,4,44/1 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike.



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16.	E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP)
17.	Tax Paid Receipt for the period 2023-24.
18.	Tax Paid Receipt dated 30.07.2025 for the period 2025-26
19.	RTC extracts for the period 1966-67 to 1996-97, in relation to Survey No. 42/5
20.	RTC extracts for the period 1997-98 to 2000-01, in relation to Survey No. 42/5
21.	RTC extracts for the period 2001-02 to 2016-17, 2018-19 to 2019-20 and 2023-24 in relation to(i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4.
22.	RTC extracts for the period 2024-25 to 2025-26, in relation to Survey No. 42/5
23.	RR Pakka Book.
24.	Village Map of Shivanahalli.
25.	Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority
26.	Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority
27.	Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation
28.	Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike
29.	Endorsement dated 14.01.2011, in No. L.R.F/CR/378/2010-11, issued by the Tahsildar, Bengaluru North Taluk.
30.	Endorsement dated 24.09.2012 in No.PTCL.CR:1351/2012-13, issued by Assistant Commissioner, Bengaluru North Sub.
31.	Endorsement dated 27.05.2019, in No. SLO/ALN/1607/2019-20, issued by the Special Land Acquisition Officer, Bengaluru.
32.	Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru.
33.	No Objection Certificate dated 17.12.2018, issued by Bharat Sanchar Nigam Limited.



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34.	No Objection Certificate dated 11.04.2019, issued by Airports Authority of India.
35.	encumbrance certificate issued for the period 01.04.1999 to 31.03.2004.
36.	encumbrance certificate issued for the period 01.04.2004 to 14.02.2016



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DATE:28.01.2026

Survey No. 43/2; Survey No. 43/3 and Survey No. 43/4

Land in (i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas, all situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused a copy of the Record of Rights in SL Nos. 426, 513, 456, 203, 457, which bears out the name of Rodhappa son of Mallappa as the owner of the land bearing Survey No(i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas, he having acquired the same vide Sale Deed dated 09.12.1929, registered as Document No. 1647 from Subbanna.
2. The recitals of the sale deed dated 02.06.1994 and the Affidavit dated 20.09.2016 are noted below (i) Survey No. 43/2 measuring 1 acre 13 Guntas, (ii) Survey No. 43/3 measuring 1 acre 6 Guntas and (iii) Survey No. 43/4 measuring 1 acre 30 Guntas (excluding 1 gunta of B kharab) was originally owned by Rodappa. After the death of Rodappa the katha of the said lands transferred to his only son Muni Narasappa.
3. We have perused copies of the RTC extracts for the period 1966-67 to 2000-01 in relation to the land bearing (i)Survey No. 43/2 measuring 1 acre 13 Guntas, (ii)Survey No. 43/3 measuring 1 acre 6 Guntas and (iii)Survey No. 43/4 measuring 1 acre 30 Guntas (excluding 1 gunta of B kharab) the name of Rodhappa is rounded off (deleted) and the name of Muninarasappa son of Rodhappa is entered as the owner.
4. We have pursued the copy of the sale deed dated 02.06.1994 registered as document No. 1062/1994-95 in Book-I volume 488 at pages 49 to 54 in the office of the sub-registrar Yelahanka we note that Muni Narasappa son of late Rodhappa has sold the land (i)Survey No. 43/2 measuring 1 acre 13 Guntas, (ii)Survey No. 43/3 measuring 1 acre 6 Guntas and (iii)Survey No. 43/4 measuring 1 acre 30 Guntas (excluding 1 gunta of B kharab) to L.K. Akila daughter of L.K. Raju. We further note the following points from the above sale deed:-
 - Muninarasappa and his sons, Y.M. Maruthi and Narayanaswami, executed a partition, during which the said land was allocated to the share of Narayanaswami. The said Narayanaswami died upon his death his wife, Savithramma, who has joined as a consenting witness.



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- Additionally, the children of Muninarasappa namely Maruthi, Doddaputtamma alias M. Puttamma), Chikka Puttamma alias A.C. Puttamma, and Rathanamma have also joined as consenting witnesses.
 - It is important to note that the property listed in the schedule pertains to the sale of land consisting of land in (i) Survey No. 43/2, measuring 1 acre and 13 guntas; (ii) Survey No. 43/3, measuring 1 acre and 6 guntas; (iii) Survey No. 43/4, measuring 1 acre and 30 guntas (excluding 1 gunta classified as B kharab); and (iv) Survey No. 42/5, measuring 32 guntas. The total area amounts to 5 acres. However, 31 guntas of this area have been acquired by the railway. Therefore, the extent sold was 4 acres and 9 guntas.
5. We have perused a copy of the Joint Development Agreement dated 23.06.2011, which has pending Document No. P1464/2011-12 of Book I, which bears out that (1) L.K. Raju, (2) N. Padma Raju, (3) B.L. Naveen, (4) L.K. Anupama, (5) L.K. Akila and (6) B.L. Chaya (Sl No. 2 to 6 are represented by their General Power of Attorney holder L.K. Raju) and M/s. Legacy Global Projects Private Limited agreed to develop the land in Survey No. 43/3 measuring 1 acre 6 guntas and Survey No. 43/4, measuring 1 acre 30 guntas and other properties by forming a multi-stored residential building and agreed to share the built up area in the ratio of 41:59 i.e., 41% to L.K. Akila and others and 59% for M/s. Legacy Global Projects Private Limited.
 6. We have perused a copy of the General Power of Attorney dated 23.06.2011, which has pending Document No. P1467/2011-12 of Book IV, which bears out that (1) L.K. Raju, (2) N. Padma Raju, (3) B.L. Naveen, (4) L.K. Anupama, (5) L.K. Akila and (6) B.L. Chaya (Sl No. 2 to 6 are represented by their General Power of Attorney holder L.K. Raju) authorized and empowered M/s. Legacy Global Projects Private Limited to sell its share of 59% of built-up area in the land bearing Survey No. 43/3 measuring 1 acre 6 guntas and Survey No. 43/4, measuring 1 acre 30 guntas and other properties.
 7. We have reviewed the deed of cancellation dated 14.3.2024 entered into between L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited which bears out that the joint development agreement and the powers of attorney both dated 23.6, referred to above was cancelled.
 8. We have perused a copy of the Order dated 26.12.2017, passed by the District Collector (Stamp) & District Registration Officer, which bears out that deficit stamp amount with respect to the registration of the above mentioned Joint Development Agreement and General Power of Attorney both dated 23.06.2011 has to be paid to the concerned Sub-Registrar within sixty days from the date of this order.



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9. We have perused a copy of the Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother by name N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Realkraft Ventures LLP agreed to develop the land bearing (i) Survey No. 43/2, measuring 1 acre and 12 guntas; (ii) Survey No. 43/3, measuring 1 acre and 6 guntas; (iii) Survey No. 43/4, measuring 1 acre and 30 guntas and other properties by forming a multi-stored residential building and agreed to share the built up area in the ratio of 42.5:57.5 i.e., 42.5% to L.K. Akila and others and 57.5% to M/s. Realkraft Ventures LLP.
10. It is recited in the above mentioned Joint Development Agreement that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya entered in to a Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 of Book I, stored in CD No. YAN306, in the office of the Sub-Registrar, Yelahanka. In terms of the said Family Settlement in the event of development of the land bearing (i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas and other properties by the developer the owner's entitlement (i.e., 42.5%) shall be shared in the following ratio:
- a) L.K. Akila 15%.
 - b) L. K. Raju 15%.
 - c) N. Padma Raju 15%.
 - d) L.K. Anupama 15%
 - e) B.L. Chaya 15%.
 - f) B.L. Naveen 20%

Realkraft Ventures LLP is entitled to mortgage its share in the development (undivided share and built up area)

11. We have perused a copy of the General Power of Attorney dated 14.03.2024, registered as Document No. BYP-4-00391-2023-24 of Book IV, in the office of the Sub-Registrar, Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya authorized and empowered M/s. Realkraft Ventures LLP to sell its share of 57.5% of built-up area in the land bearing (i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas and other properties.



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12. We have perused copies of the Khatha certificate and Khatha Extract, both dated 25.05.2013 bearing Khatha No.464/40,42/5,43/2,3,4,44/1 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike which bears out the name of L K Akila as the katheddar.
13. We have perused a copy of the E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP) which bears out that the property bearing Katha No. 464/767/40,42/5,43/2,3,4,44/1 admeasuring 21,043.6 square meters is registered in the name of Akila L.K.
14. We have perused a copy of the Tax Paid Receipt for the period 2023-24 which bears out that L K Akila has paid taxes for the year 2023-24 to BBMP with respect (i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4 and other properties having amalgamated khatha No. 464/40,42/5,43/2,3,4,44/1.
15. We have perused a copy of the Tax Paid Receipt dated 30.07.2025 which bears out that property taxes for the period 2025-26 has been paid by L K Akila to the BBMP with respect property bearing amalgamated khatha No. 464/40,42/5,43/2,3,4,44/1.
16. We have perused a copy of the RTC extracts for the period 2001-02 to 2016-17, 2018-19 to 2019-20 and 2023-24 in relation to (i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas and the name of L K Akila is entered as the owner in column No.9.
17. We have perused a copy of the RTC extracts for the period 2024-25 to 2025-26 in relation to (i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas and the name of L K Akila is entered as the owner in column No.9.

Conversion Order

18. We have perused a copy of the Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District which bears out that the portion of land bearing (i) Survey No. 43/2, measuring 1 acre 4 guntas out of 1 acre and 13 guntas; (ii) Survey No. 43/3 measuring 39 guntas out of 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 16 guntas out of 1 acre and 30 guntas (excluding 1 gunta classified as B kharab) and other properties have been converted from agricultural use to development and transport use. In this regard we have been furnished with the Non-Availability Endorsement dated 15.11.2012, in No. R.K.CR/1654/2012-13, issued by the office of the Deputy



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Commissioner, Bengaluru District confirming that the sketch prepared at the time of conversion is mutilated.

19. We have perused a copy of the Official Memorandum dated 26.08.2019 in No. ALN (NAY) CR: 27/2018-19, issued by the Deputy Commissioner, Bangalore District which bears out that the portion of land bearing Survey No. 43/2 measuring 1 acre 04 Guntas has been converted from development and transport use to residential use.
20. We have perused a copy of the Revised Official Memorandum dated 23.12.2025 in No. ALN (NAY) SR: 27/2018-19, (No. 36931) issued by the Deputy Commissioner, Bangalore District which bears out that the portion of land bearing Survey No. 43/3 measuring 36.09 Guntas has been converted from development and transport use to residential apartment use and the remaining portion of land bearing Survey No. 43/3 measuring 02.07 guntas has been converted from development and transport use to public and semi-public use.
21. We have perused a copy of the Revised Official Memorandum dated 23.12.2025 in No. ALN (NAY) SR: 27/2018-19, (No. 36932) issued by the Deputy Commissioner, Bangalore District which bears out that the land bearing Survey No. 43/4 measuring 1 acre 14.12 Guntas has been converted from development and transport use to residential apartment use, and the remaining portion of land bearing Survey No. 43/4 measuring 01.04 guntas has been converted from development and transport use to public and semi-public use.
22. We have perused a copy of the Change of Land use Order dated 21.04.2025 in No. CLU-312/200/2024-25, issued by the Bangalore Development Authority which bears out that the zoning in relation to the land in (i) Survey No. 43/3 measuring 2.07 guntas (ii) Survey No. 43/4 measuring 1.04 guntas along with other lands, from public – semi public was changed to commercial zone.
23. We have perused a copy of the Order dated 25.09.2025 in No. L.N.D(Y) CR:110/2025-26 which bears out that the nala passing through the east of the land in Survey No. 43/4 was shifted to the adjacent land in Survey No. 44/1.

Construction Approvals

24. We have perused Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority, which bears out that permission was accorded to commence development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.



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25. We have perused a copy of the Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority which bears out that permission was issued for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
26. We have perused a copy of the Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation which bears out that permission was accorded for the development of the residential building comprising of 2 basements + 1 ground + 16 upper floors with a total built-up area of 114948.41 square meters over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
27. We have perused a copy of the Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike, which bears out that permission was granted for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3

Survey document with respect to Survey Nos.43/2, 3 and 4:

28. We have perused a copy of the RR Pakka Book & Atlas which bears out that the land bearing Survey No. 43 was bifurcated in to five portions i.e., Survey No. 43/1 to 43/4. Further,
- Subbanna son of Subbanna is shown as the hissedar of Survey No. 43/2.
 - Rangasami son of Dyavappa is shown as the hissedar of Survey No. 43/3. And
 - Rodhappa son of Mallappa is shown as the hissedar of Survey No. 43/4.
29. We have perused a copy of the Village Map of Shivanahalli which bears out the shape and size of the Composite Property i.e, Survey No. 43.
30. We have perused a copy of the Atlas of Survey Nos. 43/2 to 43/4 and the same reflect the boundaries as follows

Survey number	East	West	North	South
43/2	43/3	43/1	42	38
43/3	42/4	43/2	42	38
43/4	46	43/3	42	38



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Endorsements with respect to Survey No. 43/2, 3 and 4:

31. We have perused a copy of the Endorsement dated 14.01.2011, in No. L.R.F/CR/378/2010-11, issued by the Tahsildar, Bengaluru North Taluk which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to the land in (i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4.
32. We have perused a copy of the Endorsement dated 24.09.2012 in No.PTCL.CR:1351/2012-13, issued by Assistant Commissioner, Bengaluru North Sub, the which bears out that there were no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the land in (i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4.
33. We have perused a copy the Endorsement dated 27.05.2019, in No. SLO/ALN/1607/2019-20, issued by the Special Land Acquisition Officer, Bengaluru, which bears out that the land (i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4 and others properties has not been acquired for its developmental purpose.
34. We have perused a copy of the Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru, which bears out that the land bearing (i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4 and other properties have not been notified for acquisition and not acquired by the said authority for the purpose of forming road and other developmental purpose.
35. We have perused copies of the No Objection Certificates from (1) Bharat Sanchar Nigam Limited dated 17.12.2018 & (2) Airports Authority of India dated 11.04.2019 which bears out that the said authorities have no objection for construction of multi-storied residential complex in the land bearing (i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4 and other properties.

Encumbrance certificate with respect to Survey Nos.43/2,3 and 5:

36. We have perused a copy of the encumbrance certificate issued for the period 01.04.1999 to 31.03.2004 which bears out 'Nil' transactions with respect to Survey Nos.43/2,3 and 5.
37. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 14.02.2016 which bears out the registration of (1) Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 and (2) Confirmation Deed dated



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15.07.2013, registered as Document No.BYP-1-03035-2013-14 with respect to (i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4.

38. We have perused a copy of the encumbrance certificate issued for the period 04.01.2004 to 15.0.2025 which bears out the registration of the (i) Joint Development Agreement dated 14.03.2024 registered as Document No. 18238/2023-24 and the (ii) Settlement Deed dated 09.06.2008 registered as Document No. 652/2008-09.



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CONCLUSION

Based on the review of the documents detailed above and subject to our observations, we hereby conclude that, L K. Akila, L. K. Raju, N. Padma Raju, B.L. Naveen, L.K. Anupama, B.L. Chaya are the owners of the land bearing (i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas having BBMP khatha No. 464/40,42/5,43/2,3,4,44/1, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. In terms of the Joint Development Agreement 14.03.2024, the owners (named above), are entitled to 42.5% share of super built up area in the development and the developer, M/s. Realkraft Ventures LLP is entitled to 57.5% share of super built up area proposed to be constructed on said land.

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SCHEDULE

(i) Survey No. 43/2, measuring 1 acre 4 guntas out of 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 39 guntas out of 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 16 guntas

All that piece and parcel of the converted land bearing (i) Survey No. 43/2, measuring 1 acre 4 guntas out of 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 39 guntas out of 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 16 guntas out of 1 acre 30 guntas, , having BBMP khatha No. 464/40,42/5,43/2,3,4,44/1, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. and bounded on the:

East by	:	Railway land and land in Survey No. 44;
West by	:	Land in Survey Nos. 43/1 and 42;
North by	:	Railway line;
South by	:	Lands in Survey Nos. 41 and 42.



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2.	Sale deed dated 02.06.1994 registered as document No. 1062/1994-95 in Book-I volume 488 at pages 49 to 54 in the office of the sub-registrar Yelahanka
3.	Affidavit dated 20.09.2016
4.	Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District.
5.	Non-Availability Endorsement dated 15.11.2012, in No. R.K.CR/1654/2012-13, issued by the office of the Deputy Commissioner, Bengaluru District.
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7.	General Power of Attorney dated 23.06.2011, registered as Document No. 1467/2011-12 of Book IV.
8.	cancellation dated 14.3.2024 entered into between L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited
9.	Order dated 26.12.2017, passed by the District Collector (Stamp) & District Registration Officer.
10.	Letter dated 03.06.2019, in No. 280/2019-20, issued by the Bangalore Development Authority.
11.	Letter dated 11.07.2019 in No. 530/2019-20, issued by the Bangalore Development Authority
12.	Revised Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/27/2018-19, issued by the Deputy Commissioner, Bengaluru District.
13.	Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura.
14.	General Power of Attorney dated 14.03.2024, registered as Document No. BYP-4-00391-2023-24 of Book IV, in the office of the Sub-Registrar, Byatarayanapura.
15.	Khatha certificate and Khatha Extract, both dated 25.05.2013 bearing Khatha No.464/40,42/5,43/2,3,4,44/1 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike.
16.	Tax Paid Receipt for the period 2023-24.



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17.	Tax Paid Receipt dated 30.07.2025 for the period 2025-26
18.	E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP)
19.	RTC extracts for the period 2001-02 to 2016-17, 2018-19 to 2019-20 and 2023-24 in relation to(i) Survey No. 43/2, (ii) Survey No. 43/3 and (iii) Survey No. 43/4.
20.	RTC extracts for the period 2024-25 to 2025-26 in relation to (i) Survey No. 43/2, measuring 1 acre 12 guntas; (ii) Survey No. 43/3, measuring 1 acre 6 guntas; (iii) Survey No. 43/4, measuring 1 acre 30 guntas.
21.	Revised Official Memorandum dated 23.12.2025 in No. ALN (NAY) SR: 27/2018-19, (No. 36931) issued by the Deputy Commissioner, Bangalore District
22.	Revised Official Memorandum dated 23.12.2025 in No. ALN (NAY) SR: 27/2018-19, (No. 36932) issued by the Deputy Commissioner, Bangalore District
23.	Change of Land use Order dated 21.04.2025 in No. CLU-312/200/2024-25, issued by the Bangalore Development Authority
24.	<u>Order dated 25.09.2025 in No. L.N.D(Y) CR:110/2025-26</u>
25.	Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority
26.	Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority
27.	Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation
28.	Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike
29.	RR Pakka Book.
30.	Village Map of Shivanahalli.
31.	Endorsement dated 14.01.2011, in No. L.R.F/CR/378/2010-11, issued by the Tahsildar, Bengaluru North Taluk.



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32.	Endorsement dated 24.09.2012 in No.PTCL.CR:1351/2012-13, issued by Assistant Commissioner, Bengaluru North Sub.
33.	Endorsement dated 27.05.2019, in No. SLO/ALN/1607/2019-20, issued by the Special Land Acquisition Officer, Bengaluru.
34.	Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru.
35.	No Objection Certificate dated 17.12.2018, issued by Bharat Sanchar Nigam Limited.
36.	No Objection Certificate dated 11.04.2019, issued by Airports Authority of India.
37.	encumbrance certificate issued for the period 01.04.1999 to 31.03.2004.
38.	encumbrance certificate issued for the period 01.04.2004 to 14.02.2016
39.	Encumbrance Certificate issued for the period 04.01.2004 to 15.0.2025



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DATE:28.01.2026

Survey No. 44/1

Land in Survey No. 44/1 measuring 22 Guntas (“Survey No.44/1”), situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused a copy of the Record of Rights in Sl No. 128, which bears out the name of Subbaiah son of Venkataramaiah as the owner of the land bearing Survey No. 44.
2. We have perused a copy of the Index of Lands, which bears out the name of Nanjappa son of Subbanna as the owner of the land bearing Survey No. 44/1 measuring 01 Acre 02 Guntas. Further the name of Nanjappa is rounded off (deleted) in the Index of Lands and the name of Ramaiah son of Nanjappa is entered as owner of the land bearing Survey No. 44/1 measuring 01 Acre 02 Guntas.
3. We have perused a copy of the Sale Deed dated 18.11.1968, registered as Document No. 2435/1968-69 of Book I, Volume 2673, at Pages 119 to 123, in the office of the Sub-Registrar, Bengaluru North Taluk, which bears out that Ramaiah son of Nanjappa conveyed the land bearing Survey No. 44/1 measuring 01 Acre 02 Guntas in favour of Jayamma wife of K.M. Nanjemari.
4. We have perused a copy of the Sale Deed dated 25.05.1994, registered as Document No. 842/1994-95 of Book I, Volume 480, at Pages 228 to 231, in the office of the Sub-Registrar, Yelahanka, which bears out that Jayamma conveyed a portion of land measuring 22 Guntas in Survey No. 44/1 in favour of L.K. Akila daughter of L.K. Raju. The same is recorded in the Mutation Register Extract No.1/1996-97.

It is pertinent to note that the remaining portion of land measuring 22 Guntas in Survey No. 44/1 was acquired by for the purpose of forming railway track.

5. We have perused a copy of the Joint Development Agreement dated 23.06.2011, pending Document No. P1464/2011-12 of Book I, which bears out that (1) L.K. Raju, (2) N. Padma Raju, (3) B.L. Naveen, (4) L.K. Anupama, (5) L.K. Akila and (6) B.L. Chaya (Sl No. 2 to 6 are represented by their General Power of Attorney holder L.K. Raju) and M/s. Legacy Global Projects Private Limited agreed to develop the land measuring 22 Guntas in Survey No. 44/1 and other properties by forming a multi-stored residential building and agreed to share the built up



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area in the ratio of 41:59 i.e., 41% to L.K. Akila and others and 59% for M/s. Legacy Global Projects Private Limited.

6. We have perused a copy of the General Power of Attorney dated 23.06.2011 pending Document No. P1467/2011-12 of Book IV, which bears out that (1) L.K. Raju, (2) N. Padma Raju, (3) B.L. Naveen, (4) L.K. Anupama, (5) L.K. Akila and (6) B.L. Chaya (Sl No. 2 to 6 are represented by their General Power of Attorney holder L.K. Raju) authorized and empowered M/s. Legacy Global Projects Private Limited to sell its share of 59% of built-up area in the land measuring 22 Guntas in Survey No. 44/1 and other properties.
7. We have reviewed the deed of cancellation dated 14.3.2024 entered into between L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Legacy Global Projects Private Limited which bears out that the joint development agreement and the powers of attorney both dated 23.6, referred to above was cancelled.
8. We have perused a copy of the Order dated 26.12.2017, passed by the District Collector (Stamp) & District Registration Officer, which bears out that deficit stamp amount with respect to the registration of the above-mentioned Joint Development Agreement and General Power of Attorney both dated 23.06.2011 has to be paid to the concerned Sub-Registrar within sixty days from the date of this order.
9. We have perused a copy of the Letter dated 03.06.2019, in No. 280/2019-20 and Letter dated 11.07.2019 in No. 530/2019-20, both issued by the Bangalore Development Authority which bears out that the said authority has accorded permission for conversion of land bearing Survey No. 44/1 measuring 22 Guntas from Developmental and transport purpose to residential purpose.
10. We have perused a copy of the Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya and M/s. Realkraft Ventures LLP agreed to develop the land measuring 22 Guntas in Survey No. 44/1 and other properties by forming a multi-stored residential building and agreed to share the built up area in the ratio of 42.5:57.5 i.e., 42.5% to L.K. Akila and others and 57.5% to M/s. Realkraft Ventures LLP.
11. It is recited in the above mentioned Joint Development Agreement that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya entered in to a Family Settlement Deed dated 09.06.2008,



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registered as Document No. YAN-1-00652-2008-09 of Book I, stored in CD No. YAN306, in the office of the Sub-Registrar, Yelahanka with respect to land measuring 22 Guntas in Survey No. 44/1 and other properties. In terms of the said Family Settlement in the event of development of the land measuring 22 Guntas in Survey No. 44/1 and other properties by the developer the owner's entitlement (i.e., 42.5%) shall be shared in the following ratio:

- a) L.K. Akila 15%.
- b) L. K. Raju 15%.
- c) N. Padma Raju 15%.
- d) L.K. Anupama 15%
- e) B.L. Chaya 15%.
- f) B.L. Naveen 20%

12. We have perused a copy of the General Power of Attorney dated 14.03.2024, registered as Document No. BYP-4-00391-2023-24 of Book IV, in the office of the Sub-Registrar, Byatarayanapura, which bears out that L.K. Akila, along with her father namely L. K. Raju, mother namely N. Padma Raju and siblings namely B.L. Naveen, L.K. Anupama and B.L. Chaya authorized and empowered M/s. Realkraft Ventures LLP to sell its share of 57.5% of built-up area in the land measuring 22 Guntas in Survey No. 44/1 and other properties.
13. We have perused copies of the Khatha certificate and Khatha Extract, both dated 25.05.2013 bearing Khatha No.464/40,42/5,43/2,3,4,44/1 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike which bears out the name of L K Akila as the katheddar.
14. We have perused a copy of the RTC for the period 1966-67 to 1970-71, 1976-77 to 1980-81, 1987-88 to 2016-17 and 2018-19 in relation to Survey No. 44/1 measuring 01 Acre 02 Guntas. For the period 1966-67 to 1970-71 & 1987-88 to 1991-92 the name of Ramaiah is rounded off and the name of Jayamma is entered as the owner. For the period 1992-93 to 2016-17 & 2018-19 the names of Jayamma and L.K. Akila (to an extent of 22 Guntas) are entered as the owners.
15. We have perused a copy of the RTC Extract for the period 2019-20 to 2025-26 which bears out that the land in Survey No. 44/1 measuring 1 acre 02 guntas was registered in the name of Jayamma and L.K. Akila.
16. We have perused a copy of the E-Katha certificate dated 04.08.2025 issued by the Bruhat Bengaluru Mahanagara Palike (BBMP) which bears out that the property bearing Katha No. 464/767/40,42/5,43/2,3,4,44/1 admeasuring 21,043.6 square meters is registered in the name of Akila L.K.



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17. We have perused a copy of the Tax Paid Receipt dated 30.07.2025 which bears out that property taxes for the period 2025-26 has been paid by L K Akila to the BBMP with respect property bearing amalgamated khatha No. 464/40,42/5,43/2,3,4,44/1.

Conversion Order

18. We have perused a copy of the Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District which bears out that the land measuring 22 Guntas in Survey No.44/1 and other properties have been converted from agricultural use to development and transport use. In this regard we have been furnished with the Non-Availability Endorsement dated 15.11.2012, in No. R.K.CR/1654/2012-13, issued by the office of the Deputy Commissioner, Bengaluru District confirming that the sketch prepared at the time of conversion is mutilated.
19. We have perused a copy of the revised Official Memorandum dated 26.08.2019, in No. ALN(NY)CR/27/2018-19, issued by the Deputy Commissioner, Bengaluru District, which bears out that the land measuring 22 Guntas in Survey No. 44/1 was converted from Development and transport purpose to residential purpose. We have perused a copy of the challan for having paid the conversion fees.
20. We have perused a copy of the Order dated 25.09.2025 in No. L.N.D(Y) CR:110/2025-26 which bears out that the nala passing through the north and west of the land in Survey No. 44/1 was shifted to the east of the portion of the land in Survey No. 41/1C.

Construction Approvals

21. We have perused Work Order dated 23.05.2025 in No. DLP-56/2022-23, issued by the Bangalore Development Authority, which bears out that permission was accorded to commence development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
22. We have perused a copy of the Development Plan dated 29.05.2025 in in No. BDA/TPM/DLP – 56/25-26 issued by the Bangalore Development Authority which bears out that permission was issued for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.
23. We have perused a copy of the Building License dated 31.12.2025 in License No. BBMP/CC/14218/25-26 issued by the Bengaluru North City Corporation which bears out that permission was accorded for the development of the residential building comprising of 2



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basements + 1 ground + 16 upper floors with a total built-up area of 114948.41 square meters over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3.

24. We have perused a copy of the Approved Building Plan dated 31.12.2025 in Project No. PRJ/4221/25-26 File No. BBMP/Addl. Dir./JDNORTH/0052/25-26 issued by the Joint Director Town Planning, Bruhat Bengaluru Mahanagara Palike, which bears out that permission was granted for the development of the residential building over the lands in Survey Nos. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C and 41/3

Survey document with respect to Survey No.44/1:

25. We have perused a copy of the Hissa Tippani, RR Pakka Book & Atlas which bears out that the land bearing Survey No. 44 was bifurcated in to two portions i.e., Survey No. 44/1 and 44/2.
26. We have perused a copy of the Village Map of Shivanahalli which bears out the shape and size of the Composite Property i.e, Survey No.44.

Endorsements with respect to Survey No.44/1 :

27. We have perused a copy of the Endorsement, in No. R.K/CR/230/2016-17, issued by the office of the Tahsildar, Bengaluru North Taluk, which bears out that the Record of Rights in Sl No. 450 with respect to Survey No. 44/1 is not available due to dilapidated condition.
28. We have perused a copy of the Endorsement dated 14.01.2011, in No. L.R.F/CR/378/2010-11, issued by the Tahsildar, Bengaluru North Taluk which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 44/1.
29. We have perused a copy of the Endorsement dated 24.09.2012 in No.PTCL.CR:1351/2012-13, issued by Assistant Commissioner, Bengaluru North Sub, the which bears out that there were no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 44/1 measuring 22 Guntas.
30. We have perused a copy the Endorsement dated 27.05.2019, in No. SLO/ALN/1607/2019-20, issued by the Special Land Acquisition Officer, Bengaluru, which bears out that the land measuring 22 Guntas in Survey No. 44/1 and others properties has not been acquired for its developmental purpose.



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31. We have perused a copy of the Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru, which bears out that the land measuring 22 Guntas in Survey No. 44/1 and other properties have not been notified for acquisition and not acquired by the said authority for the purpose of forming road and other developmental purpose.
32. We have perused copies of the No Objection Certificates from (1) Bharat Sanchar Nigam Limited dated 17.12.2018 & (2) Airports Authority of India dated 11.04.2019 which bears out that the said authorities have no objection for construction of multi-storied residential complex in the land measuring 22 Guntas in Survey No. 44/1 and other properties.

Encumbrance certificate with respect to Survey No.44/1:

33. We have perused a copy of the encumbrance certificate issued for the period 01.07.1924 to 31.03.1960 which bears out 'Nil' transactions with respect to Survey No. 44/1.
34. We have perused a copy of the encumbrance certificate issued for the period 01.04.1960 to 31.05.1989 which bears out the registration of Sale Deed dated 18.11.1968, registered as Document No. 2435/1968-69 with respect to Survey No.44/1.
35. We have perused a copy of the encumbrance certificate issued for the period 01.06.1989 to 31.03.2004 which bears out the registration of Sale Deed dated 25.05.1994, registered as Document No. 842/1994-95 with respect to Survey No.44/1.
36. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 14.02.2016 which bears out the registration of Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 with respect to Survey No. 44/1.
37. We have perused copies of the Encumbrance Certificates issued for the period (1) 01.04.2016 to 11.07.2016, (2) 01.10.2016 to 24.01.2017, (3) 01.07.2017 to 26.10.2017 which bears out 'Nil' transactions with respect to Survey No.44/1.
38. We have perused a copy of the Encumbrance Certificate for the period 04.01.2004 to 15.07.2025 which bears out the registration of the (i) Family Settlement Deed dated 09.06.2008, registered as Document No. YAN-1-00652-2008-09 and (ii) Joint Development Agreement 14.03.2024, registered as Document No. BYP-1-18238-2023-24 of Book I, in the office of the Sub-Registrar, Byatarayanapura, with respect to Survey No. 44/1.



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CONCLUSION

Based on the review of the documents detailed above and subject to our observations, we hereby conclude that, K. Akila, L. K. Raju, N. Padma Raju, B.L. Naveen, L.K. Anupama, B.L. Chaya are the owners of the converted land bearing Survey No. 44/1 measuring 22 Guntas, having BBMP khatha No. 464/40,42/5,43/2,3,4,44/1, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. in terms of the Joint Development Agreement 14.03.2024, the owners (named above), are entitled to 42.5% share of super built up area in the development and the developer, M/s. Realkraft Ventures LLP is entitled to 57.5% share of super built up area proposed to be constructed on said land.

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SCHEDULE

Survey No.44/1 measuring 22 Guntas:

All that piece and parcel of the converted land bearing Survey No. 44/1 measuring 22 Guntas, having BBMP khatha No. 464/40,42/5,43/2,3,4,44/1, situated at Shivanahalli Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District. and bounded on the:

East by	:	Railway line;
West by	:	Land in Survey No. 43;
North by	:	Railway line;
South by	:	Land in Survey No. 40.



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LIST OF DOCUMENTS

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4.	Sale Deed dated 25.05.1994, registered as Document No. 842/1994-95 of Book I, Volume 480, at Pages 228 to 231, in the office of the Sub-Registrar, Yelahanka.
5.	Mutation Register Extract No.1/1996-97.
6.	Official Memorandum dated 15.07.2004 in No. ALN/SR(NA)/34-A.B/2004-05 issued by the Special Deputy Commissioner, Bangalore District.
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33.	Endorsement dated 03.06.2019, in No. 273/2019-20, issued by the Special Upper Acquisition Officer, Bengaluru.
34.	No Objection Certificate dated 17.12.2018, issued by Bharat Sanchar Nigam Limited.



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35.	No Objection Certificate dated 11.04.2019, issued by Airports Authority of India.
36.	Encumbrance certificate issued for the period 01.07.1924 to 31.03.1960.
37.	Encumbrance certificate issued for the period 01.04.1960 to 31.05.1989.
38.	Encumbrance certificate issued for the period 01.06.1989 to 31.03.2004.
39.	Encumbrance certificate issued for the period 01.04.2004 to 14.02.2016.
40.	Encumbrance Certificate issued for the period 01.04.2016 to 11.07.2016.
41.	Encumbrance Certificate issued for the period 01.10.2016 to 24.01.2017.
42.	Encumbrance Certificate issued for the period 01.07.2017 to 26.10.2017.
43.	Encumbrance Certificate for the period 04.01.2004 to 15.07.2025.